



Gambier Island Local Trust Committee

Regular Meeting Agenda

Date: September 18, 2014
Time: 10:30 am
Location: Keats Camp - Pilot House
Keats Camp, Keats Island, BC

	Pages
1. CALL TO ORDER	10:30 AM - 10:30 AM
2. APPROVAL OF AGENDA	
3. MINUTES	
3.1 Local Trust Committee Meeting Minutes dated July 10, 2014 – for adoption	4 - 15
3.2 Local Trust Committee Public Hearing Record dated July 10, 2014 – for receipt	16 - 18
3.3 Section 26 Resolutions Without Meeting Log dated September 9, 2014 - attached	19 - 19
3.4 Gambier Island Advisory Planning Commission Minutes - none	
4. BUSINESS ARISING FROM MINUTES	
4.1 Follow-up Action List dated September 9, 2014 - attached	20 - 21
4.2 Sensitive Ecosystem Mapping - Outreach Maps	
4.2.1 Memorandum - to be distributed	
4.3 Hunting Regulations in Islands Trust Area - verbal update	
5. CHAIR'S REPORT	
6. TRUSTEES' REPORT	
7. DELEGATIONS - none declared	
8. TOWN HALL SESSION	

9. CORRESPONDENCE

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

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Foreshore Protection and Outreach - for discussion

10.2 Implementation of Official Community Plan Policies

10.2.1 Memorandum dated September 9, 2014 regarding Howe Sound Application Responses - attached 22 - 37

BREAK

11. APPLICATIONS AND PERMITS

11.1 GM-RZ-2013.2 (Gambier Island Sea Ranch - Bylaw No. 126)

11.1.1 Memorandum dated September 8, 2014 - attached 38 - 38

12. BYLAWS

12.1 Bylaw No. 126 cited as "Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2014" - for adoption

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report and Projects List dated September 9, 2014 – attached 39 - 41

13.2 Applications Log

13.2.1 Report dated September 9, 2014 – attached 42 - 45

13.3 Trustee and Local Expense

13.3.1 Expenses posted to month ending July, 2014- attached 46 - 46

13.3.2 Expenses posted to month ending August, 2014- attached 47 - 47

14. NEW BUSINESS

14.1 2015-16 Budget Submissions

14.1.1 Memorandum dated August 18, 2014 - attached 48 - 54

14.2 Crown Land Disposition Application (Barnabas) -
for discussion

15. ISLANDS TRUST WEBSITE

15.1 Gambier Pages - for discussion

16. CLOSED MEETING

The Gambier Island Local Trust Committee closes the next part of the September 18, 2014 business meeting to discuss matters pursuant to Section 90(1)(d) of the Community Charter to consider adoption of Closed Meeting Minutes and that Staff be invited to attend this meeting.

17. RECALL TO ORDER

Rise and Report from Closed Meeting

18. NEXT MEETING DATE

18.1 Thursday, October 23, 2014 at 10:30 am at
Gibsons Library, 470 South Fletcher Road,
Gibsons, BC

19. TOWN HALL SESSION - time permitting

20. ADJOURNMENT



Gambier Island Local Trust Committee Minutes of a Regular Meeting

Date of Meeting: July 10, 2014
Location: Gambier Island Community Centre
 Andy's Bay Road, Gambier Island, BC

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

Staff Present: Sonja Zupanec, Island Planner
 Aleksandra Brzozowski, Island Planner
 Diane Corbett, Recorder

Media and Others Present: Eoin Finn, Bowyer Island, Howe Sound
 Ruth Simons, Future of Howe Sound Society
 Peter Scholefield, Gambier Island Conservancy
 14 members of the public – a.m.
 6 members of the public – p.m.

1. CALL TO ORDER

Chair Graham called the meeting to order at 10:55 am and introduced trustees and staff in attendance.

Chair Graham noted that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 19.1 Community to Community Forum discussion
- 19.2 *Annapolis* update

By general consent the Agenda was approved, as amended.

3. QUESTIONS AND ANSWERS FOR PROPOSED BYLAW NO. 126, CITED AS “GAMBIER ISLAND LAND USE BYLAW 86, 2004, AMENDMENT NO. 2, 2014”

The proposed bylaw would amend the Gambier Island Land Use Bylaw to require a Statutory Right of Way with the Strata, Sunshine Coast Regional District (SCRD) and

Gambier Island Local Trust Committee (LTC) over land for park use in lieu of dedication of specified parkland to the SCRD. No Official Community Plan amendments would be required.

Planner Zupanec explained that the public hearing would be an opportunity for trustees to hear peoples' opinions on the proposed bylaw. The public hearing binder was available for review on the table at the front of the room.

Planner Zupanec provided background information on the proposed bylaw and inquired if the public had any questions.

Michelle Hall-McCaffrey of Sea Ranch wondered, once the right of way is in place for the park area, if the trail comes under someone else's jurisdiction.

Planner Zupanec explained that the land would still be owned by the Strata. The bylaw gives a legal right of way for use of the parkland, and Gambier Island Local Trust Committee and Sunshine Coast Regional District to maintain and manage that. Planner Zupanec recommended, if there are already parks objectives in the Sea Ranch strata documents, that the Strata communicate with the SCRD and Gambier Island LTC so there is an opportunity for collaboration and if there is a need for early consultation.

Planner Zupanec reviewed the bylaw process and next steps. It is anticipated that final reading would happen in the fall. She asked if there were any questions.

There were no further questions from the public or trustees.

4. RECESS FOR PUBLIC HEARING FOR PROPOSED BYLAW NO. 126

Chair Graham recessed the meeting for the public hearing for proposed Bylaw No. 126 at 11:13 am.

5. RECONVENE

Chair Graham reconvened the meeting at 11:27 am.

For the convenience of the public, Item 17 was discussed upon recommencement of the business meeting, as follows.

17. BYLAWS

17.1 Proposed Bylaw No. 126, cited as “Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2014”

The proposed bylaw would amend the Gambier Island Land Use Bylaw to require a Statutory Right of Way with the Strata, Sunshine Coast Regional District (SCRD) and Gambier Local Trust Committee over land for Park use in lieu of dedication of specified parkland to the SCRD.

Planner Zupanec noted there was no staff report, and distributed a paper copy of late submissions on the proposed bylaw.

Regarding the Agricultural Land Commission referral comment on the proposed bylaw, Planner Zupanec indicated that this should be considered by the LTC and would be clarified by staff prior to final adoption.

Planner Zupanec noted the LTC had received information from the Islands Trust Fund to consider a conservation covenant for 3.8 hectares of parkland. She pointed out that the applicant responded that this would be a barrier for this application. Planner Zupanec considered that it was not necessarily appropriate or imperative at this time to have a conservation covenant as a condition for adoption.

Trustee Stamford commented that, given the goals and history of Sea Ranch, she did not see a conservation covenant as a burning issue at this time, and perhaps this could be looked at in the future if it were to arise again.

Trustee Hagedorn commented on her observations at Sea Ranch of the restoration of the eelgrass and the stewardship of the land.

