



A NOTICE OF A BUSINESS MEETING OF **THE GAMBIER ISLAND LOCAL TRUST COMMITTEE**
to be held at 10:30 am on Friday, November 29, 2013
at Gleneagles Community Centre,
6262 Marine Drive, West Vancouver, BC

AGENDA

		Page No.	*Approx. Time*
1.	CALL TO ORDER		10:30 am
2.	APPROVAL OF AGENDA		
3.	MINUTES		
3.1	Local Trust Committee Meeting Minutes dated October 24, 2013 – <i>for adoption</i>	1	
3.2	Section 26 Resolutions Without Meeting - <i>none</i>		
3.3	Gambier Island Advisory Planning Commission Minutes - <i>none</i>		
4.	BUSINESS ARISING FROM MINUTES		10:40 am
4.1	Follow-up Action List dated November 20, 2013 - <i>attached</i>	11	
5.	CHAIR'S REPORT		
6.	TRUSTEES' REPORT		
7.	DELEGATIONS		
8.	TOWN HALL SESSION		
9.	CORRESPONDENCE <i>Correspondence specific to an active development application and/or project will be received by the Gambier Island Local Trust Committee when that application and/or project is on the agenda for consideration.</i>		
10.	LOCAL TRUST COMMITTEE PROJECTS		11:00 am
10.1	Sustainability Guide Final Draft		
10.1.1	Memorandum dated November 18, 2013 - <i>attached</i>	13	
10.2	Foreshore Protection		
10.2.1	Staff Report dated November 18, 2013 - <i>attached</i>	22	
10.3	Official Community Plan Advocacy Policies Implementation – <i>for discussion</i>		
10.4	Electronic Meetings – <i>for discussion</i>		
11.	APPLICATIONS AND PERMITS		
11.1	GM-DVP-2013.1 (Crompton - 366 Mary Road, Gambier Island)		12:00pm
11.1.2	Staff Report dated November , 2013 – <i>to be distributed</i>		
11.2	GM-RZ-2004.1 (Keats Camp – DL 696- Keats Island)		
11.2.1	Staff Report dated November 15, 2013 - <i>attached</i>	26	

BREAK

12.	BYLAWS		1:30 pm
12.1	Proposed Bylaw No. 123 cited as “Gambier Island Local Trust Committee Land Use Bylaw No. 86, Amendment No. 1, 2013” - <i>for adoption</i>	55	
13.	REPORTS		
13.1	Work Program Reports		
	13.1.1 Top Priorities Report and Projects List dated November 20, 2013 - <i>attached</i>	58	
13.2	Applications Log		
	13.2.1 Report dated November 20, 2013 - <i>attached</i>	61	
13.3	Trustee and Local Expenses		
	13.3.1 Expenses posted to October 31, 2013 – <i>attached</i>	66	
14.	NEW BUSINESS		1:45 pm
14.1	Environmental Assessment Office Process regarding Eagle Mountain Gas Pipeline Environmental Assessment (LNG at Woodfibre)	67	
	14.1.1 Memorandum dated November 18, 2013 - <i>attached</i>		
15.	ISLANDS TRUST WEBSITE		
15.1	Gambier pages – <i>for discussion</i>		
16.	CLOSED MEETING: The Gambier Island Local Trust Committee closes the next part of the November 29, 2013 business meeting to discuss matters pursuant to Section 90(1)(f) (Bylaw Enforcement) of the <i>Community Charter</i> and that Staff be invited to attend this meeting.		
17.	RECALL TO ORDER		
	Rise and Report from Closed Meeting		
18.	NEXT MEETING		
	Thursday, January 30, 2014 at 10:30 am at Gleneagles Community Centre, 6262 Marine Drive, West Vancouver, BC		
19.	ADJOURNMENT		2:30 pm

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



Gambier Island Local Trust Committee Minutes of a Regular Meeting

Date of Meeting: October 24, 2013
Location: The Manil Room, Gibsons and District Public Library,
 470 South Fletcher Avenue, Gibsons, BC

Members Present: David Graham, Chair
 Jan Hagedorn, Local Trustee
 Kate-Louise Stamford, Local Trustee

Staff Present: Aleksandra Brzozowski, Island Planner
 Linda Prowse, Planner 2 (in part, via teleconference)
 Diane Corbett, Recorder

1. CALL TO ORDER

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

Chair Graham acknowledged that the Local Trust Committee was meeting in the traditional territory of the Coast Salish people.

2. APPROVAL OF AGENDA

The Agenda was adopted, by consensus, as amended:

- 4.3 Woodlots on Gambier Island Discussion
- 4.4 Updates on BURNCO Working Group
- 4.5 2014 Schedule Confirmation
- 14.2 LNG Working Group Update
- 14.3 Trustee Hagedorn's Attendance at Foreshore Workshop in Whistler

3. MINUTES

3.1 Gambier Island Local Trust Committee Meeting Minutes dated September 26, 2013

The minutes of the Gambier Island Local Trust Committee meeting dated September 26, 2013 were adopted as amended by consensus:

- Page 6, item 10, last bullet, last sentence: replace "At UBCM"

- with “During the meeting with the Minister” followed by a comma;
- Page 7, delete third sentence of first paragraph: “The trustee noted...parks funds.”
- Page 16, item 18.6: replace “Trust Council” with “Trust Fund Board”.

3.2 Gambier Island Local Trust Committee Public Hearing Record dated September 26, 2013

The Gambier Island Local Trust Committee Public Hearing Record dated September 26, 2013 was received for information.

3.3 Section 26 Resolutions Without Meeting – None

3.4 Gambier Island Advisory Planning Commission Minutes – None

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-up Action List dated October 10, 2013

Island Planner Brzozowski provided an update on the Follow-Up Action List dated October 10, 2013. Trustees provided updates on their respective designated actions.

GM-067-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to remove activity number 1 from the Follow-up Action Report dated May 12, 2011.

CARRIED

4.2 Membership in Coastal Douglas-Fir and Associated Ecosystems Conservation Partnership

Staff provided an overview of the Coastal Douglas-Fir and Associated Ecosystems Conservation Partnership (CDFCP) and responded to questions and comments from trustees. The entire Gambier Island Local Trust Area lies within the proposed boundaries. Trustees considered implications of alignment and possible outcomes regarding potential involvement with the Partnership.

GM-068-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to initiate membership in the Coastal Douglas-Fir and Associated Ecosystems Conservation Partnership; and sign the Statement of Cooperation, and appoint Trustee Stamford as a representative.

CARRIED

4.3 Woodlots on Gambier Island Discussion

Trustee Stamford discussed her concerns related to the woodlots on Gambier Island as they pertained to the correspondence she was drafting on behalf of the LTC to the Ministry of Forests, Lands and Natural Resource Operations. Key amongst her concerns was the lack of opportunity for public engagement in the process, and a question about the appropriateness of the established procedures for islands. The trustee invited input and feedback regarding content of the correspondence.

Trustee Graham noted the Local Trust Committee would have an opportunity to comment on the Ministry's management plan for the woodlots.

Trustee Hagedorn commented on the recovery of the area from previous industrial activities, noting the woodlots would create one to two jobs on the island and that the tourism potential of the area is huge. Trustee Hagedorn advocated advising the Ministry of the concerns that the trustees had received from constituents.

It was noted the woodlots had not yet been advertised.

Island Planner Brzozowski explained that the Ministry was currently looking into the ecosystem and environmentally sensitive data.

Trustee Stamford suggested the "Wilderness Conservation" zoning was misleading, as it implies "park".

4.4 Update on BURNCO Working Group

Trustees and staff discussed involvement of Islands Trust with the BURNCO Working Group.

4.5 2014 Schedule Confirmation

The 2014 schedule and the location of the November 29 business meeting were discussed. The 2014 schedule was confirmed.

GM-069-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to book the November 29, 2013 business meeting in an available location in West Vancouver.

CARRIED

5. CHAIR'S REPORT

Chair Graham enjoyed being on Lasqueti Island for a recent Trust Council meeting. Islands Trust is now moving into the 2014 - 2015 budget cycle. Chair Graham remarked that he was preparing for the upcoming Trust Council

meeting in December.

6. TRUSTEES' REPORT

Trustee Stamford announced that on October 3, 2013, the Sunshine Coast Regional District (SCRD) voted to exempt the Town of Gibsons from funding the nine regional docks, of which seven are on islands in the Gambier Island Local Trust area. The resulting funding gap is approximately \$44,000; there is also a dock maintenance request for approximately \$50,000 for 2014. Thus, the SCRD will be looking to make up almost \$100,000 for the coming year over a reduced funding base of about 11,500 taxpayers. This is in addition to the Langdale access dock levy that Howe Sound SCRD islands currently pay. Trustee Stamford plans to attend the early budget meetings at the SCRD in November.

Trustee Stamford recently sent out a request, based on previous Local Trust Committee discussions, that constituents email her if they do not have cell phone service, in order to assist in identifying where there are gaps in service. The trustee has received many emails already.

Trustee Hagedorn recommended a three-minute video on the Howe Sound area that was produced by a 15-year-old resident of Howe Sound, available at [Where can you find 45 adventures so close to Vancouver.](#)

On October 21, 2013, there was an article on Howe Sound in *The Globe and Mail*, on the threats to the ecosystem and the recovery, entitled: "Return of industry threatens renewal of Howe Sound's marine ecosystem" [Globe and Mail article.](#)

The Chair of Islands Trust submitted a formal letter with comments on the draft Application Information Requirements for the Proposed BURNCO Aggregate Project on October 18, 2013. On October 19, 2013, Trustee Hagedorn submitted individual comments on the draft Application Information Requirements for the Proposed BURNCO Aggregate Project to the Environment Canada Webpage. There will be an additional comment period later in the process.

Trustee Hagedorn spoke with Sandra Bicego, Manager of Environment and Sustainability with the District of West Vancouver. West Vancouver's work with homeowners and foreshore enhancements and Greenshores projects were discussed. Plans are to continue learning from West Vancouver initiatives and the work they have done with their community.

On October 15, 2013, Trustee Hagedorn attended an ad hoc committee in Horseshoe Bay with discussion concerning a Land/Marine Management Plan for Howe Sound. On October 1, 2013, the trustee attended the BC Environmental Assessment Office (EAO) public open house in Gibsons regarding the proposed BURNCO aggregate project at McNab Creek. There was a large turnout, with public, elected officials and many Gambier/Keats residents asking questions. There will be an additional comment period during

the application review stage when it will be possible to provide comments to the EAO on the proposed project.

7. **DELEGATIONS** – None

8. **TOWN HALL SESSION** - None

9. **CORRESPONDENCE** – None

10. **LOCAL TRUST COMMITTEE PROJECTS**

10.1 **Sustainability Guide**

Islands Planner Brzozowski discussed the Staff Report dated October 8, 2013. Trustees provided suggestions for additions to the guide and indicated they would forward further information to staff.

GM-070-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee change the “Building Sustainably: A Guide for Howe Sound and the Northern Gulf Islands” work plan as follows:

1. Remove “Second draft to the Local Trust Committee” dated November 29;
2. Remove “Referral to APC for review” dated December 2013/January 2014;
3. Change date for the “Final draft to Local Trust Committee” to November 29, 2013; and
4. Change the date for the “Printing for 250 copies” to December 2013.

CARRIED

GM-071-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee:

1. Endorse the work plan, as amended, for the Sustainability Guide project; and
2. Receive the attached first draft of “Building Sustainably: A Guide for Howe Sound and the Northern Gulf Islands”.

CARRIED

Chair Graham recessed the meeting at 12:30 p.m.

Chair Graham resumed the meeting at 12:45 p.m.

10.2 Shoreline Protection Guide

Islands Planner Brzozowski updated trustees on work done to gather requested background materials regarding a Shoreline Protection Guide.

Island Planner Brzozowski announced that webpages on shoreline types and how to care for shorelines has recently been uploaded to the Islands Trust website. [How do I Care for my Shoreline](#). Planner Brzozowski suggested that future work on Foreshore Protection education build on this new resource.

Planner Linda Prowse joined the meeting at 1:40 p.m. via teleconference.

11. APPLICATIONS AND PERMITS

11.1 GM-DVP-2013.3 (Wubs – North Thormanby Island)

Planner Prowse reviewed the staff report dated October 10, 2013 regarding Development Variance Permit for Lot 7, Block A District Lot 1017, New Westminster, Plan 10306, Vaucroft, North Thormanby Island, to vary the front setback from 6 metres (19.68 feet) to .61 metre (2.0 feet).

Planner Prowse confirmed:

- That the development variance permit application had been reviewed under newly adopted Bylaw No. 120;
- That a legal opinion confirmed that the legal owner, not the Crown, is the owner of land submerged under water when there is sudden erosion; and
- That the applicant had changed the plan to make the building smaller to comply with the new bylaw regarding maximum floor area and lot coverage.

There had been no response from community members regarding the application.

Trustee Hagedorn expressed support for the application in light of the closeness to the ocean and fragility of the foreshore, and that the structure backs onto bare land.

GM-072-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee issue a Development Variance Permit for GM-DVP-2013.3.

CARRIED

Planner Prowse left the meeting at 1:50 p.m.

11.2 GM-RZ-2012.1 (Reel 17 Investments Ltd. – Gambier Island)

Public comment on the application had been forwarded to trustees.

Trustee Hagedorn confirmed support for staff recommendations as noted in the Staff Report on application GM-RZ-2013.1, dated October 3, 2013.

Trustee Stamford indicated she wished to remove the restrictive covenant from some lots, indicating it was her understanding that the restrictive covenant was something that could be dealt with separately from the rezoning. The trustee inquired about the possibility of site-specific zoning.

Planning staff provided technical and process information related to the rezoning application, the community dock and the restrictive covenant.

Trustees and staff discussed the history of the application.

Trustee Stamford noted her concern to minimize the impact of the development on the existing road network. Another concern was receiving formal public feedback on the application late in the process. A majority of those present at the public hearing were in favor of the rezoning to W1 zone but not in favor of the restrictive covenant.

Chair Graham and Trustee Hagedorn supported preserving the community dock and not allowing a proliferation of private docks.

Trustee Hagedorn voiced support for the application in its protection of the foreshore. The trustee proposed that owners would probably use the community dock, the New Brighton public dock, and the road network, and mentioned that she looked at how owners could access their property with the least amount of impact. There are also OCP policies in strong support of foreshore protection.

Chair Graham noted that this was good, environmentally, for the Trust Area and is a model bylaw.

The applicant had already paid fees related to the application and the restrictive covenants, and had advised that he wished to move the application forward.

Island Planner Brzozowski explained that while the community dock exists and keeping the current size is the most efficient and economic option, the proposed bylaw would allow for expansion in the future. The original intent of the W1 zoning is to allow for a somewhat larger community dock and not allow private docks on the adjacent benefiting lots.

12. BYLAWS

12.1 Proposed Bylaw No. 123 cited as “Gambier Island Local Trust Committee Land Use Bylaw No. 86, 2004, Amendment No. 1, 2013”

GM-073-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give second reading to proposed Bylaw No. 123, cited as “Gambier Island Local Trust Committee Land Use Bylaw No. 86, 2004, Amendment No. 1, 2013”.

OPPOSED – 1
(Stamford)
CARRIED

GM-074-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give third reading to proposed Bylaw No. 123, cited as “Gambier Island Local Trust Committee Land Use Bylaw No. 86, 2004, Amendment No. 1, 2013”; and refer proposed Bylaw No. 123, cited as “Gambier Island Local Trust Committee Land Use Bylaw No. 86, 2004, Amendment No. 1, 2013” to the Executive Committee for approval.

OPPOSED – 1
(Stamford)
CARRIED

Following up on a recommendation made at the Local Trust Committee (LTC) business meeting of January 31, 2013, Island Planner Brzozowski inquired if the trustees intended to tie successful adoption of the bylaw to successful adoption of the development variance permit.

There was consensus amongst trustees that the rezoning and the development variance permit applications would be considered separately.

13. REPORTS

13.1 Work Program Reports

The Top Priorities Report and Projects List dated October 10, 2013 were received for information. The Top Priorities list was discussed and modified.

GM-075-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to

renumber the Top Priorities list as follows:

1. Foreshore Protection and Outreach;
2. OCP advocacy implementation support;
3. Sustainability guide; and
4. RAR implementation project for Gambier Island Local Trust Area.

CARRIED

13.2 Applications Log

The Applications Log Report dated October 20, 2013 was received for information.

13.3 Trustee and Local Expenses

The expenses report posted to September 30, 2013 was received for information.

14. NEW BUSINESS

14.1 Islands Trust Council Strategic Plan – Local Trust Committee Input

The Islands Trust Council Strategic Plan was received for information.

14.2 LNG Working Group Update

Trustee Hagedorn announced that a LNG working group has started.

14.3 Trustee Hagedorn's Attendance at Foreshore Workshop in Whistler

GM-076-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee approve expenditure of \$125 for Trustee Hagedorn to attend a workshop on addressing sea level rise and impacts on coastal communities, in Whistler from November 29 to December 1, 2013.

CARRIED

15. ISLANDS TRUST WEBSITE

Staff was requested to add to the Gambier page as new information, the foreshore website link noted in the previous discussion on the Shoreline Protection Guide (item 10.2).

16. CLOSED MEETING

GM-077-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee close the next part of the business meeting to discuss matters pursuant to Section 90(1)(f) (Bylaw Enforcement) of the *Community Charter* and that staff be invited to attend this meeting.

CARRIED

Chair Graham closed the meeting at 2:22 p.m.

By general consent Committee reconvened in open meeting at 2:38 p.m.

17. RECALL TO ORDER

18. NEXT MEETING

The next meeting of the Gambier Island Local Trust Committee is scheduled for Thursday, November 29, 2013 in West Vancouver, location to be announced.

19. ADJOURNMENT

By general consent, the Gambier Island Local Trust Committee meeting was adjourned at 2:40 p.m.