GM-2014-039

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give second reading to proposed Bylaw No. 126, cited as “Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2014”.

CARRIED

GM-2014-040

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give third reading to proposed Bylaw No. 126, cited as “Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2014”.

CARRIED

GM-2014-041

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee forward the proposed Bylaw No. 126, cited as "Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2014" to the Executive Committee for consideration.

CARRIED

Planner Zupanec advised the trustees they would no longer receive further information on the proposed bylaw. Any new information should be re-directed to planning staff who could vet it for trustees.

Trustee Stamford extended thanks to Planner Zupanec and to Sea Ranch.

By general consent, the meeting recessed at 11:38 am.

Chair Graham reconvened the meeting and moved into closed meeting at 11:47 am.

6. CLOSED MEETING

The Gambier Island Local Trust committee closed the next part of the July 10, 2014 business meeting to discuss matters pursuant to Section 90(1)(d) of the *Community Charter* to consider adoption of closed meeting minutes and 90(1)(f) and (i) of the *Community Charter* to consider a Bylaw Enforcement update and to receive advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and that Staff be invited to attend this meeting.

7. RECALL TO ORDER

The Gambier Island Local Trust Committee re-opened the meeting to the public at 12:09 pm. subject to Section 89 of the *Community Charter*.

8. MINUTES

8.1 Gambier Island Local Trust Committee Meeting Minutes dated May 22, 2014

The following amendments to the minutes were presented for consideration:

- page 4, second paragraph after bulleted list: delete "which he had done"
- page 4, item 8: delete "Keats and"
- page 5, resolution GM-2014-030: replace "Stanford" with "Stamford"

By general consent the minutes were adopted as amended.

8.2 Section 26 Resolutions Without Meeting

By general consent, the Section 26 Resolutions Without Meeting logs dated July 2, 2014 and July 9, 2014 were received.

8.3 Gambier Island Advisory Planning Commission Minutes – none

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List dated July 2, 2014

Planner Brzozowski provided an update on the Follow-Up Action List dated July 2, 2014.

10. CHAIR'S REPORT – none

11. TRUSTEES' REPORT

Trustee Stamford reported on recent activities:

- On May 27, Trustee Hagedorn and Trustee Stamford met with Chief Bill Williams at the Squamish Mosquito Creek office to discuss Local Trust Area issues specifically the woodlots and how the Squamish Nation's interests fit with local concerns. Chief Williams outlined the process of First Nation referrals with woodlot leases. He noted that the Squamish Nation would be primarily interested in archeological sites when any management plan was referred to them.
- On May 30 Trustee Stamford attended a meeting that Forestry, Lands and Natural Resource Operations (FLNRO) put on for specific "interested parties" around the woodlot issue on Gambier Island. Although no one from Islands Trust was invited, it was determined that Local Trust presence was important given the planning implications of what happens in Gambier's Wilderness Conservation Zone, so Trustee Stamford attended. At the meeting, there was discussion around the difference between public consultation and informing the public and several attendees said that the meeting was not a public consultation meeting as the Gambier Island Conservancy and various children's camps were not represented, nor were any records being kept. Trustee Stamford was encouraged to note that it was indicated at the meeting that there may be an opportunity to move the boundaries of the new woodlots.
- Jun 17-19 – Attended Trust Council Meeting on Saturna Island.
- July 3 – SCRD/Islands Trust Protocol meeting – SCRD Staff and Area Directors met with the LTC and Northern Islands Trust staff. There were discussions around jurisdictional issues and the provincial government's proposed Cumulative Effects Framework for the Howe Sound area as everyone agreed

there was an unprecedented array of industrial projects being proposed in the region.

- Trustee Stamford also participated in follow-up interviews with Bowen Undercurrent and Mountain FM about issues on Gambier Island.

Trustee Hagedorn noted that the proposed Woodfibre LNG project is requesting public comments by July 27, 2014.

Trustee Hagedorn attended the Town Hall on Keats organized by SCRD West Howe Sound Director Lee Turnbull. Director Turnbull will not be running next term.

At Trust Council on Saturna Island, Trustee Stamford and Trustee Hagedorn each brought forward motions that were accepted regarding the environmental assessment process on the proposed LNG project and regarding protocol agreements with the Ministry of Forests, Lands, and Natural Resource Operations.

At the SCRD/Islands Trust Protocol meeting, there was discussion about Gambier trails and woodlots, docks costs and repairs, Squamish Nation, BURNCO, and the proposed Woodfibre LNG project. Trustee Hagedorn noted the SCRD was very happy with the waste clean up that is happening on the islands.

12. DELEGATIONS

12.1 Eoin Finn regarding LNG Tanker Traffic through Georgia Strait

Eoin Finn, a 30-year resident of Bowyer Island, gave a presentation about his and others' concerns regarding the proposed Woodfibre LNG project to ship liquefied natural gas from Squamish through Howe Sound and Georgia Strait. He remarked how the transiting of tankers affects every community in Howe Sound.

Mr. Finn reminded the trustees about a Union of BC Municipalities resolution in 2008 "that UBCM urge the federal government to ban the passage of LNG tankers in the waters of the Malaspina, Georgia, Juan de Fuca and Haro Straits, and Boundary Pass".

Mr. Finn noted how the proposed LNG operations and shipping would happen close to a population centre, within a narrow waterway and an existing residential and recreational base. Mr. Finn commented on transportation issues for a tanker in Howe Sound.

The public has until July 27, 2014 to respond during this consultation phase of the application.

Trustee Hagedorn noted the proponent has to show an alternate route and wondered if there was more information available. She expressed concern about the depth/shalowness of the water along the transportation route.

Mr. Finn responded that the paucity of information from the BC government and proponent had been one of the concerns raised.

12.2 Ruth Simons, Future of Howe Sound Society, regarding the process of Value Components for Cumulative Effects Assessments

Ruth Simons, Executive Director for the Future of Howe Sound Society, addressed the LTC regarding comprehensive land and marine planning for Howe Sound, and information from the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO) on its next steps in the Cumulative Effects Assessment.

Ms. Simons highlighted the commitment of the Society to the conservation and stewardship of Howe Sound for current and future generations. She outlined the Society's purpose/objectives, background developments and activities over the past year.

Ms. Simons noted that a FLNRO representative had indicated the next steps pertaining to the Cumulative Effects Assessment would be a presentation from the Province outlining the results of a scoping exercise it will have undertaken involving key stakeholders. These results will be presented at the next Howe Sound Community Forum to be held in October, a delay from September 12, 2014.

Ms. Simons referred to the Howe Sound Community Forum Principles for Cooperation, which the LTC had signed, and its reference to the value in transcending jurisdictions to work collaboratively.

In light of local elections coming up, Ms. Simons asked that the LTC start considering the following:

1. ensure the knowledge of the work of the Howe Sound Community Forum and Principles for Cooperation are included in the succession plans for Board members and Trustees;
2. a budget is allocated for participating in future forums and playing a role as host community;
3. a budget is allocated for meaningful contribution for planning for Howe Sound.
4. to advocate and negotiate with the Province to remove the threat of natural resource development that contradicts the economic, social, and environmental values expressed through the Official Community Plan.