David Graham, Chair

CERTIFIED CORRECT:

Diane Corbett, Recorder



Islands Trust

Follow Up Action Report w/ Target Date

Gambier Island

Apr-11-2013

No.	Activity	Responsibility	Target Date	Status
1	GMLTC Chair to write a letter to Minister Terry Lake requesting the unanswered questions in last correspondence be addressed.	David Graham	Apr-19-2013	On Going

Jul-11-2013

No.	Activity	Responsibility	Target Date	Status
1	Ramona de Graff to receive \$350 honorarium upon presenting on forage fish to Gambier residents on July 20, 2013. update: Ramona did give her talk and the honorarium can be presented.	Aleksandra Brzozowski Nancy Roggers	Aug-01-2013	Done
1	Staff to review the North Pender Shoreline brochure and modify it for either Gambier LTA or all Northern Islands. Update (Sept 26): Staff arrange to remove the two areas in the "Sharing Our Shorelines" document where it says "North Pender" and to add "Gambier Trust Area", and that staff print twenty-five copies.	Aleksandra Brzozowski	Oct-24-2013	On Going

Sep-26-2013

No.	Activity	Responsibility	Target Date	Status
1	Write a letter to FLNRO requesting that the following features specifically be considered in the wood lot plan: 1. that there is exclusion of the Gambier Lake watershed and trail system from logging pressures; 2. that there are specific buffer sizes around affected communities; and 3. that the Sunshine Coast Forest District consider a more comprehensive consultation process with the community of Gambier Island in advance of awarding the woodlot license as per advocacy policy 7.30 and policy 7.22 of the Gambier Island Official Community Plan.	Kate-Louise Stamford	Oct-24-2013	Done

1	Staff to research the history of Site-Specific water zones on Gambier.	Aleksandra Brzozowski	Nov-29-2013	On Going
1	Staff to request planning staff for North Pender to provide GMLTC with new trifold shoreline brochure for review when drafted.	Aleksandra Brzozowski Andrea Pickard	Nov-29-2013	Done

Oct-24-2013

No.	Activity	Responsibility	Target Date	Status
1	Gambier Island Local Trust Committee issue a Development Variance Permit for GM-DVP-2013.3.	Aleksandra Brzozowski Linda Prowse Lisa Webster-Gibson	Nov-29-2013	Done
1	Send signed statement of cooperation to Darryn McConkey re: membership in the Coastal Douglas-Fir and Associated Ecosystems Conservation Partnership.	Aleksandra Brzozowski	Nov-29-2013	Done
1	Circulate the draft Sustainability Guide to Bowen Island planning staff and invite Bowen Island to join the group of Gulf Islands covered in the Guide.	Aleksandra Brzozowski	Nov-29-2013	Done
1	Refer proposed Bylaw No. 123, cited as "Gambier Island Local Trust Committee Land Use Bylaw No. 86, 2004, Amendment No. 1, 2013" to the Executive Committee for approval.	Aleksandra Brzozowski Lisa Webster-Gibson	Nov-29-2013	Done
1	Add a link to the "How to Care for My Shoreline" webpages once they are available to go live.	Aleksandra Brzozowski	Nov-29-2013	On Going



Memorandum

10.1.1

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 November 18, 2013 File Number GM-6500-20
Sustainability Guide

To Gambier Island Local Trust Committee

From Aleksandra Brzozowski
Island Planner
Northern Office

Re Sustainability Guide Project Status Update

This memorandum is to provide an update on the Sustainability Guide project.

Final Draft

Attached to this memorandum is the final draft of the Northern Islands Sustainability Guide.

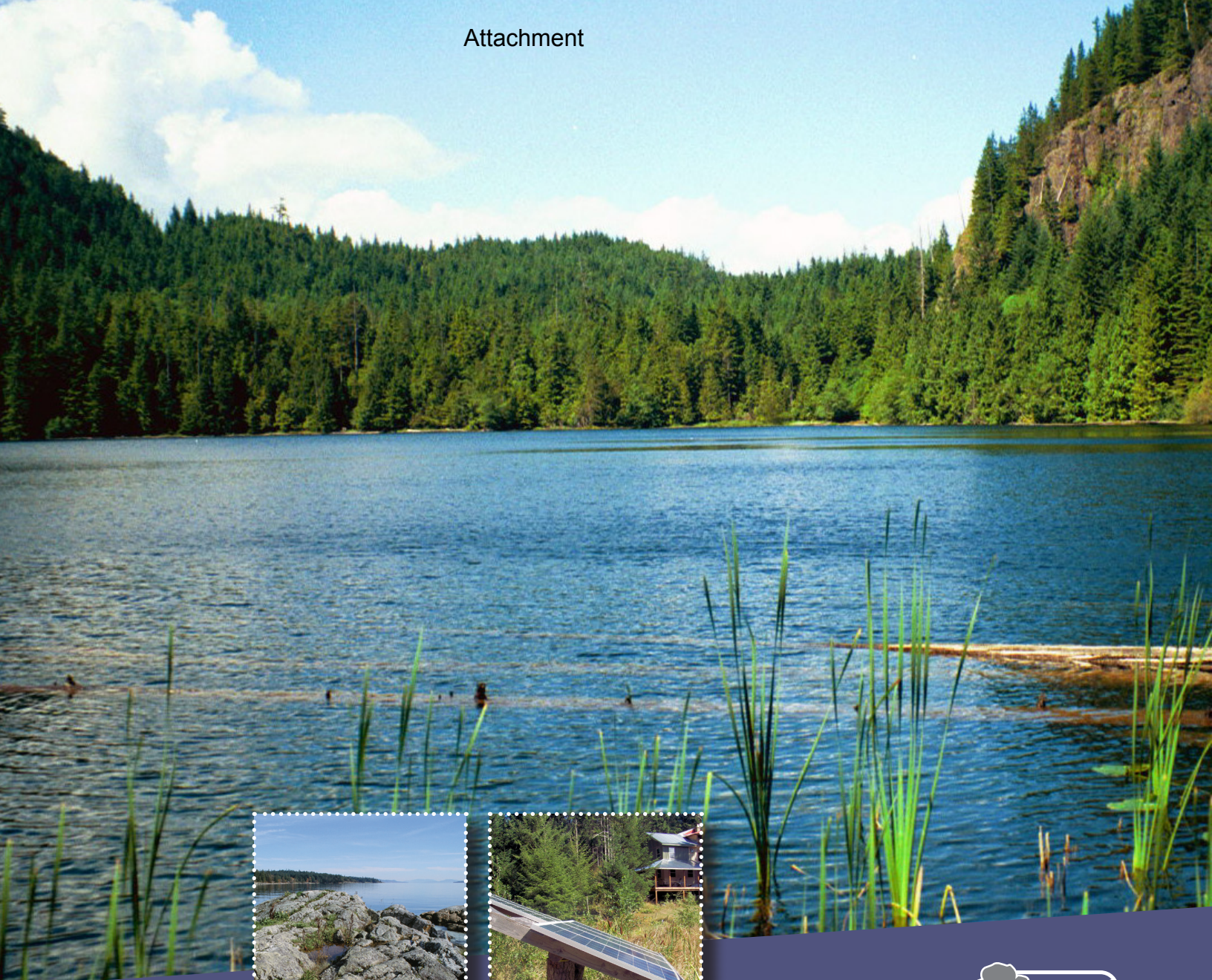
Involvement of Bowen Island

Staff has been in touch with the planning staff from Bowen Island and they have been pleased to review the document and possibly add on their contact to the project. Staff has sent Bowen staff the final draft for their review; at time of this memorandum, Staff has not yet heard a reply.

Printing and Distribution

Upon response from Bowen Island, the Sustainability Guide will be ready for printing. Staff requests direction from the LTC on the number of copies expected for printing, and other anticipated methods of distribution.

Attachment: *Building Sustainably: A Guide for Howe Sound and the Northern Gulf Islands*

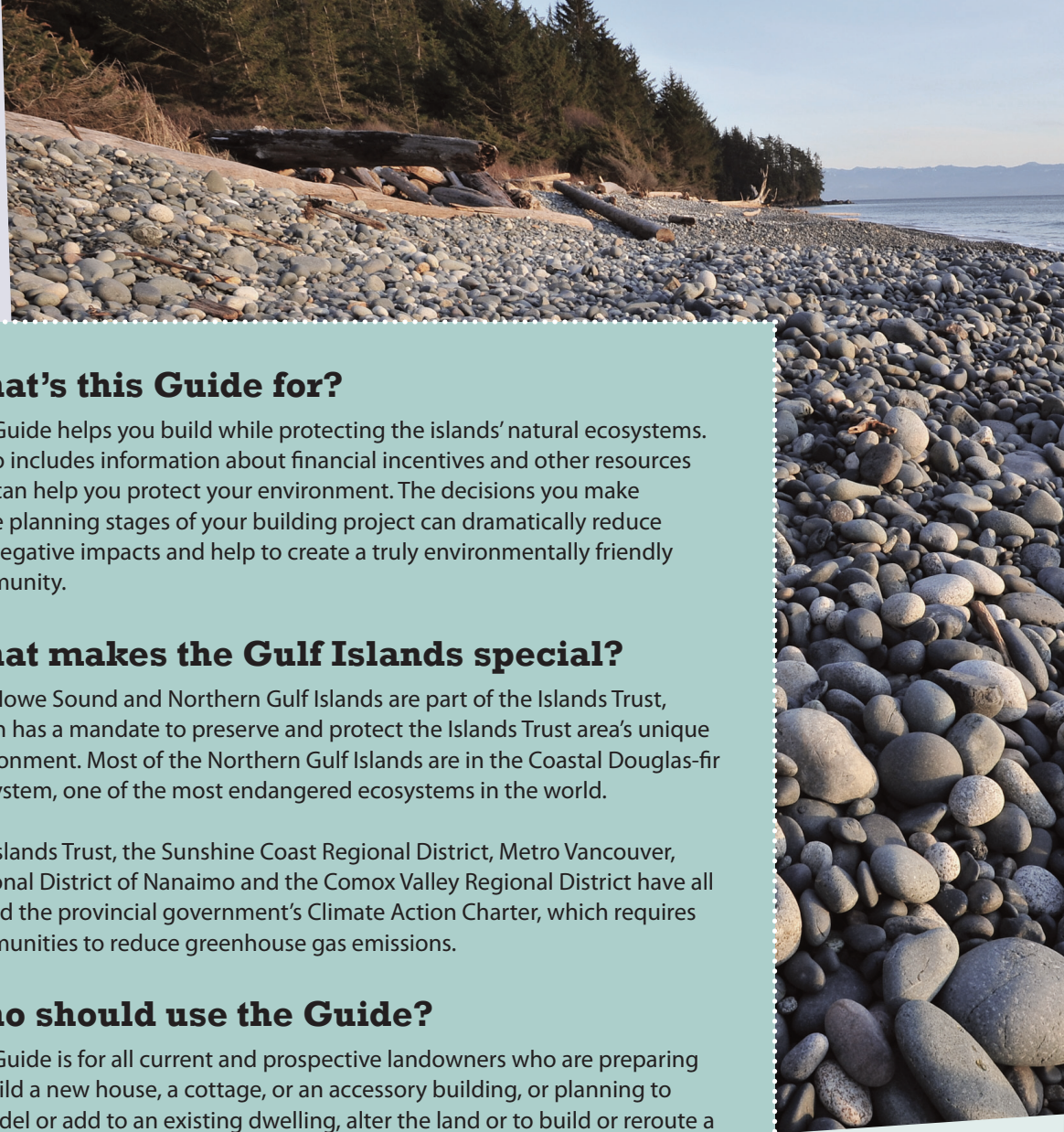


Islands Trust

Building Sustainably

A Guide for Howe Sound & the Northern Gulf Islands

**Guide for residential construction for single family dwellings
including additions, renovations and accessory buildings**



What's this Guide for?

This Guide helps you build while protecting the islands' natural ecosystems. It also includes information about financial incentives and other resources that can help you protect your environment. The decisions you make at the planning stages of your building project can dramatically reduce any negative impacts and help to create a truly environmentally friendly community.

What makes the Gulf Islands special?

The Howe Sound and Northern Gulf Islands are part of the Islands Trust, which has a mandate to preserve and protect the Islands Trust area's unique environment. Most of the Northern Gulf Islands are in the Coastal Douglas-fir ecosystem, one of the most endangered ecosystems in the world.

The Islands Trust, the Sunshine Coast Regional District, Metro Vancouver, Regional District of Nanaimo and the Comox Valley Regional District have all signed the provincial government's Climate Action Charter, which requires communities to reduce greenhouse gas emissions.

Who should use the Guide?

This Guide is for all current and prospective landowners who are preparing to build a new house, a cottage, or an accessory building, or planning to remodel or add to an existing dwelling, alter the land or to build or reroute a driveway.

When should I use the Guide?

Consult the Guide early in your planning process so that the ideas can be incorporated at the outset. Review the guide with your architect, designer and contractor. Consulting the guide after the working drawings are finished may result in lost opportunities and additional costs if you decide to make last-minute changes.

Where to find Maps

All of the maps you need showing your property, sensitive ecosystems and permitted land uses are located on the Islands Trust website using the MapIT application.

The *Guide to Environmentally Friendly Building in the Northern Gulf Islands* is downloadable at www.islandstrust.bc.ca

Funder: Fraser Basin Council

Published ____ 2014

Ecosystem Approach to Planning

- .. Maintain as much of your property as a natural, undeveloped area where only native species grow. Conserving existing natural areas is by far the most effective way to conserve plant and animal biodiversity on our islands.
- .. Identify environmental and archaeological values, including habitat for threatened or endangered species and First Nation sites before considering access, site clearing and design.
- .. Where possible, plan to locate your driveway, septic system, house and outbuildings away from areas with high environmental values like shorelines, streams, rare plants, and wildlife trees. Place natural buffers such as vegetation between the development and sensitive features.
- .. Cluster development in one area of the property to minimize site disturbance.
- .. Register a covenant on your property to protect ecological values in perpetuity. A covenant under the Natural Area Protection Tax Exemption Program (NAPTEP) will reduce your property taxes. Contact Islands Trust Fund staff or the Islands Trust Fund website for more details on this program.
- .. Limit the number of trees to be cut and otherwise minimize the ecological impact of your building through good site design. Our islands' trees and soils have ecological value and represent important carbon sinks, critical in addressing climate change. When land is cleared for development, its ability to sequester carbon is lost.
- .. Check your property for raptor, heron or osprey nests; these are protected by British Columbia legislation and on some islands, bylaws regulate development around these trees.
- .. Retain and protect significant trees like Garry Oaks, Arbutus, Pacific Dogwood, Pacific Yew and older growth Douglas-fir and cedar.
- .. Identify invasive plant species for your island and learn how best to remove them from your property. When landscaping, try to plant native plants as much as possible.
- .. Provide for deer movement through or around your property by using fencing setbacks or fencing parts, rather than all, of your property.

Water Management: Fresh Water is Precious

- .. Design your project to minimize risks to water supplies. Find out if your property is located near a community water system's well, upon an unconsolidated aquifer, or within the watershed of a drinking water lake. If so, you are responsible to prevent contamination of the drinking water supply by malfunctioning septic systems, phosphorus release from soil disturbance, runoff and erosion, and fuel and chemical spills.
- .. If your property has a stream, a wetland, or lake frontage, plan to protect trees and vegetation within 30 m of the water. If the stream supports fish, the Provincial Riparian Area Regulation applies and you must discuss your proposal with a Qualified Environmental Professional before beginning work. On any stream, check with the Islands Trust planning office before beginning construction as special setbacks or development permit areas may be in effect.

FIRST NATIONS TIPS

Certain types of First Nations sites are protected under federal and provincial law and must not be disturbed. Avoid the accidental destruction of an ancient burial site and costly delays or fines by walking the land with an archaeologist before work begins. Please contact planning staff to find out if there may be First Nation archeology sites on your property

ECOLOGY TIPS

Plan ahead: walk the land with your contractor and a local biologist to find environmental benefits and cost savings.

Clustering buildings and planning short driveways helps the environment and saves money.

A small patch of skunk cabbage or bulrushes in an otherwise dry environment indicates a wetland — an important habitat for amphibians and birds, and a potential carbon sink.

Conservation covenants are registered on title and protect the special aspects of the land that you wish to preserve. They can also give you significant tax benefits.

TREE TIPS

Very few old growth cedar or fir trees remain on the Gulf Islands. The dominant coastal Douglas-fir ecosystems are rare in the rest of the province. The islands' Garry oak meadows are a rare subset of these shrinking ecosystems. Valued wildflowers such as camas, seablush, blue-eyed mary and satinflower depend for their survival on the conservation of Garry Oak meadows. These trees have both heritage and ecological value.

Standing dead trees provide important wildlife habitat. Leave them standing unless they pose a hazard. You can create views by limbing taller trees instead of removing them. If you must remove trees to open up a view, cut trees selectively to create a viewscape framed by trees.

On some islands, development permits may be required in sensitive areas. Consult an Islands Trust planner before removing trees and vegetation. Special restrictions apply to land alteration in development permit areas.

ECOLOGICAL PLAN REVIEW TIPS

Take time to get to know your land before choosing your house site. Protect existing drainage patterns, trees and understory by siting buildings and driveways to avoid sensitive areas and minimize disturbance.

SITE MANAGEMENT TIPS

Good site management significantly reduces the amount of construction waste to be recycled or landfilled.

Avoid outdoor burning because of the impact on local air quality. Find out about bans on outdoor burning from local volunteer fire departments and at <http://bcwildfire.ca/hprscripts/wildfirenews/bans.asp>

Branches may be piled densely in alternating layers with other clean wood debris to form a long narrow mound or berm. The material will gradually decompose to form rich soil. Woody berms can be used to slow runoff from a sloping site and to create raised planting beds.

If you have had to cut down large trees, consider keeping them on site as habitat and to renew soil nutrients. If you must remove them, consider milling them on site to use in your project. Wood unsuitable for construction should be cut, split and stored under cover for at least one year before using as firewood.

WATER MANAGEMENT TIPS

The Gulf Islands typically have wet winters and dry summers. Good water management involves retaining the winter rains to recharge groundwater supplies, lakes and ponds. Forested slopes, fractured bedrock, and deep organic soils hold moisture. Bare rock, hard/compacted soils and pavement do not. Ensure sufficient topsoil remains on the property and that soil is not compacted during or after construction.

Removing trees can increase runoff and damage properties below. Landowners can be found liable for damages caused to a neighbour's property. Plan stormwater retention ponds, drainage swales and wetlands to retain stormwater on site, and maintain existing drainage patterns.

- .. The Northern Gulf Islands experience dry summers and groundwater aquifers are stressed during these months. The use of rain barrels, cisterns or swales will help to protect groundwater aquifers.
- .. Observe the way water flows over your property and design your landscaping and development in response. Design your landscaping to encourage water ponding and evaporation as a means to reduce runoff and associated erosion.

For oceanfront property, provincial licenses of occupation are required to construct docks, boat ramps and breakwaters. On some islands, development permits may be required in sensitive areas. Permits may be required to place fill, or to remove larger trees close to the shoreline. Plan to locate buildings well back from the high water mark and retain trees and vegetation within 15m of the ocean. Check with Islands Trust planning staff before clearing or beginning work near the shoreline.

Landscaping: Go Native

- .. Landscape using native, drought hardy vegetation rather than water-dependent lawns and ornamentals.
- .. Use permeable surfacing rather than conventional asphalt or concrete.
- .. Avoid the use of synthetic pesticides, herbicides and fertilizers.
- .. Have a plan to control alien invasive species such as Scotch broom, Scotch thistle, periwinkle, holly, English ivy, tansy ragwort, spurge laurel, rabium, and blackberry.
- .. Start an organic fruit and vegetable garden.

Passive Solar Design

- .. Use passive solar designs, such as orienting the building towards the sun, using natural ventilation and appropriate window size and location. Passive solar designs will reduce heating needs in winter and reduce cooling needs in summer.

Construction Management

- .. Avoid outdoor burning of slash and wood debris by composting and/or chipping. If you must burn slash, dry it first to reduce the amount of CO₂ released into the atmosphere.