Trustees expressed support for the Howe Sound Community Forum and suggested Ms. Simons make a presentation to Trust Council at its September meeting to be held on Keats & Gambier.

12.3 Peter Scholefield, Gambier Island Conservancy, regarding the Gambier Island Woodlots

Peter Scholefield, president of the Gambier Island Conservancy, thanked the LTC for the support received in the group's endeavors opposing the woodlots. Mr. Scholefield distributed and discussed background information on this work.

As a result of taking the lead in this opposition, the Conservancy discovered there is opposition to the woodlots on the island and concern about this plan. A main objective of the Conservancy regarding the woodlots is to address the need for proper consultation on this issue.

At the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO)'s May 30, 2014 meeting on the woodlots, the LTC, the Gambier Island Conservancy and the Burrard Yacht Club were not invited. The Conservancy does not consider that meeting being adequate consultation. On June 24, 2014 FLNRO Assistant Deputy Minister Craig Sutherland announced that consultation would be offered after the successful bidders were selected.

The Conservancy responded by taking legal action to draft up a judicial review. The Province then indicated they would delay and arranged a public meeting for July 24, 2014 at a location in West Vancouver. Mr. Scholefield has emailed Assistant Deputy Minister Sutherland saying this is not a convenient location and suggested a meeting at a different time and location.

The Conservancy has established a Gambier Crown Land Management Planning Advisory Group that identified groups involved in activities in Howe Sound, and the Advisory Group is in the process of identifying contacts regarding land management issues on Gambier Island.

The Conservancy's intention is to improve and expand the trail network, to demonstrate to the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO) and others that this area of Gambier as a source of economic input would be better left for recreation.

Mr. Scholefield concluded that the process is flawed, does not include the community, and needs to be reviewed.

13. TOWN HALL SESSION

Kathy McTaggart, West Bay, Gambier Island, director of Gambier Island Conservancy, pointed out that, regarding Item 15.3 in the proposed Woodfibre LNG project document, the proponent had concentrated on the non-Sunshine Coast portion of the Sound and did not refer to the Howe Sound Landscape Unit, which contains Gambier Island. The Gambier Island woodlots had not been included in the proponent's long list of projects being reviewed for cumulative effects.

Ms. McTaggart urged the LTC to ask for a response to the issue of the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO) coordinating meetings that are inaccessible to Gambier and Sunshine Coast residents who are directly part of and

involved in the consultation, and to write a letter of support for Mr. Scholefield's request that the July 24, 2014 meeting be rescheduled.

Ms. McTaggart also thought it would be useful for Islands Trust to recommend to FLNRO that, in a debated issue like the woodlots, it would be useful to move to consultation and discussion, even to joint collaborative action in designing activities and policies. She observed that FLNRO was not following its own guidelines on consultation to encourage participation for remote areas.

Dan Rogers, Keats Island, supported Ruth Simon's recommendation that Islands Trust include participation in planning for Howe Sound as part of its planning process, and noted that local communities have to put resources behind this. Mr. Rogers encouraged Islands Trust to take a leadership role.

Graeme Wickham, Gambier Island, inquired about the assumption of the maintenance of the New Brighton dock by the Squamish Nation.

Trustee Stamford explained the Squamish Nation had been given \$750,000 from the Federal government to maintain the dock; subsequently, maintenance funds would need to be provided by the Squamish Nation. How the Squamish Nation would generate the future funds is not known at this time.

Ruth Simons remarked how all of the Howe Sound Islands are stakeholders in the proposed Woodfibre Howe Sound LNG project. The Future of Howe Sound Society was encouraging local governments to stress to the Province that there need to be answers regarding safety and the siting of this project. A meeting on the topic of Coal Transfer and Tanker Safety was tentatively scheduled for July 24, 2014 with the federal Minister of Transport that would include Ms. Simons and two others.

Peter Scholefield brought attention to some positive conservation initiatives of the Conservancy, a proposal to establish another major reserve on Gambier Island with a sponsored Crown grant, as well as other work with FLNRO to establish trails on Gambier Island.

Trustee Stamford pointed out that there is a strong move to have an addition to a park in Halkett Bay where there is a glass sponge reef. Trustee Hagedorn remarked that it is the only glass sponge reef that has been found in the world.

Mr. Finn pointed out that glass sponge is susceptible to siltation, such as would be the case if the proposed BURNCO operations were approved.

Chair Graham recessed the meeting at 1:58 pm.

Chair Graham reconvened the meeting at 2:08 pm.

14. CORRESPONDENCE – none

15. LOCAL TRUST COMMITTEE PROJECTS

15.1 Foreshore Protection and Outreach

Discussion ensued on possibilities for the provision of foreshore development education prior to the end of this term. There was consensus that contractors in the Gambier Trust Area would be an appropriate target audience for a workshop, especially contractors engaged with people losing their foreshore. Planner Brzozowski planned to develop a letter or poster and trustees will identify contractor champions.

15.2 Implementation of Official Community Plan Policies

15.2.1 Community Woodlots on Gambier Island

15.2.2 Environmental Assessment Processes for Howe Sound Application

Trustees discussed their current priorities in the implementation of Official Community Plan policies.

GM-2014-042

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to write a letter in response to the public information meeting announcement dated July 9, 2014 from Craig Sutherland, Deputy Minister of Tenures, Ministry of Forestry, Lands, and Natural Resource Operations, requesting that an alternate time and location be considered, to better reflect the needs of people living on Gambier Island, and that consideration of different models of consultation be added into their public information process.

CARRIED

GM-2014-043

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee write a letter to the Premier and associated ministers regarding the higher level values that Wilderness Conservation zoned lands represent to Howe Sound and BC as a whole, with copies to the appropriate people.

CARRIED

GM-2014-044

It was MOVED and SECONDED,

That the Gambier Island Local Trust Committee request the Executive Committee consider the Chair's attendance, or alternative Executive Committee representative, at an upcoming transport meeting with MP John Weston and Executive Director of Future of Howe Sound Society Ruth Simons in regards to Howe Sound LNG project, possibly as soon as July 24, 2014.

CARRIED

GM-2014-045

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee requests staff to bring a progress report and Local Trust Committee role around the several advocacy topics for Howe Sound to the next meeting.

CARRIED

GM-2014-046

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee move number 1 activity from the Follow-up Action Report titled "Site specific water zones" and move it to the Gambier Island Comprehensive Planning Project on the Projects List.

CARRIED

15.3 Environmental Assessment for Proposed Liquid Natural Gas Project (Woodfibre)

15.3.1 Cumulative Effects for Woodfibre LNG

15.3.2 RFD Chair letter re: Woodfibre LNG Environmental Assessment

Planner Brzozowski reviewed the staff report dated July 2, 2014 regarding an update on the Woodfibre Liquefied Natural Gas project.