- “ Have a construction waste recycling plan and a no-burn policy on site.
- “ Protect trees and other natural features during construction by identifying them and erecting protective fencing or other measures to prevent accidental damage by construction activity.
- “ Have a plan to reduce erosion and sedimentation during construction.

House Design

- “ Design your house so that it is compact and resource-efficient to reduce the building's ecological footprint.
- “ Set performance objectives for your house (e.g. annual consumption targets for water, electricity, firewood and/or propane, or third party industry standard such as BuiltGreen Platinum or EGH 85 rating).
- “ Use Hot-2000 or similar software to optimize your design for energy performance.
- “ Build a net zero energy house; a net zero energy home produces as much energy as it consumes annually.

Building Materials

- “ Use foundation options that will provide good thermal performance, water resistance, and efficient resource use.
- “ Use resource efficient framing and wall options that optimise structural and thermal performance and reduce environmental impact.
- “ Use more insulation than required by the BC Building Code, insulation with recycled content, and windows with a higher energy rating than required.

Mechanical and Electrical Systems

- “ If heat loads justify, use heat pump technologies for space heating such as ground, water, or air source heat pumps, including air source ductless systems.
- “ Install a central heat recovery ventilator system.
- “ If you would like a fireplace, install a high efficiency wood burning appliance, pellet stove, or efficient propane gas fireplace rather than a conventional fireplace.
- “ Purchase EnergyStar appliances.

Water Conservation

- “ Harvest rainwater from roofs and store it in tanks, cisterns, and/or swales.
- “ Install dual flush toilets, low flow fixtures and faucet aerators to reduce water consumption.
- “ Install greywater separation and treatment for irrigation or reuse.
- “ Use metal roofs to better collect rainwater. Metal roofs have an added benefit of being fire smart.

BC's Provincial Riparian Area Regulation requires that a Qualified Environmental Professional (QEP) review any plans to develop near a fish bearing or potential fish bearing stream or its tributary.

ECOLOGICAL LANDSCAPING TIPS

Avoid non-native plants that spread into and alter our natural ecosystems. The highly invasive Scotch broom started with 12 seeds brought from Scotland more than a century ago. Your local Conservancy has information on invasive species, and how best to control them, or check E-flora BC online for a list of alien invasive species.

If a lawn is to be installed or grass seeding to be undertaken, reduce area as much as possible. Consider using native ground cover instead of turf grass. Keep surfaces as porous as possible.

Pesticides, herbicides and chemical fertilizers decrease the biological diversity of the soil and reduce the health of the landscape. Many plant “pest” problems can be addressed by feeding the soil with organic material such as compost.

FINISHING MATERIALS TIPS

Local materials, such as stone, sustainably harvested wood, and locally sourced natural earth plasters, are nontoxic, have low embodied energy, and often are very attractive.

Natural, non-toxic and low volatility organic compound (VOC) paints and coatings are now widely available.

Many products are available with recycled content, for example, roofing, interior doors, ceramic tiles, and carpets. Ask your building supplier.

Natural linoleum, bamboo and cork are three of many greener alternatives to vinyl flooring.

Metal roofs allow for rainwater collection.

RENEWABLE ENERGY TIPS

The clothesline is one of the simplest technologies and a good way to save energy.

A solar hot water system needs an unshaded south-facing roof and space for a solar preheat tank. A solar water heater can supply up to 60% of your annual domestic hot water energy needs. Provincial grants are currently available to offset some of the initial costs.

If your micro hydro, PV, or wind energy system is connected to BC Hydro, whenever the system generates excess electricity you can “run the meter backwards,” to reduce your electricity bill. Contact BC Hydro, or a qualified installer, for details on net metering.

HOME OPERATING TIPS

Careful use can typically reduce energy and water consumption in a home by 10% to 20%. Use programmable thermostats to set back the temperature at night and when the house is unoccupied. Remind family members and guests about energy and water conservation, and “turn it off”. Smart meters are available to help people track energy consumption.

An “operating manual” or binder with equipment and materials information, along with a photographic record of construction and contractors used, will be very helpful long after construction.

Schedule regular servicing activities, such as filter cleaning or replacement, and chimney and eavestrough cleaning, into the household calendar. Filters include air filters on furnaces and heat recovery ventilators and screens on air intakes, and filters on home water purification systems.

Schedule maintenance projects, such as exterior painting and septic tank pump out, well in advance. Postponing these tasks can lead to serious problems and major, expensive repairs.

Baking soda and vinegar work just as well as commercial cleansers for many household cleaning jobs and are better for the environment.

Plan to drive less. Automobiles are a major source of local air and noise pollution on the Gulf Islands, and are the largest single contributor to islands’ greenhouse gas emissions.

Interior and Exterior Finishes

- “ Use a roofing material suitable for rainwater harvesting for potable use.
- “ Source local wood and stone where possible to reduce transportation energy.
- “ Use low maintenance exterior cladding and trim to reduce the need for paint and stain.
- “ Use environmentally friendly, water soluble low-volatile organic compound (VOC) paints and finishes.
- “ Use materials with recycled content.

Renewable Energy

- “ Install a clothesline as an alternative to relying on an electric clothes dryer.
- “ Install a solar heating system.
- “ If your property has a seasonal creek, install a micro hydro generator (check regulations in the Water Act or the Riparian Areas Regulation).
- “ Install a roof-mounted photovoltaic (PV) system. A PV system can provide enough electricity from the sun to run an energy efficient home or cottage during summer months. A single panel can pump water from a pond to a garden irrigation system, or power a computer and emergency lights.
- “ Inspect the outside of your home during, or just after, heavy rain to check for any drainage problems such as blocked eavestroughs.
- “ To maintain maximum efficiency, schedule regular maintenance, inspection and cleaning for chimneys, mechanical equipment, water treatment equipment, septic system and plumbing systems.

Greenshores

- “ If your property is on the oceanfront, design your site plan to reduce impacts of your development on nearshore ecosystems and the foreshore and to protect your development from potential shore-front erosion.
- “ For oceanfront property, use the Greenshores development rating system (greenshores.ca). For any development within 30m of the natural boundary of the sea, you should contact planning staff as land use regulations may prohibit or regulate certain structures or clearing of land.

Geological Hazards

- “ Geological hazards are natural events that could damage property, and include such things as flooding, mud flows, debris torrents, erosion, land slips, rock falls, subsidence, tsunamis or wildfires. Check your title for notification of geological hazards, check mapping or check with the building inspector to identify any geological hazard areas on your property. Development should avoid such hazard areas.
- “ Are there any large boulders on your property? If so, it is likely that they came from an unstable slope and you should obtain professional geological advice before beginning construction.

Resources

Home Labelling Programs

If you would like assurance that your house meets current green building standards, you can get your home certified by an independent third party.

Several home labelling systems are currently used in Canada, including Energy Star, LEED® Canada for homes, R-2000, and BuiltGreen™. These labels all use the same “Hot-2000” software for energy analysis. These are currently the available options in BC:

New Home Labelling Programs

R-2000 CHBA-BC

www.chba.ca/R-2000 1-800-933-6777

BuiltGreen™ BC CHBA-BC

www.chbabc.org 1-800-231-1336

LEED® Canada for Homes

www.cagbc.org 866-941-1184

Home Retrofit Labelling Programs

EcoEnergy for houses CityGreen

www.citygreen.ca 1-866-381-9995

Grants and Rebates

Some provincial and regional district grants are available for energy and water conservation. The following were current at time of publication, check for additional grants at www.homeperformance.com.

BC Hydro Power Smart Rebates

See BC Hydro's website for current incentives and discount coupons.

www.bchydro.com/powersmart

LiveSmart BC

Renovation rebates and incentives.

www.livesmartbc.ca/incentives

Comox Valley Regional District

Rebates for low-flush toilets, smart control irrigation, and water leak repair on Denman and Hornby Islands. First come, first served based on funding.

www.comoxvalleyrd.ca

Regional District of Nanaimo

Green building incentives for Gabriola Island.

www.rdnrebates.ca 1-877-607-4111

Information

Energy and Buildings

CMHC www.cmhc-schl.gc.ca/en/

Natural Resources Canada www.oeenrcan.gc.ca

CityGreen www.citygreen.ca 1-866-381-9995

BC Sustainable Energy Association www.bcsea.org

Lighthouse Sustainable Building Centre sustainablebuildingcentre.com

DESIGN TIPS

Good passive solar design is the key to an environmentally sustainable home. By taking the ‘House as a System’ approach and by setting energy and water consumption targets, your designer can create a healthy, comfortable and efficient sustainable home.

Match south-facing window areas with interior mass (e.g. concrete or tile floors, masonry feature walls, plaster or thick drywall) to store passive solar gains and reduce temperature swings. Avoid large areas of non-south glazing and large skylights; they cause overheating and glare during the summer and heat loss during the winter.

Use of Hot-2000 or equivalent modeling software at the preliminary design stage can result in major energy and cost savings. Re-running the program at the draft drawing stage can help fine-tune your plans.

A near net zero energy house is feasible using current technology. CMHC found that in this climate it is theoretically possible to retrofit a 1969 bungalow to become a net zero energy home by adding insulation (R-50 ceiling, R-26 walls and R-10 slab), high-performance windows, high efficiency lighting and appliances, and a rooftop solar electric (PV) system.

BUILDING MATERIALS TIPS

The building code is a minimum standard. Adding insulation reduces operating energy costs and increases comfort.

Various techniques and materials may be used to reduce a home's ecological footprint, but determining the best option is not always straightforward. Depending on the circumstances, a ‘high-tech’ wall system using fossil fuel derived products may, or may not, score better than a conventional well-insulated wall, or a wall system built of natural materials. Ask your designer which techniques are appropriate for your home and local climate. Materials must be compatible with the design and with other building systems, plus meet performance objectives.

Foundation options include fabric forms, foundation drainage membranes, insulated concrete forms (ICF), and Portland cement substitutes such as fly ash.

Above grade, raised heel trusses, advanced framing techniques (e.g. 24" centres, elimination of non-bearing double headers), sustainably harvested certified wood, structural insulated panels (SIPS), and insulated natural building designs may be appropriate choices, depending on the building design.

Provide a continuous air barrier. Air leakage through cracks, e.g. around beams and trim, significantly reduces energy performance. A blower door test towards the end of construction will identify unintentional air leakage paths, and is required if the house is to be rated or for an incentive program

WATER CONSERVATION TIPS

In some situations, rainwater collected from the roof can be more than sufficient to meet annual household needs.

Rainwater may be used for toilet flushing, laundry and garden irrigation. After treatment, rainwater may be used for all household needs, including drinking water. To use rainwater for potable water, check with your Regional District for current regulations.

No more than six litre per flush toilets are required by law; dual flush toilets give the option of using only three litres per flush. Some manufacturers offer 4.8 litres per flush.

Low flow shower heads vary in water consumption from about two litres per minute to six litres per minute. Read the fine print before you buy.

Greywater from laundry, showers and baths can be filtered and treated and used to flush toilets or water gardens. Commercial systems are approved for use in BC.

A waterless composting toilet is permitted and is the ultimate water saving device, but a septic system must still be installed to handle wastewater from kitchen sinks, and to meet regulatory requirements (check with your Regional District). A registered practitioner is required to design and install residential wastewater systems in BC.

Regional District Green Building Resources

Sunshine Coast Regional District Planning Services
(Gambier, Keats, and Associated Islands)

www.scrd.ca/land-use

Comox Valley Regional District Building Services - Green Building page
(Denman and Hornby Islands)

www.comoxvalleyrd.ca

Regional District of Nanaimo - Energy & Sustainability pages
(Gabriola Island)

www.rdn.bc.ca

Water & Watersheds

Regional District of Nanaimo - Drinking Water & Watershed Protection Program

www.rdn.bc.ca

Sunshine Coast Regional District - Water Services

www.scrd.ca/Water-Conservation

Comox Valley Regional District - Water Services

www.comoxvalleyrd.ca/Water

Islands Trust Fund

Rainwater Harvesting on the Gulf Islands, a series of publications, including project schematics and links.

www.islandstrustfund.bc.ca/initiatives/privateconservation/land-stewardship/rainwater-harvesting

Land Development

BC Ministry of Environment

Develop with Care 2012 online manual

www.env.gov.bc.ca/wld/documents/bmp/devwithcare2012

Archaeology Sites

Archaeology Branch

Property Owners and Developers Frequently Asked Questions

www.for.gov.bc.ca/archaeology/property_owners_and_developers

Conservation Covenants

Islands Trust Fund www.islandstrustfund.bc.ca/covenants

TLC-The Land Conservancy of BC www.conservancy.bc.ca

Local Resources and Organizations

The following organizations have information and programs to assist residents in reducing our ecological footprints:



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STAFF REPORT

Date November 16, 2013 **File Number** GM 6500-20

To Gambier Island Local Trust Committee

From Aleksandra Brzozowski
Island Planner
Northern Office

Re Drafting of Project Charter for Foreshore Protection project

PURPOSE:

At its January 31, 2012 regular business meeting, the Gambier Island Local Trust Committee (LTC) passed a resolution placing Foreshore Protection, including the implementation of development permit areas and development approval information bylaws, as Number 3 on the Top Priorities Work Program. While work has moved forward on this item over the last two years, a Project Charter has not yet been created to guide and scope this work.

Staff seeks direction from the LTC specifically on scope and desired outcomes in order to prepare a Project Charter and work plan for Foreshore Protection. This Project Charter and Work Plan will cover the remainder of the 2013/2014 fiscal, as well as the first half of the 2014/2015 fiscal year.

BACKGROUND:

The Foreshore Protection project description tasks the LTC to investigate and recommend options for protection/stewardship within the Local Trust Area through the use of existing land use planning tools. This project is consistent and supported by the following policies noted in the Islands Trust Policy Statement, the Islands Trust Strategic Plan, and the Gambier Island OCP:

Islands Trust Policy Statement

Local trust committees are clearly directed to protect the shorelines in the Trust Area, including protection of sensitive marine habitats, intertidal habitats, riparian habitats, water quality, and natural coastal processes.

In its section on Ecosystem Preservation and Protection, the Islands Trust Policy Statement makes the following commitment regarding ecosystems, including coastal ecosystems:

Trust Council holds that:

- *proactive land use planning is essential for the protection of Trust Area ecosystems*
- *protection must be given to the natural processes, habitats and species of the Trust Area, including those of the old forests, Coastal Douglas-fir forests, Coastal Western Hemlock, Garry Oak/Arbutus forests, wetlands, open coastal grasslands, the vegetation of dry rocky areas, lakes, streams, estuaries, tidal flats, salt water marshes, drift sectors, lagoons, and kelp and eel grass beds.*

In the Policy Statement, there is also a directive policy that:

Local trust committees shall in their Official Community Plans and regulatory bylaws, address:

- *the protection of sensitive coastal areas;*

- *the planning for and regulation of development in coastal regions to protect natural coastal processes;*
- *opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways; and*
- *the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning area.*

Islands Trust Strategic Plan

Trust Council's current Strategic Plan identifies the following current priorities relevant to shoreline protection:

- *To advance the stewardship of coastal areas and marine shore lands*
- *Provide stewardship information about waterfront lands to community members*
- *Develop and implement new land use planning tools for shoreline and marine protection*

Gambier Island Official Community Plan

The Gambier Island Official Community Plan features the following policies on foreshore protection:

- Policy 3.7 The zoning regulations should establish setbacks for buildings and structures, in accordance with good planning practices, from the sea to protect buildings and structures from floodwaters or coastal erosion; to protect marine and riparian habitat and water quality; and to maintain a view of the coastline that is rural in character and relatively pristine in appearance.*
- Policy 7.41 Natural coastal processes should be left undisturbed to the maximum extent possible.*
- Policy 7.42 All property owners are encouraged to retain natural vegetation on any land sloping towards the shoreline.*
- Policy 9.19 Wharves, docks, floats, barge loading ramps and boat launch ramps should be sited to minimize their impact on the natural environment and allow public access to the foreshore.*
- Policy 9.20 Property owners are encouraged to share the use of docks and wharves with one or more of their neighbours through joint ownership or rental agreements and through the use of easements or other forms of agreed upon access to the facilities rather than erecting individual private docks or wharves.*

Schedule G (Qualitative criteria for environmentally sensitive areas) and Schedule H (Principles of sustainability of environmental features) also outline development approval criteria that consider the environmental impacts of coastal development.

Keats Island Official Community Plan

The Keats Island Official Community Plan features the following policies on foreshore protection:

- P 3.19 In order to protect the island's foreshore and beaches from pollution, environmental degradation, and inappropriate development or use, zoning regulations for coastal areas should be designed to ensure protection of natural coastal processes and features.*
- P 4.21 The location of new buildings and structures should be regulated so as to protect public access to, from and along the marine shoreline and to minimize negative impacts on sensitive coastal environments.*
- P 4.22 Foreshore and adjacent coastal water area land use regulations should place emphasis on retaining natural characteristics.*

The integrity of foreshore features, shoreline features, and intertidal processes should be maintained by discouraging uses that disrupt natural features and processes, and encouraging owners of shoreline properties to retain, wherever possible, natural vegetation and natural features on areas sloping towards the foreshore.

WORK TO DATE:

Since the project was first put on the Top Priorities list on January 31, 2012, the LTC has pursued a number of related activities on the subject of foreshore protection:

March 2012	LTC directed staff to pursue including Gambier Island as part of the Integrated Shoreline and Watershed Mapping project spearheaded by the trust-wide Local Planning Committee.
July 2012	LTC released funds to include Keats and the Thormanby Islands as part of the Integrated Shoreline and Watershed Mapping project.
August – September 2012	Eelgrass mapping was conducted for Gambier Island.
October 2012	Gambier LTC was invited to coordinate a funded Greenshores outreach event. LTC and staff began planning an event for March 2013.
March 2013	A webinar was held on March 20 to present the results of the Integrated Shoreline and Watershed Mapping project and to introduce the Green Shores for Homes program.
April 2013	Feedback following the Green Shores webinar indicated that there is appetite for incorporating best LUB practices and regulations on shorelines into existing bylaws, provided necessary resources and support were developed as well.
July 2013	LTC released funds to map eelgrass on the Associated Islands in the Gambier Local Trust Area.
July 2013	Ramona de Graaf gave a presentation on marine habitats and forage fish ecology to public/shoreline property owners on Keats Island.
July 2013	LTC advised the Local Planning Committee to provide proactive educational support regarding unlawful structures on the foreshore in the Gambier Island Local Trust Area.
July 2013	LTC expressed interest in seeing the Green Shores for Homes credit rating system when the draft is available.
August - September 2013	Planning staff researched publications and posters on shoreline protection to be modified for the Gambier Local Trust Area.
October 2013	Planning staff presented the new Caring for My Shoreline webpages to be posted on islandstrust.bc.ca.

STAFF COMMENTS:

In discussion of this topic over the last several LTC meetings, a number of tasks on foreshore protection education have been requested of staff. Over this time, it has become clear that establishing a clear vision of the goals and scope of the work to complete by November 2014 would significantly improve efficient expenditure of budget and staff work hours.

Looking forward, a number of activity options are available to the LTC on this topic, listed below along with attending considerations for each option. The LTC has a budget of \$5,000 for the 2013/2014 fiscal year and has requested \$3,000 for the 2014/2015 fiscal. The necessary staff work hours will need to also be taken into account.

Printed Publications: Publications could be produced for the Local Trust Area, either as modifications of other LTC projects, or as original work. If considered a priority activity, staff would seek direction on the scope and messaging to be put forward in such publications to ensure that any publication speaks directly to desired messaging.

Web-oriented Information: Expansion of the *Care for My Shoreline* webpages is a possible activity. If considered a priority activity, staff would seek direction on the scope of outstanding information to be drafted and added to the website.

Speakers evening and education sessions: Information to property owners could be provided through interactive information sessions with experts in the field. Such sessions could be held face-to-face or as a webinar. If considered a priority activity, staff would seek direction on the scope and messaging to be conveyed, so to ensure that the speaker(s) invited ties in directly with desired messaging and education.

Drafting shoreline management regulations: Research could begin on shoreline management best practices to help inform either new regulations or modifications of existing regulations, with the aim to more proactively protect the foreshore. Regulatory measures could either come in the form of zoning regulation amendments, amendments to the Development Procedures bylaw, or the implementation of Development Permit Areas and Development Approval Information bylaws. If considered a priority activity, staff would seek direction on goals and scope, to ensure that the most appropriate regulatory methods are chosen.

Collaboration with agencies and stakeholders: The LTC could embark on stakeholder engagement with other agencies (Regional Districts, FLNRO, Fisheries and Oceans Canada, etc) and perhaps the development community (contractors, excavators, real estate agents, etc) to establish agreed-upon guidelines for foreshore protection. If chosen as a priority activity, realistic expectations would need to be set regarding the long timeline required for such an activity.

RECOMMENDATIONS:

THAT the Local Trust Committee provide Staff with desired outcomes and direction for the Foreshore Protection Priority work item;

THAT the Local Trust Committee pursue an expansion of the *Caring for My Shoreline* webpages to provide further information to property owners on foreshore development best practices;

THAT the Local Trust Committee host an information session in the Gambier Local Trust Area on a specific desired topic related to foreshore protection, to be held in the summer of 2014; and,

THAT the Local Trust Committee direct staff to research regulatory practices related to foreshore protection.

Prepared and Submitted by:

Aleksandra Brzozowski

November 18, 2013

Aleksandra Brzozowski
Island Planner

Date

Concurred in by:

Courtney Simpson

November 18, 2013

Courtney Simpson, RPP, MCIP
Regional Planning Manager

Date



STAFF REPORT

Date: November 15, 2013

File No.: GM-RZ-2004.1

To: Gambier Island Local Trust Committee
For meeting of November 29, 2013

From: Kelly Gesner, RPP, MCIP
Contract Planner

Copy: Ian Grant, Convention of Baptist Churches of British Columbia, owner
Kevin Healy, Creus Engineering Ltd., agent

Re: Rezoning Application for Amendments to the Keats Island Land Use Bylaw
and District Lot 696, Keats Island Land Use Contract

Owner: Convention of Baptist Churches of British Columbia (CBCBC)

Agent: Creus Engineering Ltd.

Location: District Lot 696, Keats Island

THE PROPOSAL:

The purpose of this application is to amend the Keats Island Land Use Bylaw (LUB) and the Land Use Contract (LUC) for District Lot 696, Keats Island. The amendments are necessary to permit subdivision, initially, into nine conventional lots. A subdivision application to accomplish this has been filed with the Ministry of Transportation and Infrastructure (MoTI). Ultimately, six of these nine lots are intended to be further subdivided into strata lots. The servicing plan for the eventual strata lots requires adjustments to the zone boundaries as they are currently shown in schedules to the LUB and the LUC.

A major impetus behind the rezoning initiative and, ultimately, subdivision is to secure for the cottagers the ability to purchase their lots and to service them to an extent that would allow full-time occupation. As noted in the LUC, that document is viewed as “an instrument which could allow the establishment of separate titles for each existing cottage.” Although the subdivision application currently being considered by MoTI is for nine lots, the subdivision plan anticipates both the future servicing needs and an eventual strata lot application (or applications) for the 110 lots permitted by the LUC. Therefore, this rezoning also anticipates these later phases of the approval process.

The purpose of this report is to introduce the rezoning application to Gambier Island Local Trust Committee (LTC), to review and discuss proposed amendments to the LUB and LUC, to provide the LTC with the results of public consultation undertaken by the applicant, and to provide LTC with comments and recommendations for moving the application forward.

SITE CONTEXT:

District Lot 696 is 93.5-hectare parcel encompassing the southwestern end of Keats Island. Existing uses on the property include a church camp and more than 80 privately-owned recreational cottages, built on land leased from the owner and being used on a seasonal basis. The Sunshine Coast Regional District (SCRD) dock at Keats Landing is located on the northwest shore of DL 696 and is connected by a gravel road through DL 696 to the eastern portions of the island, as seen in the aerial photograph, Figure 1, below.

The southwestern end of DL 696 contains two important natural ecosystems and habitat areas. The tip, including Salmon Rock, is intended to be protected by covenant. The Sandy Beach area is to be dedicated as a community park. The foreshore off both of these areas is to be preserved as a marine conservation area.



Figure 1: Aerial photo of southwestern Keats Island

BACKGROUND:

CBCBC applied in 2004 to amend the LUC and LUB to allow the 110-lot subdivision to proceed. The rezoning application was based on servicing and subdivision plans prepared at that time. The application was processed, and Bylaws 100 and 101, proposing amendments to the LUC and LUB respectively, were presented to the LTC in 2007. The bylaws received a public hearing in July 2007 and were given approval by the Executive Committee in October 2007. The bylaws were not adopted, as additional information requested of the applicant, including specific details on sewage disposal plans, was not received, putting the application “on hold” since that time.

At the LTC meeting on September 26, 2013, the validity of the 2004 application was considered and deemed to be relevant. However, because of the time lapse since the public hearing in 2007, LTC rescinded second and third reading of Bylaws 100 and 101 to allow amendments to the bylaws and to provide an opportunity for the applicant to introduce proposed amendments to the general public, residents and tenants of Keats Island. This also allows the application to be forwarded to referral agencies for their review and comment.

LTC also passed the following resolutions:

THAT the Gambier Island Local Trust Committee DIRECT staff to communicate with the owner of DL 696, Keats Island, and clarify the owner’s intent with regards to the continuation of the Cost Recovery Agreement for application GM-RZ-2004.1.

THAT the Gambier Island Local Trust Committee DIRECT staff to communicate with the rezoning applicant with regards to using existing bylaws as the base for proposed plan amendments.

THAT the Gambier Island Local Trust Committee DIRECT staff to communicate with the subdivision and rezoning applicants with regards to holding a community information meeting prior to a public hearing.

The owner has confirmed in writing that Creus Engineering Ltd. is the authorized agent on its behalf for the rezoning application.

The agent is working on revised plans using the existing bylaws as the base for proposed amendments. A preliminary sketch is included in the section under Land Use Bylaw below.

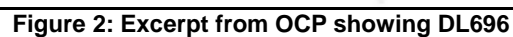
The agent and the owner have scheduled a community information meeting for Tuesday, November 26, from 3:30 to 7:30 p.m. at the Keats Camp offices, 100 – 657 Marine Drive, West Vancouver, B.C.

CURRENT PLANNING STATUS OF SUBJECT PROPERTY:

Trust Policy Statement

The proposed bylaw amendments are consistent with the Islands Trust Policy Statement, as indicated in the Directives Only Checklist, attached to this report as Appendix 1.

The OCP designates the entire property as a Land Use Contract area with two Community Services areas, as shown in Figure 2 below. The road from Keats Landing through DL 696 is designated as a heritage/scenic road.



Relevant OCP policies are included as Appendix 2. No OCP amendments are required with respect to this application. However, in the section under Development on the Foreshore and Water Area below, the opportunity to introduce development permitting along the shoreline is discussed. Should the LTC decide to take this opportunity and initiate the designation of the shoreline as a development permit area (DPA), this would entail an amendment to the OCP.

Land Use Bylaw

The following zones, as shown in Figure 3 below, apply to DL 696:

- Private Institutional 1 (PI1), the majority of the property
- Community Residential 2 (CR2), four areas
- Community Services 2 (CS2), parking for Keats Landing wharf
- Natural Area Community Park (P1), Sandy Beach area and triangular park
- Private Conservation (PC), Salmon Rock area

The foreshore includes the following zones:

- Private Institutional 1 (PI1)
- Community Residential (CR)
- Marine Conservation (MC)
- Marine 1 – Public Wharf (M1)
- Marine 2 – Communal Moorage (M2) and
- Marine 3 – Public Barge Ramp (M3).

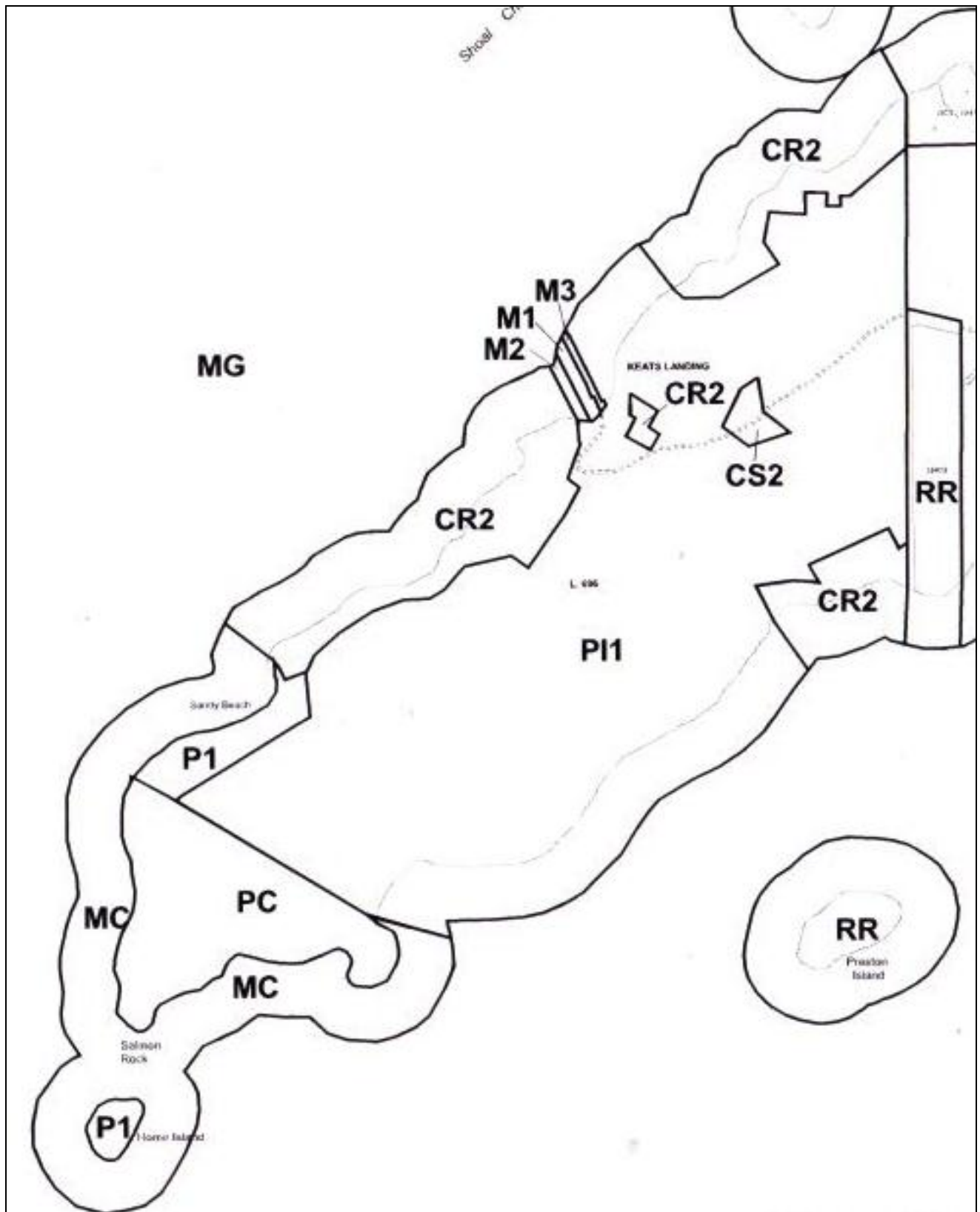


Figure 3: Portion of LUB Schedule B showing DL696

The current zones are appropriate for DL 696, and no new or different zones have been requested. All provisions of LUB, Bylaw No. 78, will apply, including the requirements to provide all residential lots with potable water and a sewage disposal system. The ability to fulfill these requirements must be demonstrated to the Provincial Approving Officer's satisfaction at the time of subdivision.

The amending bylaw, draft Bylaw No. 100, will be revised to encompass the changes requested. The bylaw changes required fall in three main categories:

- changes to zone boundaries shown on Schedule B to accommodate the subdivision plan,
- textual changes to recognize existing legitimate uses, and
- textual changes to facilitate eventual strata subdivisions.

Proposed new zone boundaries, which would form the basis for amendments to the LUB Schedule B, are shown below in Figure 4.

The adjustments that are being requested are seen clearly on Figure 5, immediately following, in which the current zone boundaries from Schedule B to the LUB are shown with a bold black line and the proposed new boundaries are shown in a lighter black line.



Figure 4: Proposed new zone boundaries

- CR1 Community Residential 1
- CR2 Community Residential 2
- CD1 Comprehensive Development 1
- RR Rural Residential
- RC Rural Comprehensive
- PI1 Private Institutional 1
- PI2 Private Institutional 2
- PC Private Conservation
- CS1 Community Service 1
- CS2 Community Service 2
- P1 Natural Area Community Park
- P2 Provincial Marine Park
- M1 Marine 1 - Public Wharf
- M2 Marine 2 - Communal Moorage
- M3 Marine 3 - Public Barge Ramp
- M4 Marine 4 - Private Log Dump
- MC Marine Conservation
- MG Marine General



Section 4 Roads

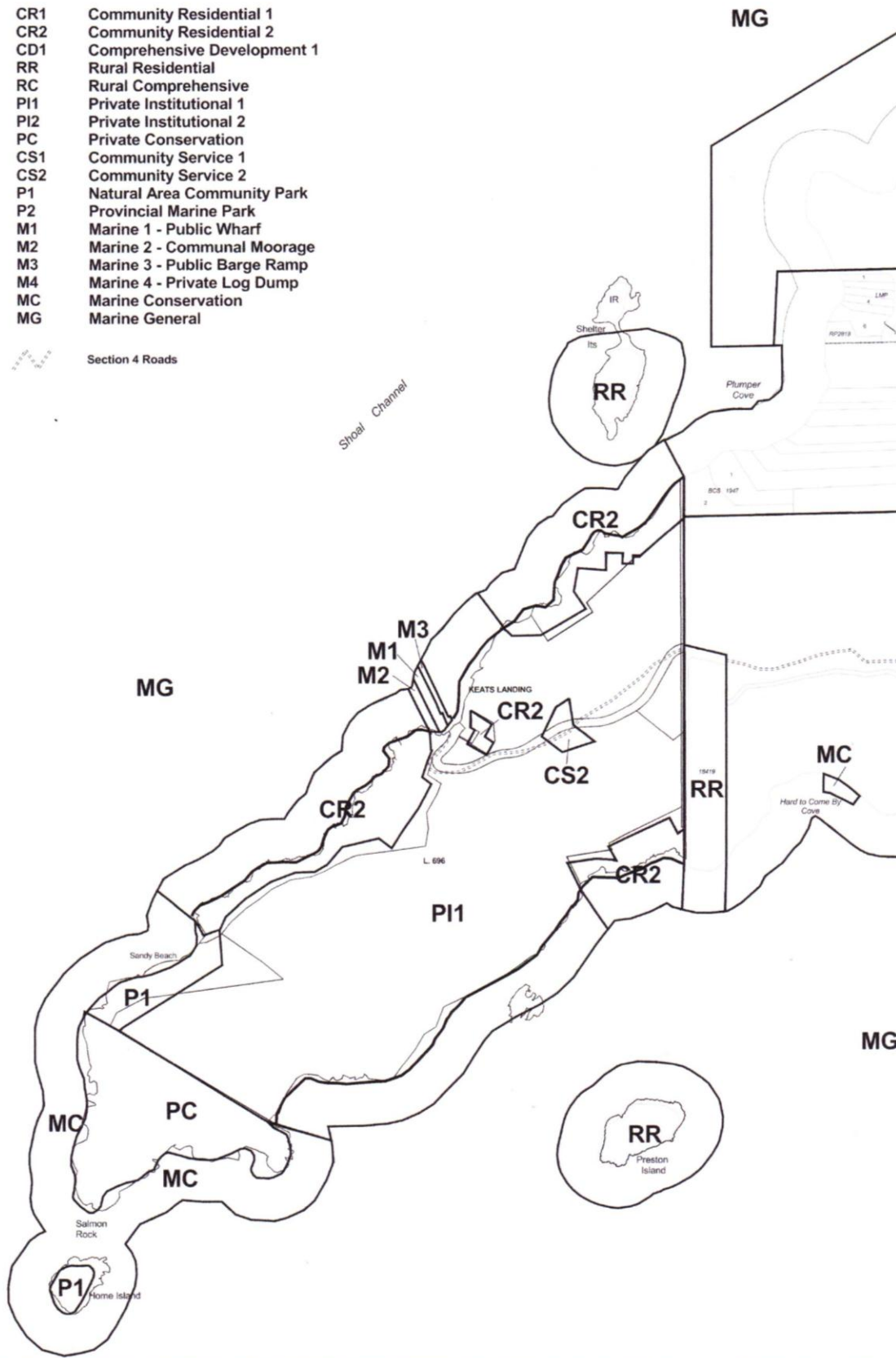


Figure 5: LUB zone boundaries and proposed new boundaries

Land Use Contract

The 1978 LUC, adopted by the GMLTC as Keats Island Bylaw No. 4, was registered on title to the property on 3 January 1979.

The contract required that the CBCBC provide certain community amenities in exchange for being allowed to subdivide DL 696 into 110 residential lots and a large remainder parcel for the camp. The amenities required in the LUC include dedication of road access to Keats Landing, dedication of a park at Sandy Beach with an access trail from the public road to Sandy Beach, and protection of a conservation area at Salmon Rock. All of this was to be provided within one year of signing the contract. These requirements will be implemented through the subdivision process.

Schedule C to the LUC distinguishes five areas from the general camp area: three residential areas (Areas A, B and C), an area to be covenanted (Area D) and an area for nature reserve (Area E). These as shown in Figure 5 below.

Amendments to the LUC will be described in schedule 1 to draft Bylaw No. 101 and will mirror amendments to the LUB.