16. APPLICATIONS AND PERMITS – none

17. BYLAWS – *See following item 5.*

18. REPORTS

18.1 Work Program Reports

13.1.1 Top Priorities Report and Project List dated July 2, 2014

Received for information.

18.2 Applications Log

18.2.1 Report dated July 2, 2014

Received.

18.3 Trustee and Local Expenses

18.3.1 Expenses posted to end of May 2014

Received.

19. NEW BUSINESS

19.1 Community to Community Forum Discussion

The LTC was invited to attend the Friday, July 25, 2014 Community to Community Forum at the Sechelt Nation's long house in Sechelt. Islands Trust staff will be in attendance and Local Trustees intend to attend.

19.2 Annapolis Update

Discussion ensued on the current status of the *HM Annapolis*.

19.3 Questions Regarding Invitation to Squamish Nation

Trustee Stamford inquired about protocols related to extending an invitation to the Squamish Nation Chief and Council to come to Gambier Island to meet informally with the LTC and Gambier Community Association.

Planner Brzozowski indicated she would bring back further information on protocols upon consulting with Squamish Nation staff.

20. ISLANDS TRUST WEBSITE

20.1 Gambier Web Pages – none

21. NEXT MEETING

Thursday, September 18, 2014 at 10:30 a.m. at Keats Camp Pilot House, Keats Island, BC.

22. ADJOURNMENT

By general consent the Gambier Island Local Trust Committee meeting was adjourned at 3:25 pm.

David Graham, Chair

CERTIFIED CORRECT:

Diane Corbett, Recorder



**Gambier Island
Local Trust Committee
Public Hearing Record**

**REGARDING PROPOSED BYLAW NO. 126
Amendment of the Gambier Island Land Use Bylaw to require a
Statutory Right of Way with the Strata, Sunshine Coast Regional District (SCRD) and
Gambier Island Local Trust Committee over land for park use in lieu of
dedication of specified parkland to the SCRD**

Date of Meeting: July 10, 2014
Location: Gambier Island Community Centre
Andy's Bay Road, Gambier Island, BC

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

Staff Present: Sonja Zupanec, Island Planner
Aleksandra Brzozowski, Island Planner
Diane Corbett, Recorder

**Media and Others
Present:** 14 Members of the Public

1. CALL TO ORDER

Chair Graham called the public hearing to order at 11:13 a.m.

2. OPENING REMARKS FROM THE CHAIR AND TRUSTEES

Chair Graham read aloud an opening statement regarding the proposed bylaw.

**3. PROPOSED BYLAW NO. 126, cited as "Gambier Island Land Use Bylaw 86, 2004,
Amendment No. 1, 2014"**

Island Planner Zupanec read the Notice of Public Hearing regarding proposed Bylaw No. 126 to amend the Gambier Island Land Use Bylaw to require a Statutory Right of Way with the Strata, Sunshine Coast Regional District (SCRD) and Gambier Island Local Trust Committee over land for park use in lieu of dedication of specified parkland to the SCRD. No Official Community Plan amendments would be required.

Two written submissions were received after the Notice was sent out. The Agricultural Land Commission had noted a portion of the pedestrian trail to Bert's Bluff runs through the Agricultural Land Reserve; an application for non-farm use would be required. The Squamish Nation indicated their interests were unaffected.

Island Trust Fund, while its interests were unaffected, had responded that, given proximity to the adjacent Protected Area, consideration be given to securing a conservation covenant to protect connectivity of Protected Areas.

No response was received from Tsleil-Watuth Nation and Sunshine Coast Regional District.

4. PUBLIC COMMENTS AND QUESTIONS

Chair Graham inquired if there were any submissions regarding the proposed bylaw.

Peter Buckland, of Abbott Street, Vancouver and Sea Ranch, Gambier Island, Vice President of the Strata Council, commented that when Sea Ranch was developed twenty or thirty years ago, the dwellings were clustered to allow for a wilderness area, and lot sizes were restricted to have up to two dwellings per lot. Over the years, it was more difficult to have two full sized dwellings on a lot, not automatic. In 2004 the bylaw was changed to allow two dwellings on a lot, in exchange for a parkland dedication.

As the Strata is governed by the *Strata Property Act*, disposal of property needs the permission of everyone. In light of the challenges in meeting 100% approval of members, an idea came up that, instead, a right of way be granted to the SCRD and Islands Trust, requiring approval of only 75% of the members. Sea Ranch community voted heavily in favor of going ahead (80% in favor) and is very much behind this. Mr. Buckland remarked that the community wanted this to be wilderness anyway, and that it is a gain all around.

In terms of the issue of the conservation covenant, it would require another 75% vote, more time and money. The community wants the area to stay as wilderness. It is not possible to guarantee the 75% vote. With a conservation covenant, there is a lot of negotiating to be done, and lawyer's fees, and the Strata cannot do anything to the property all. The Strata created a vision: a multi-generational inclusive island community that values a cooperative and engaged culture, dedicated to preserving the community for future generations. There is a risk of losing the vote for a conservation covenant.

Mr. Buckland thanked trustees and staff who had been helpful and very patient. The Strata are supporting this proposed bylaw.

Chair Graham asked a second and third time if anyone wished to speak to the proposed bylaw.

5. ADJOURNMENT

Hearing no further comments, Chair Graham declared the public hearing closed at 11:25 a.m.

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

Diane Corbett, Recorder

RWM From: July 03, 2014 To: September 09, 2014

Gambier Island

Resolution #	Action	Resolution Description	Resolution Date
2014-03	In Favour	That the Gambier Island Local Trust Committee authorise the release of up to \$250.00 for travel costs related to the attendance of Trustee Stamford and Hagedorn at the public information meeting on the new Gambier woodlots, hosted by the Ministry of Forests, Lands and Natural Resource Operations on Thursday, July 24, 2014.	Jul 23, 2014



Follow Up Action Report w/ Target Date

Gambier Island Nov-29-2013

No.	Activity	Responsibility	Target Date	Status
1	Staff to provide Trustees with possible shoreline protection strategies for DL 696.	Aleksandra Brzozowski Sonja Zupanec	Mar-20-2014	On Going

Jan-30-2014

No.	Activity	Responsibility	Target Date	Status
1	Planning and Trust Area Services staff to prepare streamlined version of sensitive ecosystems in the Gambier Local Trust Area, to use for future planning work and share with external bodies and members of the public.	Aleksandra Brzozowski Kate Emmings	Jul-10-2014	Done

Mar-20-2014

No.	Activity	Responsibility	Target Date	Status
1	Comment from BE on possible changes to BEN bylaw resulting from Bylaw 120 (Assoc Islands LUB)	Miles Drew	Apr-10-2014	On Going
1	Staff investigate restrictions re: rifle discharging in Gambier LTA and elsewhere in the Islands Trust Area. Update as of Sept 2: investigation continues.	Aleksandra Brzozowski	May-22-2014	On Going