Proposed schedule 2 to draft Bylaw 101, the plan which will replace existing Schedule C to the LUC, is shown in Figure 6, which follows Figure 5.

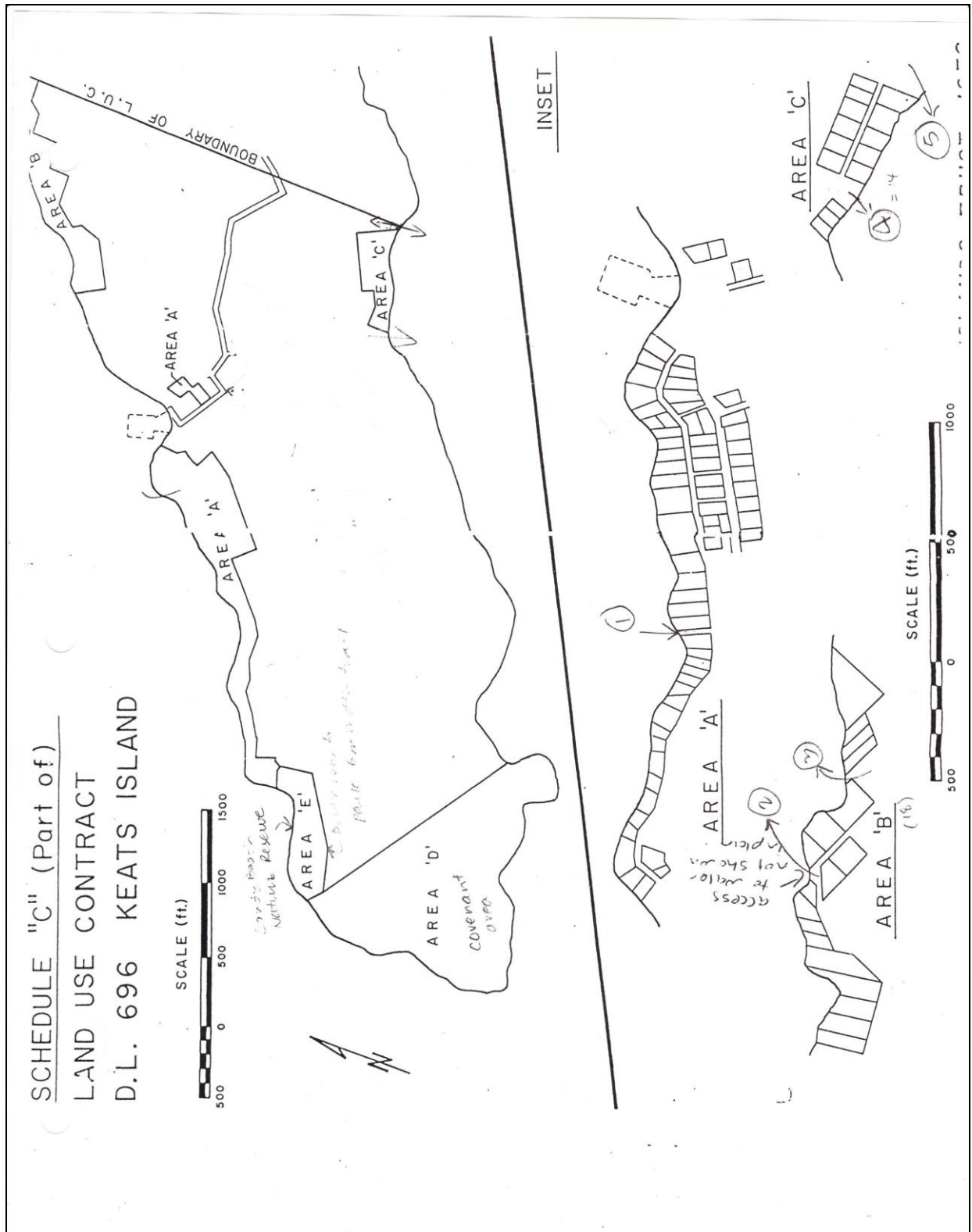


Figure 5: LUC Schedule C

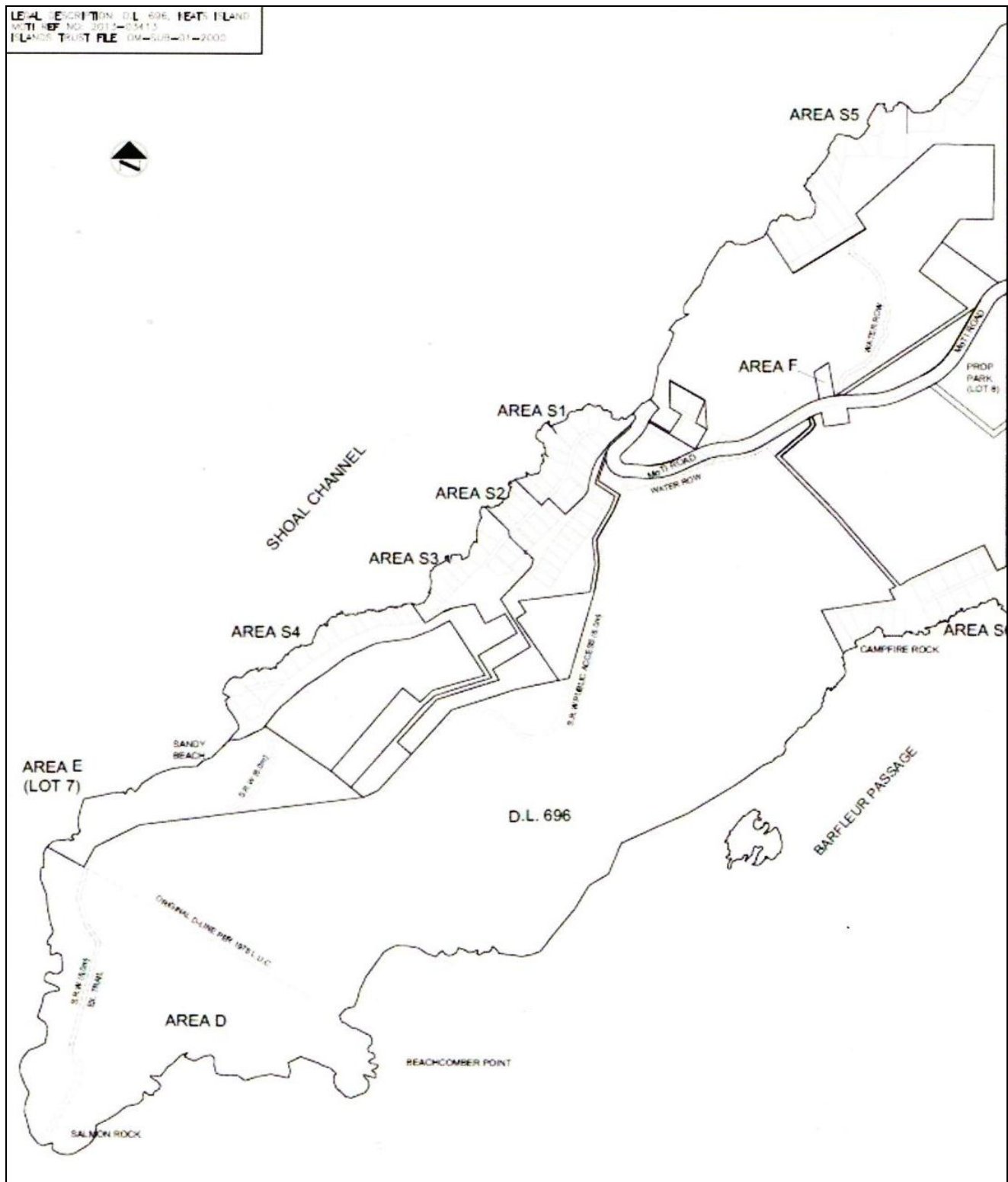


Figure 6: Proposed Schedule 2 to draft Bylaw No. 101

COMMUNITY INFORMATION MEETING

As noted above under Background, a Community Information Meeting is scheduled for November 26, from 3:30 to 7:30 p.m. at the Keats Camp offices, 100 – 657 Marine Drive, West Vancouver. The contract planner will be attending that meeting. As the meeting will occur after this report has been completed and circulated to the LTC, a verbal report will be provided to the LTC at its meeting on November 29.

RESULTS OF CIRCULATION

The bylaws associated with this application will be substantially different from the bylaws that were circulated to referral agencies over six years ago. Staff is seeking LTC resolutions to make the required revisions to Bylaws 100 and 101. In anticipation of the changes required to the bylaws warranting re-reading them for the first time, it is suggested that circulation to referral agencies be done after re-reading.

THE PROCESS AND TIMING:

Stage 1: Rezoning

At this stage in the approval process of this application, both the Land Use Bylaw and the Land Use Contract are to be amended to facilitate this project. As noted above under The Proposal, the current subdivision application anticipates another application, one for the creation of 110 individual residential strata lots within six of the proposed nine lots currently being considered.

Once all the required information is received for the LTC to consider further readings, at least 60 days are required between referrals being sent and a public hearing held, in order to allow time for the LTC to consider agency responses received.

Stage 2: Subdivision Approval

The Provincial Approving Officer will only be able to issue preliminary subdivision layout approval (PLA), subject to – among other conditions – proof that the zoning for DL 696 permits the requested subdivision. The question of when the applicant might expect the rezoning to be approved depends to a large extent on the applicant providing the information required on a timely basis. Final subdivision approval will follow.

This step, subdivision into nine lots, will enable the property owner to fulfill commitments made in the LUC, such as the following:

- dedication of the road through DL 696 from the public dock at Keats Landing to the eastern property line, providing public access to properties to the east;
- dedication to the SCRD of the proposed nature park on the eastern boundary of DL 696;
- dedication to the Islands Trust Fund of the proposed nature reserve known as Sandy Beach;
- registration of a conservation covenant on the Salmon Rock area; and
- formalization of a trail right-of-way to access the Sandy Beach and Salmon Rock areas.

Stage 3: Strata Subdivision Approval

Assuming that the other conditions of PLA, such as dedicating the road right-of-way through DL 696, are fulfilled promptly and final approval is issued, it is conceivable that the strata-lot application could be filed by June or July 2014.

Once the MoTI development technician has had an opportunity to review the strata-lot layout and has given an indication that the layout appears to be acceptable or when PLA is issued for the strata subdivision, it will then be possible to assess the individual lots in terms of their conformance to the LUB's setback requirements. Where buildings have been constructed that do not adhere to the setback requirements, development variance permits will be required. Variances will also be required for some of the docks that have been constructed. This process could start as soon as the strata-lot layout has received an indication of preliminary approval from MoTI.

Stage 4: Development Variances

Once the strata subdivisions have been approved and the exact locations of the individual strata lot-lines are finalized, Islands Trust staff will be in a position to assess the need for variances. It is recommended that the bylaw amendments take into consideration the fact that the CR2 zone is specific and unique to DL 696 and, therefore, can be tailored for the intended development, thereby minimizing the number and extent of variances required.

DEVELOPMENT ON THE FORESHORE AND WATER AREA:

Of the proposed 110 individual residential strata lots, approximately 74 are located on the shoreline. Of these, 18 had some form of ramp and dock or moorage in 2005, several of which entailed depositing fill on the foreshore and constructing concrete retaining walls. The placement of fill on the foreshore and hardening of the shoreline with retaining walls of concrete and wood constitutes alteration of the natural shoreline. This should only be done after an environment assessment and under the direction of a qualified professional.

As can be seen in Figure 7 below, the number of docks has increased in the past eight years.



Figure 7: Google Earth image of a portion of DL 696 shoreline

Although the right to a private dock or moorage is not explicit in the LUC, LUB zoned CR2 covers the foreshore, the water area immediately seaward of the foreshore and the upland areas. This zone explicitly permits “non-commercial anchorage and moorage of private vessels, where such use is accessory to a permitted residential use on the adjacent upland.” LUB regulation 4.2.4 states:

The following structures are permitted in the marine-based area:

- mooring buoys, floats, docks, dock ramps, stairs and piers providing marine access to a lot abutting the water area in which the structure is located; including dolphins and pilings necessary for the establishment or operation of a use permitted in this zone;
- marine navigational aids; and
- signs, subject to Part 5.

LUB regulation 2.7.2 specifies that “retaining walls may be located in any required setback area except the setback from the natural boundary of the sea.”

The restrictions on marine-based structures are as follows:

- maximum area of a dock float 65 m²
- maximum width of a ramp 2.4 m
- maximum area of a float increased to 158 m² with a restrictive covenant
- no buildings permitted on any float, dock, ramp, stairs or pier.

Effective mid-2011, permission to construct marine-based structures must be obtained from the Ministry of Forests, Lands and Natural Resource Operations as a “specific permission for private moorage”. If the upland owner wishes to ensure longer-term tenure, a lease must be obtained from the Ministry. It would appear that most, if not all, of the upland leaseholders who have constructed marine-based structures had obtained a moorage licence from the provincial government prior to 2011.

The Ministry’s policy document and instructions for obtaining specific permission for private moorage urges applicants to use best practices and to respect the shoreline. However, neither the Ministry nor the Islands Trust requires applicants to conduct an assessment of the shoreline for sensitive ecosystems, archaeological sites, slope stability or other factors prior to construction of marine-based structures.

In the 35 years since the LUC was signed, public awareness of and concern for the natural environment – and in particular the shoreline environment – has increased exponentially. It is now common knowledge that our shorelines represent habitat for a wide variety of fish, shellfish, invertebrates, insects, birds and plantlife such as eelgrasses, etc. The Keats Island OCP, adopted in 2002, reflects the fact that shoreline protection is important to residents and visitors to the island. A number of supportive policies are listed in the section entitled “Rationale” below.

The Islands Trust has also invested a considerable amount of time and effort on identifying and mapping Keats Island’s shoreline types, energy and sediment movement, and shoreline values and vulnerability, as the maps in Appendix 3 illustrate. Map 1, for example, shows that more than 30% of the shoreline of DL 696 has been “modified by facility development, principally boat ramps, seawalls, riprap, landfills, dykes, piers, groynes or breakwaters.”

There is also wide-spread awareness of the importance of preserving a natural shoreline, as much as possible. There are a number of publications¹ that urge shoreline property owners to avoid hard-scaping the water's edge. Any alteration of the shoreline and construction of improvement on the foreshore, adjacent water or adjacent upland area is – in most jurisdictions – done only under the direction of a qualified professional.

The designation of development permit areas (DPAs) is a tool – similar to zoning, but broader in scope – that can be used to protect sensitive ecosystems along the foreshore, in the water and on the upland adjacent to the foreshore. When an area is designated as a DPA in an OCP, the designation must be accompanied by guidelines that assist shoreline developers to avoid particularly-sensitive areas and to undertake development in a location and fashion that will have the least amount of disturbance to the area. It should be made clear that the intent of a DPA is not to prohibit or diminish uses permitted in the LUB, but to rather in minimize the impact of those uses.

Currently the Islands Trust does not use this tool for Keats Island. In light of the possibility of the construction of another 50 or so private docks adjacent to the residential lots on DL 696, it is strongly recommended that the LTC consider initiating the designation of a shoreline development permit area for DL 696.

Rationale

There are a number of goals, objectives and policies in the OCP that support this initiative. These include the following:

GOAL 2.2 TO PRESERVE THE ECOLOGICAL INTEGRITY AND NATURAL BEAUTY OF KEATS ISLAND

The community is interested in protecting the island's limited and fragile natural environment, including: forests, wildlife, drinking water sources, the ocean, beaches, and the marine environment.

OBJ 3.4 TO PROTECT THE MARINE ENVIRONMENT

Protecting Keats Island's natural foreshore and public recreational beaches from pollution, environmental degradation, or modification by inappropriate development or use is extremely important to the community.

OBJ 6.1 TO GIVE CONSIDERATION TO THE IMPACTS OF CLIMATE CHANGE IN ALL LAND USE DECISIONS

The impacts of climate change are real and rapidly evolving. Keats Island will likely be faced with sea level rise, warmer temperatures, reduced rainfall and species disturbances, among other changes.

P 3.19 In order to protect the island's foreshore and beaches from pollution, environmental degradation, and inappropriate development or use, zoning

¹ Ministry of Agriculture's *Requirements and Best Management Practices – Designing Your Dock or Boat Launch; On the Living Edge: Your Handbook for Waterfront Living, BC Edition*; the federal/provincial publication *Coastal shore Stewardship: A Guide for Planners, Builders and Developers*; *Living by Water*; *Guide to Green Boating* and others

regulations for coastal areas should be designed to ensure protection of natural coastal processes and features.

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

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

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

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

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

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

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

STAFF COMMENTS:

The form and intent of the proposed development has not diverged to any great extent from the original concept in the LUC. Proposed amendments to the LUB at this stage in the process are those required to lay the groundwork for fulfillment the commitments of the LUC.

Stage 4, described in The Process and Timing section above, will entail development variances for existing cottages and marine-based structures, the exact number and extent of which will be determined when the strata subdivisions have been approved. As noted above, the CR2 zone is used only for DL 696. Therefore, in order to ensure that the zone meets the needs of the owner and the leaseholders, the zone can be tailored specifically for this area. In recognition of the fact that the leasehold lots (and eventual strata lots) are small and that they will all be serviced with a communal water system and communal septic systems, setback requirements can be reduced, thereby minimizing (but not eliminating) the number of variances that will be required at that later stage in the approvals process.

In recognition of the facts that the discussion above with regards to development of the foreshore and water areas and that consideration of initiating a DPA designation are new to the LTC, a recommendation is being made in this report that may require some discussion and consideration on the part of the LTC. It may be an issue that LTC may wish to defer and consider in the context of DPA designations on a broader basis. However, from a best-practices planning perspective, DPA designation along the shoreline is one of the most effective ways to implement OCP policies, particularly explicit policies such as P 4.20, noted above.

The contract planner and staff support this application and seek LTC direction to revise bylaws 100 and 101 to amend the LUB and the LUC respectively and to initiate referral of the revised bylaws to referral agencies. As the revised bylaws will entail both textual revisions to the CR2 zone and map changes that differ from those in the bylaws as they stand at first reading, the LTC may wish to re-read the bylaws prior to sending them to referral agencies and First Nations. This will help clarify the changes from the existing LUB and LUC requirements and what is actually proposed,

RECOMMENDATIONS:

The following recommendations are provided for the consideration of the Local Trust Committee:

THAT the Gambier Island Local Trust Committee DIRECT staff to revise draft Bylaws No. 100 and No. 101, amending the Land Use Bylaw No. 78 and the Land Use Contract, Keats Island Bylaw No. 4, respectively.

THAT the Gambier Island Local Trust Committee DIRECT staff to initiate the implementation of a shoreline development permit area designation for DL 696 through an amendment to the Keats Island Official Community Plan Bylaw No. 77, 2002.