May-22-2014

No.	Activity	Responsibility	Target Date	Status
1	Staff to explore shoreline site visit options in Gibsons. Trustee Stamford to explore options for shoreline site visits on Gambier. Update: focus has shifted to a contractors session. Site visit may still happen, but not immediate next step.	Aleksandra Brzozowski	Jul-10-2014	Done

1	Post Sustainability Guide and Saving our Shorelines on to the website.	Aleksandra Brzozowski	Jul-10-2014	Done
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Jul-10-2014

No.	Activity	Responsibility	Target Date	Status
1	Staff to write a letter in response to the public information meeting announcement dated July 9, 2014 from Craig Sutherland, Deputy Minister of Tenures, Ministry of Forestry, Lands, and Natural Resource Operations, requesting that an alternate time and location be considered, to better reflect the needs of people living on Gambier Island, and that consideration of different models of consultation be added into their public information process.	Aleksandra Brzozowski	Jul-17-2014	Done
1	Executive Committee consider the Chair's attendance, or alternative Executive Committee representative, at an upcoming transport meeting with MP John Weston and Executive Director of Future of Howe Sound Society Ruth Simons in regards to Howe Sound LNG project, possibly as soon as July 24, 2014.	Aleksandra Brzozowski Lisa Gordon	Jul-17-2014	Done
1	Proposed Bylaw 126 given second and third readings; forward to EC for approval.	Lisa Webster-Gibson	Jul-25-2014	Done
1	Develop a letter or poster about a contractors session and trustees will identify contractor champions.	Aleksandra Brzozowski	Sep-18-2014	On Going
1	Staff to bring a progress report and Local Trust Committee role around the several advocacy topics for Howe Sound to the next meeting.	Aleksandra Brzozowski	Sep-18-2014	Done



Memorandum

700 North Road Gabriola Island BC V0R 1X3

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

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

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

Date September 9, 2014

File Number GM 5450-30

To Gambier Island Local Trust Committee

From Aleksandra Brzozowski
Island Planner, Northern Office

Re Howe Sound Industrial Applications - Updates

This memorandum is to provide information to the Gambier Local Trust Committee (LTC) on matters pertaining to the draft Application Information Requirements (dAIR) for the BURNCO Aggregates Project, the dAIR for Woodfibre LNG, and the response procedures required by the LTC for these and other projects proposed in the Howe Sound.

BURNCO Aggregates Project

On August 13, 2014, planning staff received an email from the Environmental Assessment Office (EAO) informing the BURNCO project Working Group that changes had been made to the BURNCO Project Description. The letter from BURNCO applicant is attached to this memo (Attachment 1). The EAO reported that the changes would result in some modifications to modelling and the study area boundaries but would not change the information required as part of the Application Information Requirements.

On September 9, 2014, a final draft of the Application Information Requirements /Environmental Impact Statement Guidelines (AIR/EIS Guidelines) was sent out to the Working Group. The BC EAO and the Canadian Environmental Assessment Agency plan to finalize and issue the AIR/EIS Guidelines to the proponent shortly, and the Proponent plans to submit an application for an Environmental Assessment Certificate / Environmental Impact Statement before the end of the year.

Woodfibre Liquefied Natural Gas (LNG) Facility

Following up on Trust Council's request for the Executive Committee to monitor and consider directing activities related to the environmental assessment (EA) process for the Woodfibre LNG project, the Executive Committee considered on August 26, 2014 a staff report regarding Islands Trust participation in the Woodfibre LNG working Group (Attachment 2). Executive Committee resolved to assign Clare Frater, Trust Policy Analyst, to the LNG Working Group. Clare Frater, as Trust Area Services staff, will focus predominantly on the issue of tanker traffic through the Howe Sound. Staff has received Terms of Reference for the Working Group, which includes keeping working group information confidential.

The project is undergoing a provincial and a federal environmental assessment (EA) led by the BC Environmental Assessment Office (EAO). It is currently still finalizing the requirements for the Application Information requirements. For a timeline of the Working Group Process, please see Attachment 3.

It is expected that comments pertaining to matters other than tanker traffic will still be addressed to the LTC by neighbouring communities such as the Sunshine Coast Regional District. For those matters, LPS planning staff will work with the LTC to prepare responses to such requests and referrals.

Response and Advocacy regarding the Howe Sound Industrial Projects

At the May 22, 2014 meeting, the LTC requested Staff to prepare a summary of the response processes the Islands Trust are employing to address the various applications being proposed in the Howe Sound.

Project	Location/Jurisdiction of project	IT Staff Assigned?	Formal Processes Occuring? Run by whom?	Timeline of Project
BURNCO Aggregate Project at McNab Creek	Project occurs in the Gambier Local Trust Area, but outside the zoned plan areas	Aleksandra Brzozowski, Island Planner	Provincial Environmental Assessment, run by the BC Environmental Assessment Office. Rezoning Application, administered by the Sunshine Coast Regional District.	<i>Completed (2013):</i> Comments on the draft Value Components. <i>Completed (2013):</i> Comments on two drafts of the Application Information Requirements (dAIR). <i>Next Steps:</i> Evaluation of Application and Comments on Application
Woodfibre LNG	Project occurs outside the Gambier Local Trust Area, but tanker traffic will go through waters in the Gambier Local Trust Area.	Clare Frater, Policy Advisor (Trust Area Services)	Federal and Provincial Assessment, with provincial assessment substituting for federal assessment. Process run by the BC Environmental Assessment Office. Rezoning Application with the Sunshine Coast Regional District.	<i>Completed (2014):</i> Comments on the draft Value Components. <i>Current Steps:</i> Comments on draft of the Application Information Requirements (dAIR). <i>Next Steps:</i> Evaluation of Application and Comments on Application
Gambier Woodlots W2068 & W2069	Project occurs within the Gambier Island Plan Area, but on Crown land where forestry cannot be regulated by the LTC. The Ministry of Forests Lands and Natural Resource Operations (FLNRO) is the regulatory agency for forestry activities on these lands.	Aleksandra Brzozowski, Island Planner	FLNRO's Community Woodlot License process, including agency referral to Islands Trust.	<i>Incomplete (2003 - 2008):</i> Agency referral with Islands Trust regarding the draft woodlot boundaries. <i>Completed (2011):</i> Agency referral with Islands Trust regarding the completed woodlot boundaries. <i>Next Steps:</i> Agency referral for the woodlot management plans to come.
Potential Port Mellon Incinerator	Project occurs outside the Gambier Local Trust Area, but air quality issues encroach into the LTA.	Aleksandra Brzozowski, Island Planner	None as of yet. Site selection process will likely be managed by Metro Vancouver. If Port Mellon is the site chosen, the SCRD will likely require a rezoning.	<i>Completed (2014):</i> Comments sent to SCRD upon request. <i>Completed (2014):</i> Advocacy to Metro Vancouver. <i>Next Steps:</i> Monitor situation.
Sinking of the Annapolis	Project occurs in unzoned waters of the Gambier Local Trust Area and within a provincial marine park.	Clare Frater, Policy/ Advocacy Advisor (Trust Area Services)	No formal process.	<i>Completed (2012-2013):</i> Multiple Advocacy Letters <i>Next Steps:</i> Monitor situation.

Attachments:

1. Letter from BURNCO to Environmental Assessment Office dated August 5, 2014
2. Executive Committee Request for Decision – Participation in Woodfibre LNG Environmental Assessment Working Group
3. Environmental Assessment Working Group Roadmap – prepared by Environmental Assessment Office

August 5, 2014

Gerry Hamblin, Project Assessment Manager
British Columbia Environmental Assessment Office
PO Box 9426 Stn Prov Govt
Victoria, B.C., V8W 9V1

Kevin Inouye, Project Manager
Canadian Environmental Assessment Agency
410-701 West Georgia Street
Vancouver, B.C., V7Y 1C6

RE: Proposed BURNCO Aggregate Project Update

Further to your discussions with Golder Associates Ltd. (Golder), I am writing to confirm revisions to the proposed BURNCO Aggregate Project (the Project) that will be reflected in the revised Application Information Requirements/Environmental Impact Statement Guidelines (AIR/EISg), and the subsequent Environmental Assessment Certificate Application/Environmental Impact Statement (EAC Application/EIS), once submitted.

The on-site and off-site components of the proposed Project remain unchanged. There have, however, been refinements to the size and orientation of some of these components. The nature, extent, and rationale for these changes are described below. They are the result of detailed engineering design of the processing area and the associated system of tunnels and above ground conveyors. Also provided are some of the key revisions to the draft AIR/EISg document in response to comments received from Aboriginal groups, the Technical Working Group (TWG) and the public. These dAIR/EISg revisions will be fully documented in the final issues tracking documentation.

Summary of Project Refinements

For the purpose of the provincial EA under the BC *Environmental Assessment Act*, the on-site and off-site components of the proposed Project are as described in the Section 11 Order dated June 1, 2010 and the Section 13 Order dated December 5, 2013.

For the purpose of the federal EA under the former *Canadian Environmental Assessment Act*, the on-site and off-site components of the proposed Project remain as follows:

- Aggregate pit development with proposed production volumes of up to 1.5 million tonnes per annum;
- A processing plant;

- Marine loading facility;
- Shipping; and
- Reclamation, closure and monitoring.

The scope of assessment of the marine shipping component of the Proposed Project consists of the barge traffic in Howe Sound, Ramillies Channel, Thornbrough Channel, and Queen Charlotte Channel to south of Passage Island. In accordance with the Canadian Environmental Assessment Agency's letter dated November 12, 2013, the scope does not include shipping from where the barges meet the existing shipping lanes in the Strait of Georgia and in the Fraser River to BURNCO's existing facilities in Burnaby and Langley.

Since the Public Open Houses in October 2013, the maximum production rate of the proposed Project has been reduced from 1.6 MTPA to 1.5 MTPA and the mine life has been confirmed to be 16 years (compared to 15-20 years).

In early 2014, BURNCO commissioned a process engineering firm to prepare detailed design drawings of the proposed aggregate processing area, including the screens and crusher, the wash plant, stockpiles and all associated tunnels and above ground conveyor for moving aggregate to, from and around the site. In preparing the detailed design, it was determined that the size of the processing area needed to accommodate the required network of conveyors was larger than previously proposed. In redesigning the processing area, BURNCO considered the proximity of the site to the McNab Strata Residences and identified fish habitat. The maintenance of a treed buffer along the foreshore was also a key consideration.

The re-orientation of the processing area also required relocating the marine loading conveyor to exit from the south-east corner of the site, approximately 125 m east of where it had been previously proposed. This change was made to accommodate process design requirements, as well as to enable the barge load out jetty to be located perpendicular to shore in water deep enough to accommodate 5,500 DWT barges.

A summary of these revisions is presented in Table 1 below. Side-by-side comparisons of the September 2013 and July 2014 processing area and marine loading concepts are attached. All existing baseline information has been reviewed to confirm that there is sufficient information upon which to base an assessment of the revised processing area size and orientation. In light of these refinements, potential air quality, noise and visual quality effects of the proposed Project have been re-modelled. The EA is being conducted based on the new processing area size and orientation and the new marine loading conveyor location.

Table 1: BURNCO Aggregate Project Component Refinements.

Project Component	September 2013	July 2014	Rationale
Aggregate Pit Development			
Production rate (million tonnes per annum (MTPA))	1.0 MTPA (ave) 1.6 MTPA (max)	1.0 MTPA (ave) 1.5 MTPA (max)	Ongoing refinements to Mine Plan and confirmation of inputs to effects assessment models
Mine life	15 to 20 years	16 years	
Processing			
Size of processing area	25,200 m ² Approx. 140 m x 180	40,785 m ² Approx. 250 m x 200 m	Following detailed engineering design, larger area required to accommodate stockpiles and associated system of conveyors. Setback from identified fish habitat maintained. Dirt berm extended to reduce potential noise and visual impacts.
Treed foreshore buffer	75 m to 160 m wide adjacent to processing area	25 m to 50 m wide adjacent to processing area plus extended 20 m wide dirt berm	
Marine Loading Facility and Barging			
Covered above-ground electric conveyor	Exit near mid-point of processing area	Exit from south-east corner of processing area, approximately 125 m east of previously proposed location.	To accommodate process engineering design requirements and to enable jetty to be located in sufficiently deep water perpendicular to foreshore.

Revisions to the dAIR/EISg Document

Upon completion of the public comment period on the dAIR/EISg (Rev 2.1 dated September 9, 2013), BURNCO tracked and prepared responses to 475 written submissions from organizations and individuals. A Public Issue Tracking Table and revised dAIR/EISg (Rev 2.2) was submitted to the BCEAO and to the CEA Agency on February 13, 2014. BURNCO subsequently responded to additional TWG comments and submitted an updated TWG Issue Tracking Table and revised dAIR/EISg (Rev 2.3) to the BCEAO and to the CEA Agency on February 26, 2014.

Following review of BURNCO's responses to written public comments, the TWG provided further final comments which will be addressed in the final dAIR/EISg (Rev 3.0) when submitted.

BURNCO understands that our responses to all public and TWG comments on the dAIR/EISg will be made publicly available by the BCEAO upon issuance of the Approved AIR/EISg document.