Respectfully submitted by:

Kelly Gesner

November 16, 2013

Kelly Gesner
Contract Planner

Date

Reviewed by:

Courtney Simpson

November 18, 2013

Courtney Simpson, RPP, MCIP
Regional Planning Manager

Date

Appendices:

1. Islands Trust Policy Statement Directives Only Checklist
2. Relevant OCP Policies
3. Keats Island Shoreline Mapping

APPENDIX 1: Islands Trust Policy Statement Directives Only Checklist

Part III Policies for Ecosystem Preservation and Protection

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

PART IV: Policies for the Stewardship of Resources

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

N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse effects on agricultural land.
CONSISTENT	NO.	DIRECTIVE POLICY
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
✓	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
✓	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
✓	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
✓	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
✓	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
✓	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.

✓	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: Policies for Sustainable Communities

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

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

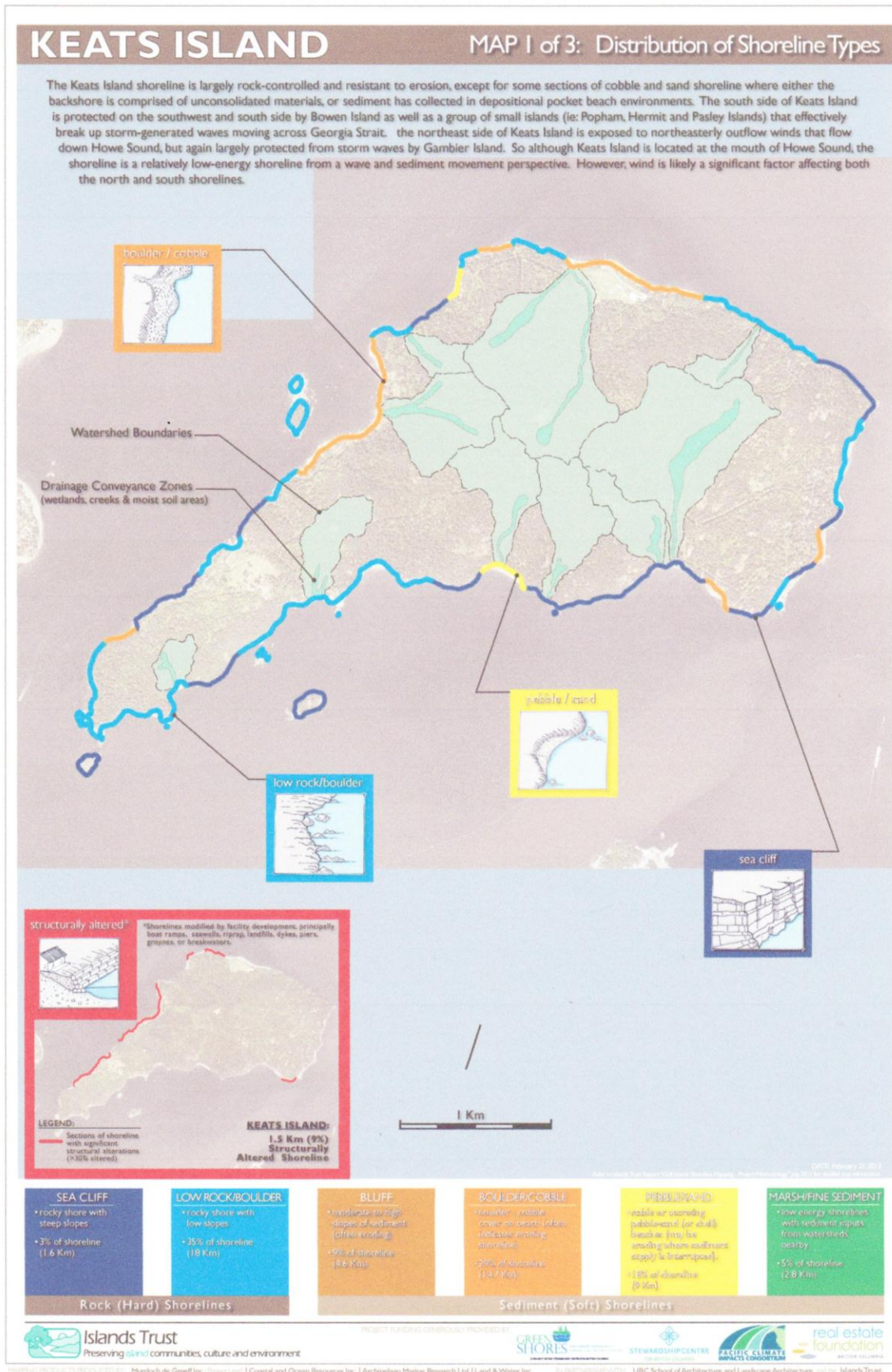
APPENDIX 2: Relevant OCP Policies

3.6	Natural features and areas identified an environmentally sensitive to development may be protected by land use regulation. In considering permits, referrals, applications and rezoning proposals, the GMLTC may request or require, as a condition of approval, the registration of restrictive covenants to maintain undeveloped specified portions of lots in order to protect specific features or retain certain undisturbed natural areas.
3.12	Applicants for subdivision will be required to dedicate parkland in accordance with the requirements of the <i>Local Government Act</i> . Lands dedicated at the time of subdivision as parkland shall be maintained by land use regulation as natural area parks or greenway corridors unless rezoned for community recreation purposes. A natural area park or greenway corridor may be located in any land use designation without requiring a land use regulation amendment.
3.19	In order to protect the island's foreshore and beaches from pollution, environmental degradation and inappropriate development or use, zoning regulations for coastal areas should be designed to ensure protection of natural coastal process and features.
4.3	The voluntary designation by individual private property owners of protected natural areas where no extraction will take place to ensure the preservation of native biological diversity is supported and encouraged by the GMLTC.
4.15	Public access and the right to recreational use of the foreshore should be supported and protected, and such access and use should also respect the interests of adjacent residents and tenure holders. The use of public beaches should be regulated to ensure public access to and enjoyment of beaches is not impeded or impaired by inappropriate development or use of the foreshore.
4.16	Zoning regulations should provide for the existing public wharves, public barge ramp, public marine park moorages, private docks and moorages, cooperatively-owned or operated moorage, docking and swimming facilities for private institutional (non-profit) camps, marine conservation zones and log-dumping associated with existing island forestry requirements.
5.3	The unique historical character of distinctive settlement areas on Keats Island, including surrounding islets, should be respected and considered in decision-making. The recognized settlement areas include: ...Keats Landing (DL 696) ...
5.7	Any cost associated with the provision of additional local infrastructure required due to land development should be borne by the developer as a condition of development approval.
5.22	The existing LUC (GMLTC Bylaw No. 4), shown on Schedule B relating to the CBCBC, for DL 696 (November 21, 1978) is supported; and the LTC will work cooperatively with all relevant parties and agencies, prior to subdivision approval, to resolve and address any and all outstanding land use, access and servicing issues relation to the completion of the contract.
5.31	The existing private institutional (non-profit) camp sites on Keats Island are: Keats Camp (DL 696) and Barnabas Family Ministries (DL 1469). Keats Camp is in the LUC area shown on Schedule B ...
5.32	The existing private institutional (non-profit) camps are recognized as a traditional and appropriate land use on Keats Island, which contributes to the unique rural character of the island, and should be afforded appropriate zoning designations. Existing private institutional camps are located on areas of land large enough, so that provision can be made for participant activities to be conducted primarily on-site and so that protection of natural beauty and water resources is maintained.
5.33	The scale of private institutional (non-profit) camp uses on Keats Island should remain compatible with the community's vision of the island's traditional role in providing recreational-based experiences for off-island visitors.

5.34	Land-use regulations for private institutional (non-profit) camp uses should address minimum lot size, extent and use of land-based facilities development, including residential uses, foreshore uses and facilities, on-site water supply, sewage disposal, and fire suppression requirements, building and structure set-backs, participant accommodation capacity, height, screening, signage and areas to be kept free from development.
5.35	Land-use regulations for private institutional (non-profit) camp uses should be established with regard to minimizing negative impacts of institutional camp activities on adjacent land uses, as well as minimizing negative impacts on private institutional camps by land-use activities initiated from elsewhere on the island.
5.37	The community well sites in Eastbourne and the existing Hydro shed and parking area near Keats Landing are the only community facilities designated as Community Service on Schedule B. Consideration for other community-use facilities, such as a community hall, a tennis court and/or outdoor playing field can be addressed by the LTC in response to an application for rezoning amendment.
5.42	Lands in the Keats Island planning area deemed to be of special importance for environmental, heritage, recreational or aesthetic reasons should be designated "Conservation" on Schedule B.
5.43	The primary intent of the Conservation designation is to retain certain lands in their natural state and to prohibit residential use. The zoning regulations should specify a minimum range of principal uses for lands in the Conservation designation.
5.61	Parking restrictions associated with use of the existing public wharves at Eastbourne and Keats Landing should be addressed through land-use regulations, where appropriate.
5.65	The Letter of Agreement between the Ministry of Transportation (MoT) and the Islands Trust respecting road standards, classification and a MoT/Islands Trust consultative process in the Islands Trust Area, including Keats Island, is supported by the GMLTC.
5.66	The classification system of rural roadways including scenic or heritage road designations in recognition of the object of the Islands Trust should be supported in land-use regulations where appropriate. Scenic/heritage road designations are shown on Schedule B.
5.68	The rustic, narrow, winding, gravel "country lane" roads on Keats Island contribute to the island's unique rural character and ambience. ...
5.69	At the time of subdivision involving waterfront properties, where dedication of public water accesses is a consideration, such accesses should not be located in areas where topography renders them unusable. ...
5.73	The LTC should give high priority to the provision of pedestrian trails, as opposed to roads. Subdivision applicants are encouraged to design proposals that reduce road construction and that encourage non-automotive travel. No motorized vehicles should be permitted on trails designed for pedestrian purposes.
5.77	The existing publicly-owned wharves, Eastbourne and Keats Landing, which are shown on Schedule B, were approved for transfer to the SCRD on October 32, 2000, are essential public access facilities, and should be retained for public use.
5.78	The traditional use of Keats Island public wharves for the loading and unloading of passengers and cargo, emergency evacuation purposes, and for day-use or temporary moorage purposes, is strongly supported by the LTC.
5.88	The existing barge ramp at Keats Landing is recognized as a public-use facility, for the purposes of transporting supplies, equipment and vehicles to Keats Island.
5.95	The existing community-managed water supply systems at Keats Landing (DL 696) and Melody Point are recognized and supported by the LTC.

5.98	<p>Proposals to establish any new water supply system serving more than five lots should be conditional on a water management review being prepared by a Professional Engineer that examines:</p> <ul style="list-style-type: none"> a) the potential impact on existing water users in the immediate area; b) the recharge capability of the water source relative to the anticipated maximum water demand of the proposed system; remedies available in the event of a water system failure; c) means to ensure that, prior to connection, every lot to be served by the proposed water supply system is serviced by an approved sewage and wastewater disposal system capable of handling the maximum anticipated effluent flows from the water supply source; d) ownership and management of the system; e) compliance with the service Delivery requirements of the Letter of Understanding between the GMLTC and the SCRD, if the SCRD provides this service; <p>until such a time as the requirements of the <i>Drinking Water Protection Act</i> are applied to such systems.</p>
5.100	Land-use regulations should specify minimum standards for effluent disposal for new building and subdivisions and should provide for back-up sewage disposal capability to cover cumulative impacts of development from soil infiltration and cross-contamination to adjacent properties.
5.103	In bare-land-strata subdivisions, or on cooperatively-owned land, the joint use or sharing of approved common septic fields on common property is encouraged.
5.105	Septic fields should be set back from any well, spring, watercourse, wetland or high-water mark, in accordance with health regulations.
5.116	The preservation and protection of the heritage value and character of historic Keats Island settlement patterns and remains is encouraged.
5.122	Proposals for any new development should include provisions for fire-fighting equipment and for emergency water storage.

APPENDIX 3: Keats Island Shoreline Mapping



KEATS ISLAND

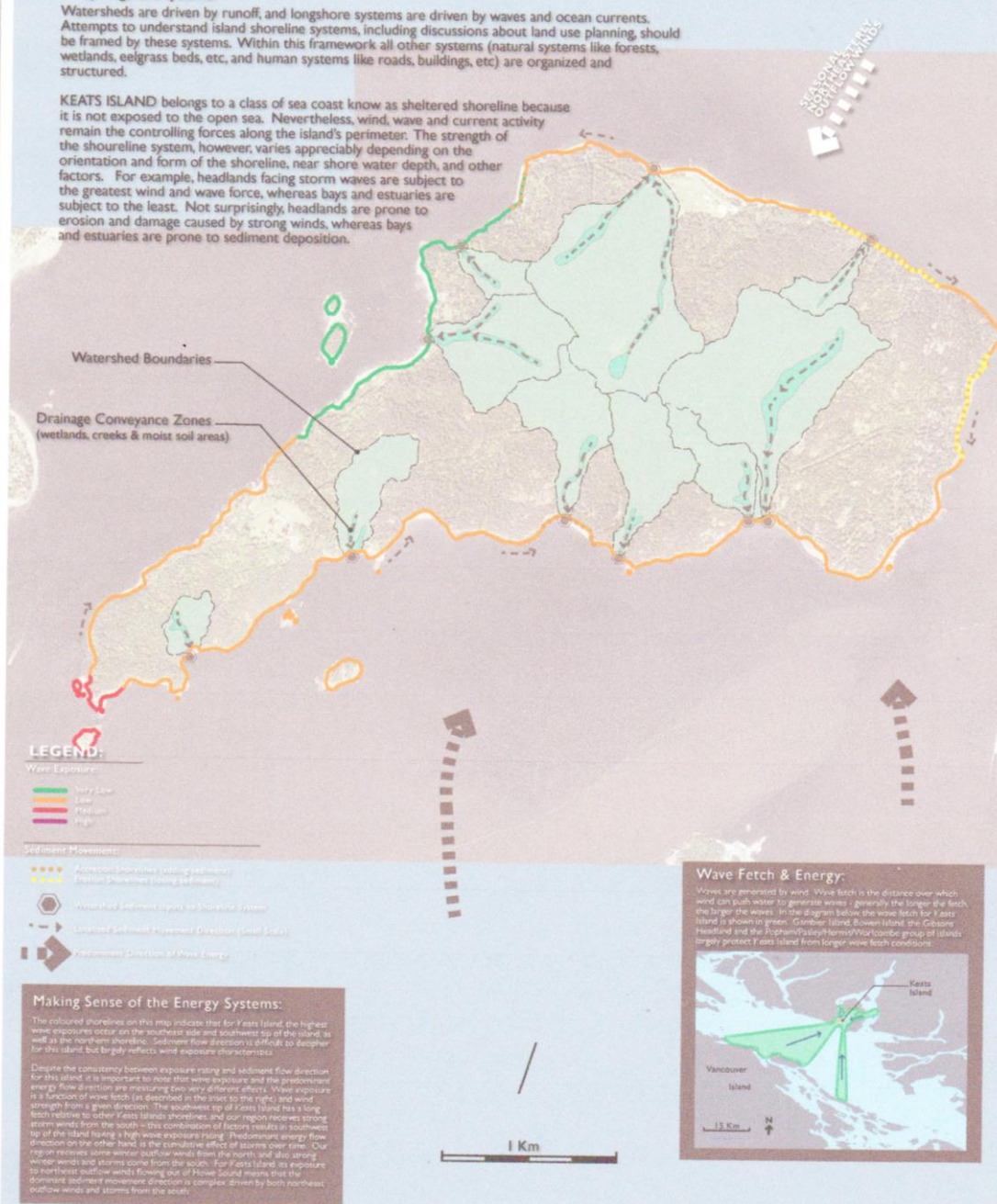
MAP 2 of 3: Energy & Sediment Movement

ISLAND ENVIRONMENTS are shaped by two primary or formative systems:

- 1) watershed systems; and
- 2) longshore systems.

Watersheds are driven by runoff, and longshore systems are driven by waves and ocean currents. Attempts to understand island shoreline systems, including discussions about land use planning, should be framed by these systems. Within this framework all other systems (natural systems like forests, wetlands, eelgrass beds, etc. and human systems like roads, buildings, etc.) are organized and structured.

KEATS ISLAND belongs to a class of sea coast known as sheltered shoreline because it is not exposed to the open sea. Nevertheless, wind, wave and current activity remain the controlling forces along the island's perimeter. The strength of the shoreline system, however, varies appreciably depending on the orientation and form of the shoreline, near shore water depth, and other factors. For example, headlands facing storm waves are subject to the greatest wind and wave force, whereas bays and estuaries are subject to the least. Not surprisingly, headlands are prone to erosion and damage caused by strong winds, whereas bays and estuaries are prone to sediment deposition.



Accretion Shorelines:

Sediment accumulation (accretion) is typically associated with lower energy environments along the shoreline. Accretion features include sandy beaches, beach berms, pocket beaches or storm berms, and are often high value recreation features or wildlife habitats.

Erosion Shorelines:

Erosion shorelines are typically associated with higher energy environments along the shoreline, like headlands, high exposure sediment shorelines or points of land. Erosion shorelines feed the sediment transport system and halting erosion can have severe impacts on the shoreline sediment movement system and downstream beaches. Adequate setbacks for buildings and facilities are critical.

Wave Exposure & the Sediment System

Wind Exposure & Buildings

Trees and vegetation damaged or shaped by the wind along shorelines are good indicators of high wind exposure. Caution should be exercised when siting buildings and facilities in these locations to ensure they are adequately set back from the shoreline.

KEATS ISLAND

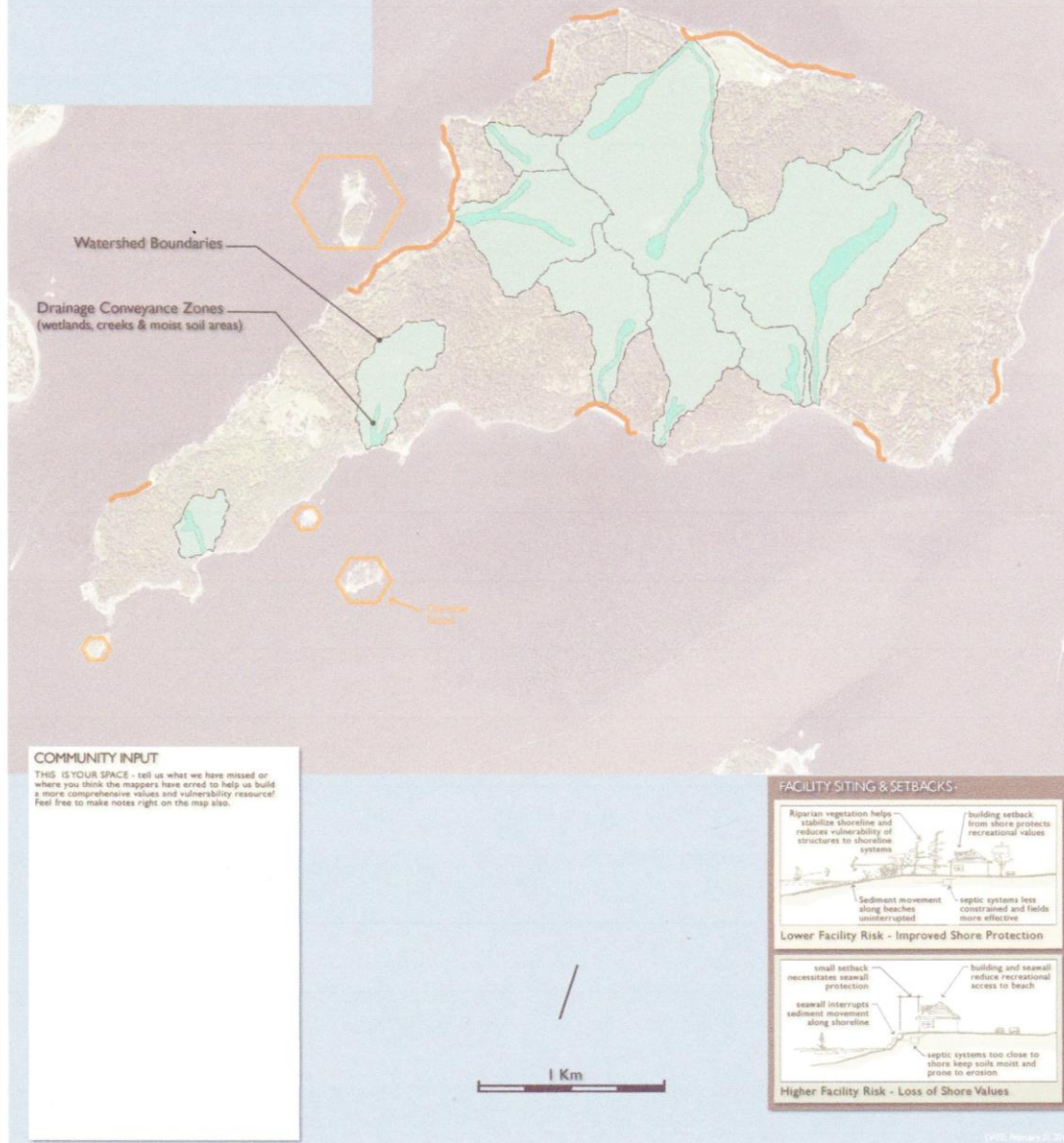
MAP 3 of 3: Shoreline Values & Vulnerability

This map is intended to give a general impression of areas along the Keats Island shoreline that are considered valued and/or vulnerable to change. Value refers to areas or features of high ecological or recreational significance.

Vulnerability refers to:

- 1) Natural areas or features vulnerable to human disturbance; or
- 2) Buildings or facilities, vulnerable to disturbance from natural or human-altered system processes.

It is important to note that the various features highlighted on this map are in many cases both vulnerable in some way, and valued. Saltmarshes for example are of high ecological value, and are also vulnerable to accumulation of pollutants potentially contained in island runoff.



Islands Trust
Preserving island communities, culture and environment

PROJECT FUNDING GENEROUSLY PROVIDED BY:

GREEN SHORES
Sustainable Development Society of British Columbia

STEWARDSHIP CENTRE
The University of British Columbia

PACIFIC CLIMATE
IMPACT CONSULTING

real estate foundation
BC Real Estate Association

MAPS AND PRODUCTS PRODUCED BY: Munkitich de Groen Inc. (Project Lead) | Coastal and Ocean Resources Inc. | Archipelago Marine Research Ltd. | Land & Water Inc. | BY INVITED EXPERTISE: UBC School of Architecture and Landscape Architecture and the Islands Trust.

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

A BYLAW TO AMEND THE GAMBIER ISLAND LAND USE BYLAW NO. 86, 2004

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

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

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

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

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

1. This Bylaw may be cited as "Gambier Island Local Trust Committee Land Use Bylaw No. 86, 2004, Amendment Bylaw No.1, 2013.
2. Gambier Island Land Use Bylaw No. 86, 2004 is amended as follows:
 - (1) Schedule "A" (Land Use Bylaw Text) is amended by inserting the following text and table after subsection 5.8(10):

"Site-Specific Regulations

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

PROPOSED

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

(2) Schedule "B" (Zoning Map) is amended by changing the zoning of the water area indicated on Plan No. 1, attached to and forming part of this Bylaw, from Marine Log Storage (W3) zone to Marine General (W1) zone; and

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

READ A FIRST TIME this 11th day of April ,2013

PUBLIC HEARING HELD this 26th day of September, 2013.

READ A SECOND TIME this 24th day of October,2013

READ A THIRD TIME this 24th day of October, 2013

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this 6th day of November, 2013

ADOPTED this day of , 201x

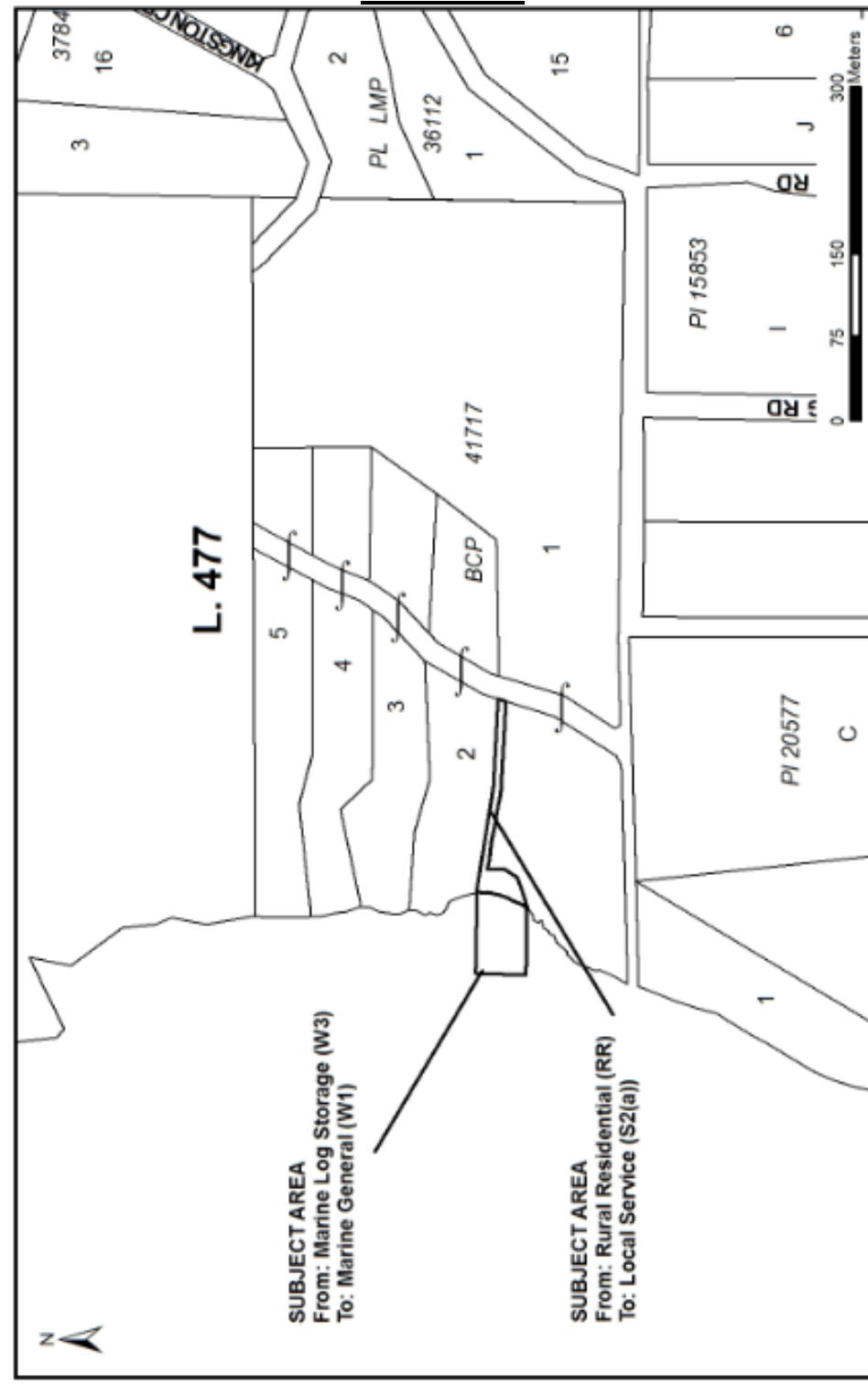
Secretary

Chairperson

**PROPOSED
GAMBIER ISLAND LOCAL TRUST COMMITTEE**

BYLAW No. 123

PLAN NO. 1





Islands Trust

Top Priorities

Gambier Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Sustainability Guide	Customize the southern islands' "Guide to Environmentally Friendly Building and Renovating" for the northern trust area.	May-23-2013	Aleksandra Brzozowski	Jul-11-2013	On Going
2	Riparian Areas Regulation Implementation Project for Gambier Island Local Trust Area.		Oct-26-2011	Aleksandra Brzozowski Rob Milne	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	Aleksandra Brzozowski		On Going



Projects

Gambier Island

No.	Description	Activity	Received/Initiated	Status
1	Keats Island OCP Map Amendment - add trail map used during public process developing OCP.		Mar-08-2007	On Going
1	Staff to prepare an issues outline with respect to Gambier Island Comprehensive Land Use Planning Project. (Address community planning and environmental protection issues) Gambier dp and comprehensive planning - subject to alternate funding and resources. To include: 1. Road issues - road network, and parking issues 2. Gambier forest tenure and reallocation - Gambier Island Crown lands. Gambier LUB follow-up: Definition of recreation in Area 3, CD1 Zone. Subdivision and use of common property in a bare land strata plan. Legal non-conforming - information note. ssociated secondary dwelling - definition and use. Potable water requirements.		Jun-23-2010	On Going
1	Consider a mechanism to recognize authorizations of additional dwellings as permitted by s. 4.4.10 of Keats LUB		Aug-04-2010	On Going
1	GHG Emissions - examine as part of next OCP reviews more proactive approaches to plan for GHG reductions especially in relation to Policies 6.1 and 6.2 in consultation with SCRD. Initiative arises from recommendation of SCRD in comments about bylaws 111 & 112.		Oct-06-2010	On Going
1	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
1	REVIEWING KEATS AND GAMBIER LUBS FOR ACCOMMODATION of OCEAN LOOP GEO-EXCHANGE SYSTEMS		Apr-11-2013	On Going
1	Allow electronic meetings of the Gambier LTC	Amend the meeting procedures bylaw	May-23-2013	On Going



Applications w/ Status - Gambier Island Status: Open

Applications

Development Variance Permit

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

Planning Status

Status Date: Apr-10-2008

still on hold pending rezoning

Status Date: Aug-13-2007

on hold pending rezoning application

Status Date: May-16-2006

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

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

Planning Status

Status Date: Sep-13-2013

no change

Status Date: Oct-19-2012

New owners working with planning staff to provide further information

Status Date: Jan-06-2012

No change.

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

Planner: Marnie Eggen

Planning Status

Status Date: Nov-13-2013

Statutory notice sent. Notification Period November 15 - November 28, 2013

Status Date: Jul-29-2013

Further information requested

Status Date: Jul-02-2013

Application removed from July 11th agenda

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2013.2	Jim Green	Apr-08-2013	027-998-967 Jim Green (Reel 17 Investments) Gambier Island A variance to site a rock retaining wall and to authorize additional width for a walkway pier

Planner: Aleksandra Brzozowski

Planning Status

Forest Land Reserve

File Number	Applicant Name	Date Received	Purpose
GM-FLR-2013.1			

Planner:

Planning Status

Rezoning

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

Planner: Sonja Zupanec

Planning Status

Status Date: Oct-08-2013

Applicant wishes to continue with contract planner until Dec 2013

Status Date: Sep-26-2013

Status report presented to LTC

Status Date: Sep-26-2013

Proceed no further with Bylaws No. 89 and 90

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: Aleksandra Brzozowski

Planning Status

Status Date: Sep-26-2013

Public Hearing held Sept 26, 2013

Status Date: Jul-11-2013

Draft covenant reviewed by LTC

Status Date: Jun-24-2013

Draft covenant reviewed by applicant

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

Planner: Marnie Eggen

Planning Status

Status Date: Sep-26-2013

First Reading given

Status Date: Jul-11-2013

Amendment Bylaw requested to be drafted

File Number	Applicant Name	Date Received	Purpose
GM-RZ-2013.2	Lynn Roxburch	May-23-2013	Strata Lots 1-33 & Common Prop. Gambier Island Sea Ranch Strata Lot 1 PID: 005-188-016 Amendment of the Gambier Island Sea Ranch Comprehensive Develop. Zone of the Gambier LUB

Planner: Aleksandra Brzozowski

Planning Status

Status Date: Sep-26-2013

Prelim report to LTC

Subdivision

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

Planner: Sonja Zupanec

Planning Status

Status Date: Jun-06-2007

On hold pending rezoning application.

Status Date: May-16-2006

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

Status Date: Dec-21-2005

MOT issues Prelim Layout NOT APPROVED with conditions.

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2010.1	Venture Management Ltd	May-25-2010	PID: 015-980-324 7 residential lots

Planner: Sonja Zupanec

Planning Status

Status Date: Jan-06-2012

No further action until applicant finalizes final plan of subdivision.

Status Date: Mar-16-2011

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

Status Date: Feb-23-2011

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

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2011.2	EDWARD TRAFF	Jul-21-2011	014-111-888 and 014-111-896 Lot Line adjustment on Gambier Island

Planner: Marnie Eggen

Planning Status

Status Date: Sep-16-2013

no change

Status Date: Oct-12-2012

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

Status Date: Oct-31-2011

Referral Report to MOTI

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

Planning Status

Status Date: Oct-03-2012

Referral response sent to MOTI and applicant

Islands Trust
LTC EXP SUMMARY REPORT F 2014
Invoices posted to Month ending October 2013

13.3.1

630 Gambier	Invoices posted to Month ending October 2013	Budget	Spent	Balance
65000-630	LTC "Trustee Expenses"	1,200.00	544.82	655.18
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	3,000.00	1,795.57	1,204.43
65210-630	LTC - Local Exp - APC Meeting Expenses	1,000.00	0.00	1,000.00
65220-630	LTC - Local Exp - Communications	500.00	0.00	500.00
65230-630	LTC - Local Exp - Special Projects	2,000.00	2.00	1,998.00
65240-630	LTC - Local Exp - Miscellaneous	250.00	0.00	250.00
TOTAL LTC Local Expense		<u>6,750.00</u>	<u>1,797.57</u>	<u>4,952.43</u>
Projects				
73001-630-2003	Gambier Associated OCP /LUB	2,000.00	1,992.72	7.28
TOTAL Project Expenses		<u>2,000.00</u>	<u>1,992.72</u>	<u>7.28</u>



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 November 18, 2013

File Number GM 5450-30

To Gambier Island Local Trust Committee

From Aleksandra Brzozowski
Island Planner
Northern Office

Re Eagle Mountain (Woodfibre) Gas Pipeline

The Environmental Assessment Office recently announced public meetings for the proposed gas pipeline expansion that will serve the proposed liquefied natural gas (LNG) facility at Woodfibre. (Please note that this environmental assessment focuses on the gas pipeline itself; the proposed LNG facility will be the subject of a separate environmental assessment.) A notice of the public meetings is attached for information.

The Environmental Assessment Office (EAO) is also looking at the draft Application Information Requirements at this stage. The Sunshine Coast Regional District will be providing a set of comments to the EAO for their December 16, 2013 deadline. SCRD Planning Staff have requested that if the Islands Trust has any input on this stage of the process, that those comments be submitted to the SCRD by December 2, 2013 to assist them in assembling a full set of comments.

The Executive Committee has received this request from the SCRD as well and have responded that they do not have any comments at this stage in the process.

Attachments:

Eagle Mountain Public Meeting Notice 2013-Nov-12

SCRD Planning and Development Staff Report - Eagle Mountain Woodfibre Gas Pipeline

Environmental Assessment of the Proposed Eagle Mountain—Woodfibre Gas Pipeline Project

Open House *and* Invitation to Comment

FortisBC (Proponent) is proposing the Eagle Mountain-Woodfibre Gas Pipeline Project. The proposed Project consists of the expansion of the Proponent's existing pipeline constructed in 1990 to serve the Sunshine Coast and Vancouver Island. The expansion includes the addition of an approximately 52km long 20 inch (NPS 20 or 508 mm) diameter natural gas pipeline from the area north and outside of the Coquitlam Watershed in the Greater Vancouver Regional District (Metro Vancouver) to Woodfibre, southwest of Squamish.

In addition to the pipeline, the proposed project also requires additional compression at the Proponent's compressor station at Eagle Mountain Drive in north Coquitlam and at Port Mellon north of Gibsons along with the construction of a new compressor station in or near Squamish.

Ancillary facilities such as metering stations, mainline valves and temporary stockpile sites and equipment storage areas are also required at different points along the pipeline route.

The proposed Project is subject to review under British Columbia's *Environmental Assessment Act*.

The Proponent must obtain an Environmental Assessment ("EA") Certificate before any work can be undertaken on the proposed Project. However, prior to submission of an application (Application) for the EA Certificate by the Proponent, the Environmental Assessment Office of British Columbia (EAO) must first approve the Application Information Requirements.

The Application Information Requirements document specifies the studies to be conducted and the detailed information to be provided by the Proponent in its Application. The EAO has now received the draft Application Information Requirements from the Proponent and invites public comments on this draft during a 30-day Public Comment Period, between **November 15th, 2013** and **December 16th, 2013**. In order to be considered, your comments must be submitted during this specified time frame.

The EAO also invites the public to attend two **Open Houses** related to this comment period to be held as follows:

November 16, 2013 1pm - 5pm Executive Suites Hotel & Resort 40900 Tantalus Road Squamish, BC	November 21, 2013 4pm - 8pm Westwood Plateau Golf & Country Club 3251 Plateau Blvd. Coquitlam, BC
-----------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------

At this stage of the process, the primary intent of seeking public comments is to receive feedback about the information required and the scope of the studies to be undertaken in the Application. The information included in the Application Information Requirements will direct the Proponent's efforts for a comprehensive assessment of the potential effects that may result from constructing and operating the proposed Project on the environmental, economic, social, heritage and health valued components identified within the proposed Project footprint.

All comments received from the public will be forwarded to the Proponent for consideration and response. When satisfied with the Proponent's responses (that may require changes to the draft Application Information Requirements) the EAO will finalize the draft Application Information Requirements and issue it to the Proponent.

The EAO accepts written public comments online, by mail or by fax as follows:

• **By online form** at eao.gov.bc.ca

• **By mail:**
Environmental Assessment Office
P.O. Box 9426 Stn Prov Govt
Victoria, BC V8W 9V1
Attention: Josh Handysides

• **By Fax:**
Fax: (250) 356-6448

An electronic copy of the draft Application Information Requirements and information regarding the environmental assessment process are available at eao.gov.bc.ca. Copies of the draft Application Information Requirements are also available for viewing at libraries and Municipal Offices in Squamish and Coquitlam.