A number of changes have been made to the dAIR/EISg in response to comments from Aboriginal groups, the TWG and the public, including the following additional information requirements and/or revisions:

- A list of anticipated project-related gas powered on-site equipment;
- A summary of the types of the jobs that will be created and the skills and experience that would typically be required;
- Specifications and other supporting documents for proposed aggregate processing equipment (i.e., for screening, crushing, and washing);
- References to 'seasonal' have been removed in relation to the McNab Creek strata residences;
- The effects assessment methodology has been updated to reflect current accepted EA practice in BC and Canada in accordance with the BCEAO Guideline for the Selection of Valued Components and Assessment of Potential Effects;
- An assessment of the potential risk of avulsion in the lower reaches of McNab Creek will be provided;
- Selected Valued Components (VCs) will be revised to present Marine Resource VCs separate from Fisheries and Freshwater Habitat VCs;
- Local Study Area (LSA) and Regional Study Area (RSA) habitat mapping (including eelgrass and kelp beds) will be completed as a part of the assessment of potential effects on Marine Resources;
- Habitat suitability models will be built for the following Valued Components (VCs): Roosevelt elk, grizzly bear, common nighthawk, western screech-owl, and northern goshawk;
- Forage fish (herring, surf smelt and Pacific sand lance) and their habitat has been added as a Marine Resource VC;
- The assessment of potential accidents, malfunctions, and unplanned events will include potential impacts to glass sponges and other marine benthic communities;
- Vessel Wake has been added as a Marine Transportation VC;
- The assessment will consider vibration induced by potential low frequency noise; and
- A series of LSA and RSA maps will be included as Appendix A of the dAIR/EISg.

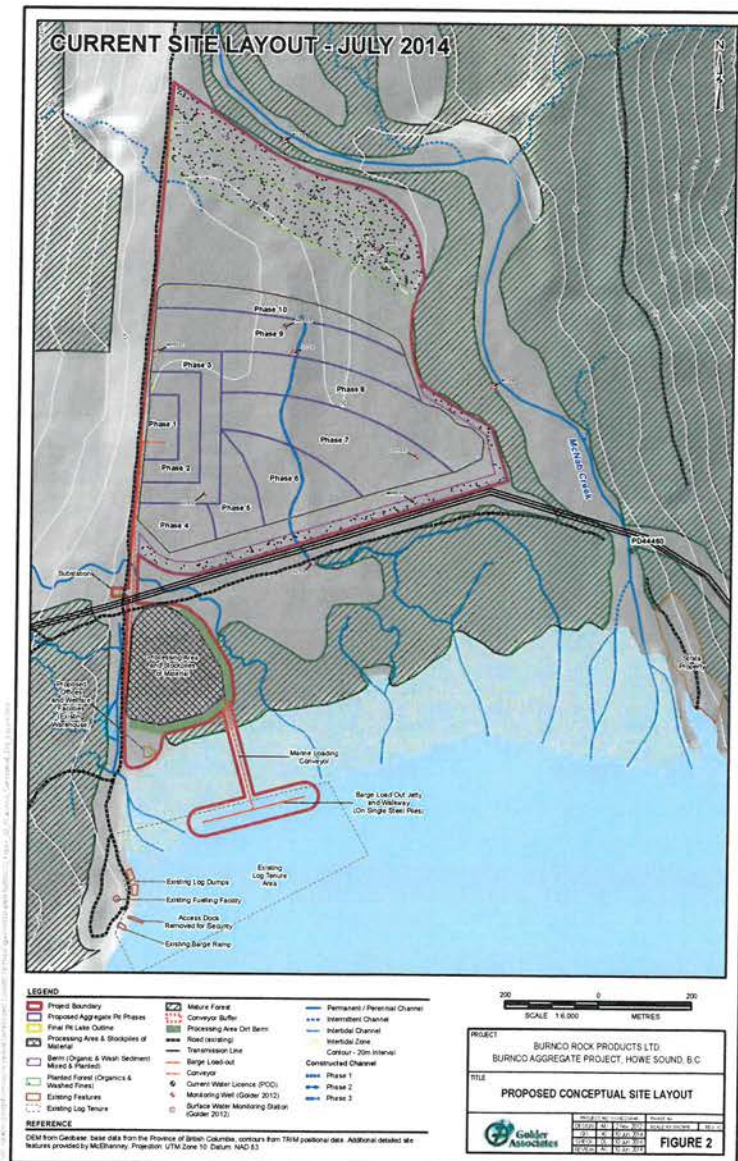
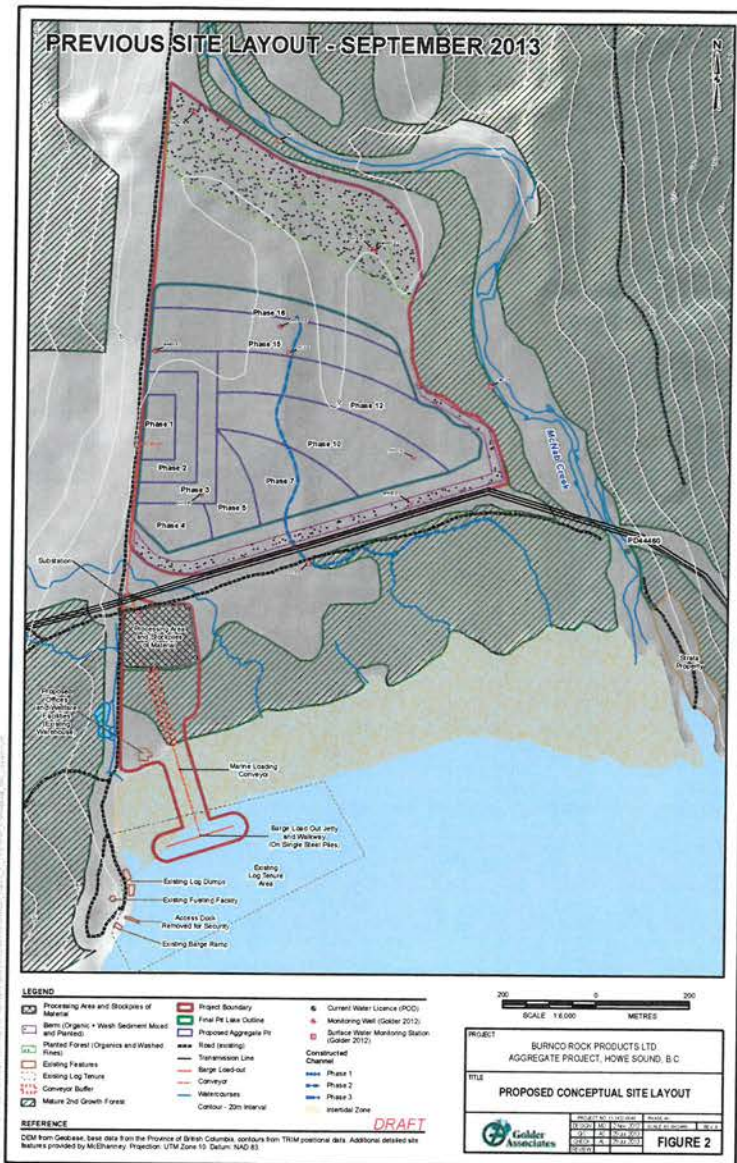
Revisions to the dAIR/EISg document in response to feedback from Aboriginal groups, the TWG and the public are being made concurrently with the completion of requirement studies and the preparation of the EAC Application/EIS. BURNCO looks forward to completing the assessment of the proposed Project and anticipates submitting an EAC Application/EIS to the BCEAO and to the CEA Agency for review in fall 2014.

Please contact me if there are questions.

Sincerely,



Derek Holmes
BURNCO Rock Products Ltd.



REQUEST FOR DECISION

To: Executive Committee

For the Meeting of: August 26, 2014

From: Clare Frater

Date: August 21, 2014

SUBJECT: Participation in Woodfibre LNG working group

RECOMMENDATION:

- 1) That the Executive Committee request that Policy Advisor, Clare Frater join the BC Environmental Assessment Office's Woodfibre LNG working group, limiting involvement to consideration of marine shipping impacts.
- 2) That the Executive Committee authorizes Clare Frater to receive and keep confidential from the Executive Committee and the Islands Trust Council information that all Woodfibre LNG Project environmental assessment working group members are required to keep confidential.

SENIOR STAFF COMMENTS: Staff representation on the BC Environmental Assessment Office's Woodfibre LNG working group will advance Trust Council's marine shipping advocacy program, will represent Bowen Island Municipality's interests and will decrease public pressure on Gambier Island local trustees and planning staff.

ISSUE SCREENING:

1. Origin of issue: Trust Council
 2. Executive Committee decision is: discretionary
 3. Issue is most closely related to Executive Committee Terms of Reference (6.1)
 4. Related to Islands Trust Policy Statement (policy 5.3.8)
 5. Related to current Strategic Plan: 6.1.3 provide service to Bowen Island Municipality
-

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Because the working group meets mostly by teleconference, staff estimate four days of staff time to implement the recommendations, including review of the final project application submitted to the Environmental Assessment Office. This exceeds the three days originally proposed for Howe Sound advocacy in the briefing submitted to Trust Council in June 2014 about Advocacy Costs and Resources. However, additional days are now available as the deadline for the letter of comment to the National Energy Board has been extended into 2015.

POLICY: No implications for existing policy.

FINANCIAL: Staff may incur up to \$500 in travel costs.

IMPLEMENTATION/COMMUNICATIONS: Staff will represent the Islands Trust object and the interests of the Bowen Island Municipality in all communications related to working group activities. The working group is expected to meet a few times during Fall 2014, with at least one in-person meeting in the Howe Sound region.

BACKGROUND

BC Environmental Assessment Office staff have contacted Islands Trust staff by phone to extend an invitation to sit as a member of the Woodfibre LNG project. Staff at the Islands Trust northern office and at the BC Environmental Assessment Office have received numerous enquiries from the public about why the Islands Trust is not represented on the working group. The enquiries have consumed numerous planning staff hours.

In June 2014, the Islands Trust Council passed the following resolution:

That the Islands Trust Council request the Executive Committee to monitor and consider directing activities related to the environmental assessment process for the Woodfibre LNG project.

On July 2, 2014 the Executive Committee passed the following resolution:

That the Executive Committee direct staff to draft a letter for the Chair's signature to the BC Environmental Assessment Office with comments on the Woodfibre LNG Valued Components Selection document and the Woodfibre LNG List of Accidents and Malfunctions and Projects included under Cumulative Effects document.

On July 17, 2014, the Chair sent a letter to the BC Environmental Assessment Office to request additional studies to support a more thorough understanding of the proposed LNG project's impacts. The Chair requested that the proponent be required to undertake, and make public, studies that examine:

- impacts of LNG tanker wake on eelgrass and kelp beds, all potentially impacted shoreline types, forage fish habitat, and public safety;
- feasibility of LNG tankers serving the Woodfibre LNG projects using LNG fuel rather than crude oil as an energy source as a way to mitigate the risk of oil spills;
- impacts of all marine shipping traffic related to the Woodfibre LNG project on recreational and commercial use of the marine environment throughout Howe Sound;
- potential impact of explosion or fire on a LNG tanker in transit, including a credible worst-case scenario in Howe Sound;
We have heard concerns from Howe Sound community members that a tanker accident could result in an LNG vapour cloud igniting when it meets an ignition source. This is obviously a source of worry for local residents.
- project's contribution to upstream greenhouse gas emissions generated by production and transportation of LNG to the project; and
- impacts on the glass sponge reefs from LNG tankers' wake, vibration and noise.

Staff also provided sensitive ecosystem and eelgrass mapping to Woodfibre LNG staff.

As a member of the working group, staff may be asked to keep information in confidence. The Islands Trust Council's Policy 7.1.viii *Receipt of Confidential Information from External Governmental Organizations and Agencies* which states in section 2a:

An employee may fully respect and adhere to conditions of confidentiality imposed on the receipt of information from external sources in circumstances which the Trust Council or the Executive Committee has, prior to the receipt of the information, authorized the employee to receive the information on confidentiality conditions acceptable to both the Trust Council or the Executive Committee and the source of the information. Such conditions may include an undertaking to the employee not to disclose the information to the

Trust Council or to any other Local Trust Committee. When a request is made by an external government agency to the employee, Trust Council, or Local Trust Committee to participate in meetings, the proceedings and product of which are to be confidential, the Trust Council or the Executive Committee will be able to address the confidentiality conditions in advance and agree or not as the case may be.

REPORT/DOCUMENT: August 19, 2014 Letter from Bowen Island Municipality to MOT

KEY ISSUE(S)/CONCEPT(S): Allocating staff resources to Trust Council's advocacy program.

RELEVANT POLICY:

- [Islands Trust Act](#), section 3
The object of the trust is to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.
- Islands Trust [Policy Statement](#) policy 5.3.1:
Trust Council holds that local trust committees and island municipalities should be consulted and involved in the decision-making process regarding provision of utilities, transportation services or facilities that might affect land use in their local planning areas.
- [Advocacy Policy 6.10.iii](#)
- [Communications Policy 6.10.ii](#)
- [Receipt of Confidential Information from External Governmental Organizations and Agencies Policy 7.1.viii](#)

DESIRED OUTCOME: Safe shipping in the Islands Trust Area

RESPONSE OPTIONS

Recommended

- 1) That the Executive Committee request that Policy Advisor, Clare Frater join the BC Environmental Assessment Office's Woodfibre LNG working group, limiting involvement to consideration of marine shipping impacts.
- 2) That the Executive Committee authorizes Clare Frater to receive and keep confidential from the Executive Committee and the Islands Trust Council information that all Woodfibre LNG Project environmental assessment working group members are required to keep confidential.

Alternatives

That the Executive Committee not assign staff to the BC Environmental Assessment Office's Woodfibre LNG working group, but provide input via the Sunshine Coast Regional District's staff representative. (Half day)

That the Executive Committee request that staff review the project application when it becomes publicly available, and provide recommendations to the Executive Committee about a Chair's letter to the BC Environmental Assessment Office. (One day)

Prepared By: Clare Frater, Policy Advisor, August 21, 2014

Reviewed By/Date: Lisa Gordon, August 22, 2014

August 19, 2014

via email: lisa.raitt@parl.gc.ca

The Honourable Lisa Raitt
Minister of Transport
307 Confederation Building
House of Commons
Ottawa, Ontario K1A 0A6

SUBJECT: Concerns regarding LNG Supertankers in Howe Sound

Dear Minister Raitt,

On behalf of the Bowen Island Municipal