A subsequent formal public comment period will be held during the Application review stage. The public will have the opportunity to assess how the information required in the Application Information Requirements was addressed by the Proponent in their Application for an Environmental Assessment Certificate.

Note: All submissions received by the EAO during the comment period in relation to the proposed Project are considered public and will be posted to the EAO website.

SCRD STAFF REPORT

DATE: November 1, 2013
TO: Planning and Development Committee – November 21, 2013
FROM: David Rafael, Senior Planner
RE: Eagle Mountain – Woodfibre Gas Pipeline Environmental Assessment

RECOMMENDATIONS

1. That the Planning and Development Committee receive the report titled “Eagle Mountain – Woodfibre Gas Pipeline Environmental Assessment” and dated November 1, 2013”;
2. **AND THAT** staff notify the following regarding the upcoming public consultation period for the draft Application Information Requirements (AIR):
 - a) Squamish Nation;
 - b) Sechelt Nation;
 - c) Town of Gibsons;
 - d) District of Sechelt;
 - e) Islands Trust;
 - f) Area F Advisory Planning Commission; and
 - g) Natural Resources Advisory Committee;
3. **AND THAT** staff refer the draft AIR to the above to seek input to assist the SCRD to submit a full response by the end of the public consultation period;
4. **AND THAT** staff update the SCRD website and place a notice within the SCRD Bulletin regarding the public consultation period, when the dates are confirmed;
5. **AND THAT** staff prepare a response for the Board to consider at a meeting in December, prior to the end of the consultation period.

BACKGROUND

Fortis BC's is proposing to expand the natural gas pipeline capacity to the Woodfibre site located on the North West end of Howe Sound, within Squamish Lillooet Regional District. The project will also include increasing compression to the existing compressor at Port Mellon to facilitate delivery to the proposed liquefied natural gas (LNG) facility at Woodfibre. The pipeline proposal is the subject of a BC Environmental Assessment (EA).

A separate EA, which has yet to commence, will take place for the proposed LNG site at Woodfibre. As they are closely linked, the pipeline expansion is to serve the LNG export terminal, there will be some overlap. The Environmental Assessment Office (EAO) staff noted that attempts will be made to ensure that proponents/consultants from both projects will be available at any public meetings to answer questions even if the focus of the meeting is on one of the projects.

As set out in the pipeline project's July 2013 Project Description (copy available on EA website, from SCRD staff and on the SCRD website):

“The Port Mellon compressor station design involves adding an estimated 6,100 BHP [brake horsepower] of natural gas fired turbo-compression (as backup to the existing compression) including high pressure yard piping, isolation valves, electrical, control and gas systems. A backup compressor unit is used to provide redundancy and ensure the reliability of gas supply to FortisBC customers and is only used when the existing compressor needs to be taken out of service for maintenance and repairs, or the existing compressor is unable to operate due to mechanical malfunction. In this regard, only one of the two compressor units would be operating at any one moment in time. The new back-up compressor unit is required in order to provide FortisBC with increased reliability to meet gas supply requirements on the Sunshine Coast and Vancouver Island.”

Attachment A shows the compressor station and the nearby area along with a map of the existing pipeline route in the Port Mellon area. No changes to the route are proposed for this area.

At the September 26, 2013 meeting the SCRD Board adopted the following resolution:

395/13 **Recommendation No. 1** *Eagle Mountain Woodfibre Natural Gas Pipeline Project*

THAT the staff report dated August 28, 2013 titled “Fortis BC, Eagle Mountain Woodfibre Natural Gas Pipeline Project Environmental Assessment” be received;

AND THAT the SCRD contact the BC Environmental Assessment Office (EAO) requesting to be a member of the working group;

AND THAT staff post information about the proposal on the SCRD website;

AND FURTHER THAT a letter, noting the SCRD request to be a member of the working group, be sent to:

- a) Fortis BC
- b) Squamish Nation
- c) Squamish Lillooet Regional District
- d) Howe Sound Community Forum.

The pipeline proposal is in the early stages of the EA and the draft Application Information Requirements (AIR) was the subject of review by the Working Group from October 4, 2013 to October 25, 2013. Due to the timing and staff resources, it was not possible to provide a report to the October Planning and Development Committee.

Staff attended a meeting of the EA Working Group (WG) on October 25, 2013 to discuss the draft AIR for the pipeline proposal. The meeting was also attended by representatives of the proponent, BC Oil and Gas Commission (OGC), District of Squamish, Tsleil-Waututh Nation,

Kwikwetlem Nation; Climate Action Secretariat, Ministry of Environment and Ministry Aboriginal Relations and Reconciliation.

The meeting focused on setting out the EA process, OGC's role, project description and the draft AIR. One issue raised is the location of a new compressor station in Squamish, currently the proposal identifies a site within than industrial area however other locations outside of the built area are being considered. Concern was expressed by representatives of the two Nations in attendance regarding the short turnaround for considering the draft AIR and lack of detail, at present, regarding the actual pipeline route.

The WG also includes representation from the Squamish Nation and Town of Gibsons and a range of local governments, provincial and federal agencies who were unable to attend the October 25th meeting. EAO noted that comments from WG members can also be submitted in the public consultation period which is currently scheduled for November 15th to December 15th, 2013 (additional information below).

DISCUSSION

The documentation provided for WG review is in draft form and the EAO requested that it not be made publically available until the public review process starts. Amended documents will be available for public review. Copies of the draft documents and presentations given at the WG meeting are available from staff for the Directors to review.

The proponent (Fortis BC) provided copies of an initial draft AIR and a document setting out what the “valued components” (VC) will be. Valued components are those aspects of environment, economic, social, health and heritage that are considered to be important and have the potential to interact with the project. Using these, the proponent identified key indicators and these will be the focus of the AIR. The VC document sets out the following range of items:

1. Environment

- Geophysical Environment
- Atmospheric Environment
- Water
- Fish
- Wildlife
- Vegetation
- Wetlands

2. Economic

- Employment and Economy

3. Social

- Community and Regional Infrastructure and Services
- Land and Resource Use

4. Heritage

- Heritage

5. Health

- Human and Ecological Health

Each of these is broken down further to identify the key indicators and will be looked at under the following headings:

- a) Context and boundaries
- b) Existing Conditions
- c) Potential Effects(including during construction and operation)

- d) Mitigation Measures
- e) Residual Effects and their Significance
- f) Cumulative Effects and their Significance
- g) Follow-up Strategy

Each of the above VCs is accompanied by a proposed study area. The study area boundaries change depending on the VC; for example the geophysical study area is a 1 km buffer around the pipeline and the atmospheric study area is a 30 km buffer. In general, the level of detail in the studies will vary with greater detail given to areas closer to the project and more general for wider areas that are further away.

At the meeting comment was made about the broad area that is currently being considered for the pipeline route. This area is a one kilometer buffer. The OGC noted that for its permitting process the buffer area is likely to be 200-300 metres to allow for small shifts in the actual route that will arise during the construction period. The First Nations' concerns related to the level of detail that they will need to consider in the review. The broader the area to study, the greater the resources needed by the Nation. The exact route will determine the actual impacts; thus it may be that more detailed engagement is required as the actual route emerges to ensure significant heritage interests are not impacted.

The Valued Components review and EAO experience of considering similar proposals for new or expanded gas pipelines informed the draft AIR.

Port Mellon Compressor Station Site

The Port Mellon compressor is located on a property owned by FortisBC. The property is located in West Howe Sound Electoral Area and on the McNair Creek Forest Service Road (Attachment A). It is within the *Hillside/Port Mellon Official Community Plan* area and has the Comprehensive Industrial land use designation. This designation allows for a range of forestry/lumber, light/heavy industrial, manufacturing and commercial support services. The site is zoned RU2 (Rural Two). Bylaw 310 allows for "public use" in any zone and defines "public use" to include natural gas and oil transmission lines. This public use provision reflects the fact that a compressor station is not subject to local government zoning (as per section 121 of the *Utilities Act*) as it is an integral component of a gas pipeline operation.

The compressor site is already configured to accommodate the new compressor unit; there is an available "slot" for the unit. At the WG meeting the representative from FortisBC noted that the unit will be powered by gas. This is likely to add to air pollution/greenhouse gas emission from the site and will be the subject of study within the EA.

FortisBC is investigating the potential for the compressor to be powered by electricity. This is being discussed between FortisBC and BC Hydro to consider the impact of adding this compression station, along with the new one proposed for the Squamish area and the existing one in Eagle Mountain area to the electrical network. The energy draw for these facilities is significant and it will need to be clear that any such addition does not cause problems to the delivery of electricity to existing and anticipated new connections.

Staff note that a building permit will be required for the addition to the Port Mellon compression station if new foundations and a new building (or extension to existing building) is required; staff will inform FortisBC and the EAO of this.

Cumulative Impact

The draft AIR includes a table of existing and proposed developments in the wider area. At the working group meeting, staff reviewed this and provided additional information about developments such as the Clowhom and Bear hydro projects to add to the list. There is also a

repetition as the Narrows Inlet Hydro project is on the list twice (once under its old name Stl'ixwim); this was also brought to the EAO's and proponent's attention. The BURNCO gravel proposal and Box Canyon hydro project are on the list. The Phantom Lake (Hydromax) and Jervis Inlet (Swift Power Corp) proposals are listed as is the Pan Pacific Aggregates Ltd Sechelt Carbonate Project. The District of Sechelt's proposed Biosolids Handling Facility and the Yrainucap Development Corp proposed Sechelt airport expansion are also on the list.

Staff note that additional power projects in the area should also be added, such as McNair and Sechelt Creeks. Staff will forward a complete list to the EAO and proponent. Staff will inform the District of Sechelt staff regarding the proposal as a whole and the two items on the list that are in the District. Staff will also inform Sechelt Nation, Squamish Nation and Town of Gibsons staff about the EA and the upcoming public consultation period.

EA process timelines (Estimated by EAO and including Public Consultation Periods)

The EAO provided a timeline that assumes there are no significant issues or holdups.

- Proponent files Project Description – July 2013
- Section 10 Order (of the *Environmental Assessment Act* sets out that the project is reviewable and may not proceed without an environmental assessment) – issued August 1, 2013
- EAO issues Section 11 Order – issued November 5, 2013. The Section 11 Order establishes the direction to the proponent on the scope of the project, what parts of their proposed project will be assessed, what effects will be considered in the assessment and what actions and activities the proponent is responsible for in the assessment. It also sets out required consultation activities and time frames.
- WG review and comment on the VC Selection and the dAIR documents – October 4 to 25, 2013
- Proponent to update dAIR – by Nov 8
- **Public comment period for dAIR – Nov 15 to Dec 15**

The EAO noted that the current plan is to hold two public meetings for the draft AIR; one will be in Squamish (on Saturday November 16) and the other in Coquitlam area (on Thursday November 21). Staff will inform the Board when details are available. No meeting is proposed for the SCRD area as there is only a minor component of work taking place on the Coast.

The SCRD has an opportunity to submit additional comments during this period. This allows for an opportunity to seek advice from the West Howe Sound Advisory Planning Commission, Natural Resources Advisory Committee and other community groups.

- Proponent to update dAIR – by Dec 18
- Final AIR issued by EAO – Dec 24
- Proponent prepares Environmental Assessment Certificate (EAC) Application – Jan 2014 to Jan 2015
- Proponent submits EAC Application to EAO – Jan 2015
- EAO evaluation screening of application – Jan 2015
- Submission of permit applications to OGC – Jan 2015
- Second WG meeting – February 2015
- Public comment period – March 2015

ANALYSIS

Staff reviewed the draft AIR and did not identify any obvious gaps.

With regard to impact the key issues for the SCRD will arise from the Port Mellon component of the project. Primary concerns will be noise and air quality issues that might arise from the increase in capacity and use of the compressor station in Port Mellon. The draft AIR includes reference to examining these issues. A secondary issue could arise if the Port Mellon and other compressor stations are powered by electricity; the proponent will need to demonstrate that this will not harm hydro supply to the wider area and identify what improvements may be needed to facilitate this. This would need to be considered in the context of cumulative impact and any site specific works will need to be preceded by an assessment of potential impact, in effect an environmental impact statement if it is presented outside of the context of this EA. Alternatively the EA could include sufficient information to address potential impacts arising from anticipated works to the existing BC Hydro facilities in the area.

The draft AIR could be amended to expressly note that the acoustic and air quality studies will expressly reference the Port Mellon area.

1. We Envision

The project as a whole, especially as it will facilitate the proposed LNG export facility at Woodfibre, could have significant impact and a detailed analysis will be needed. At this point staff concentrated on the potential impact of the Port Mellon compression station expansion.

The site's use would not change and it is sensible to make use of existing facilities/development rather than develop a new site. Thus the proposal supports focusing growth and concentrating new development within existing areas; thus there is no need to extend services such as roads and so on. This component of the proposal has no direct impact on resource extraction, agriculture, marine/freshwater, housing or transportation. As noted above there is likely to be increased greenhouse gas emission from the site and this will need to be considered during the EA. The draft AIR includes sections on air quality and greenhouse gas emissions. Reference is made to emissions from compressor stations as an issue to be studied and where mitigation measures, cumulative effects and follow up strategies are needed.

FortisBC is considering an alternative that will reduce emissions for the site. As the EA moves forward additional information and SCRD comments will be provided on the possible impact of emissions and the ability to alter each compressor's energy supply from gas to electricity.

2. OCP consistency analysis

The Port Mellon compressor station is within the Hillside/Port Mellon Official Community Plan area. The project is consistent with the Comprehensive Industrial land use designation.

3. FN considerations

The following First Nations are members of the working group: Tsleil-Waututh Nation, Squamish Nation, Musqueam First Nation and Kwikwetlem First Nation. There is also a separate but parallel process for engagement with First Nations by the proponent and is overseen by the EAO.

The Port Mellon compressor station is within Squamish Nation territory and the Nation's *Xay Temixw (Sacred Land) Land Use Plan*. SCRD staff have examined the plan and did

not identify any site specific designation for the Port Mellon site or area. The area seems to be within the broad “Forest Stewardship Zone” that refers to all forested areas within the traditional territory, outside of settlement areas, existing Parks and proposed Wild Spirit Places.

SCRD staff will follow up with Squamish Nation staff to confirm this interpretation.

4. Servicing Considerations – water, sewage disposal, storm water management, solid waste disposal, roads/access, park dedication

There are no servicing implications for the SCRD.

Options

1. Continue Active SCRD Participation in the Environmental Assessment

SCRD staff continue to review the documents and provide additional comments to the Environmental Assessment Office and FortisBC. This will include referring the proposal to the Area F APC and NRAC to provide additional support in reviewing the proposal. Staff will also contact the Squamish Nation, Sechelt Nation, Town of Gibsons, District of Sechelt, Future of Howe Sound Society and the Howe Sound Community Forum; copies of staff reports and Board resolutions will be made available. The SCRD website will be updated and a notice can be added to the SCRD Bulletin Board in the Coast Reporter to inform the wider community about the proposal and the EA.

Staff will provide a report to the December 12th Community Services Committee and Board to be in time to meet the proposed December 15 deadline for public comments. It is likely that some information will be provided as a late item given the tight timeline and the meeting schedule for advisory groups.

Staff support maintaining active participation in the EA process for this proposal. This will allow the SCRD to draw on the expertise that is available in the community and in neighbouring jurisdictions.

2. Reduce SCRD Participation in the Environmental Assessment

SCRD staff would continue to review the EA and inform the Board, however additional efforts to inform the wider community and other interested parties (such as the Squamish and Sechelt Nations) do not take place.

Staff do not support this option as it would prevent the SCRD from being able to access the broader knowledge base in the wider community.

Recommendations

Based on the above, Planning staff recommend that:

1. That the Planning and Development Committee receive the report titled “Eagle Mountain – Woodfibre Gas Pipeline Environmental Assessment” and dated November 1, 2013”;
2. AND THAT staff notify the following regarding the upcoming public consultation period for the draft Application Information Requirements (AIR):
 - a) Squamish Nation;
 - b) Sechelt Nation;
 - c) Town of Gibsons;
 - d) District of Sechelt;

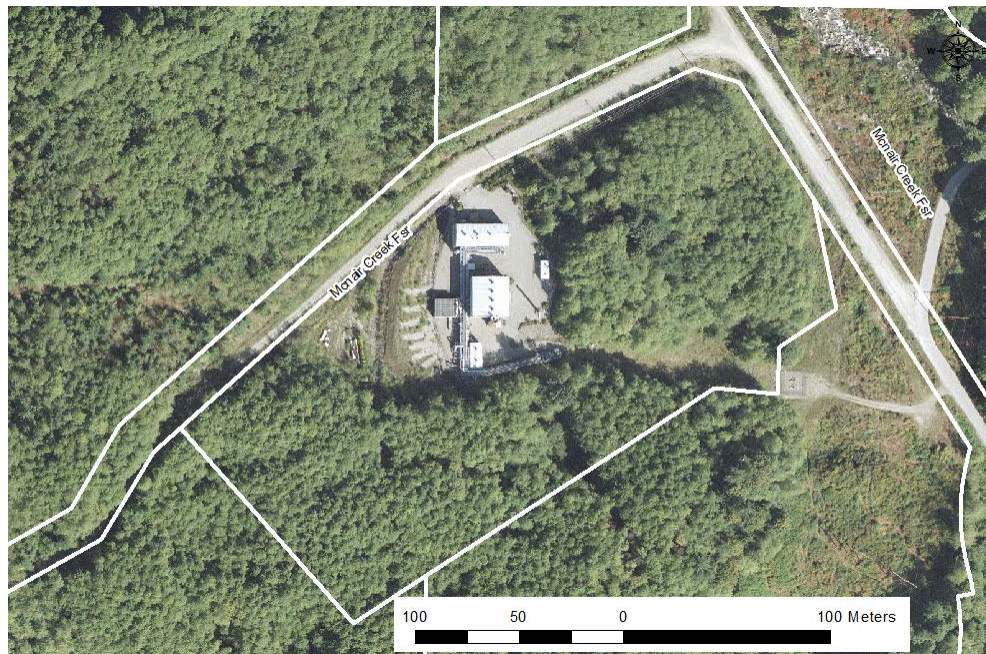
- e) Islands Trust;
 - f) Area F Advisory Planning Commission; and
 - g) Natural Resources Advisory Committee;
3. AND THAT staff refer the draft AIR to the above to seek input to assist the SCRD to submit a full response by the end of the public consultation period;
 4. AND THAT staff update the SCRD website and place a notice within the SCRD Bulletin regarding the public consultation period, when the dates are confirmed;
 5. AND THAT staff prepare a response for the Board to consider at a meeting in December, prior to the end of the consultation period.



David Rafael, Senior Planner

ATTACHMENT A

Compressor Station (parcel lines shown)



Compressor Station (nearby area)



Gas Pipeline Route (Port Mellon Area)

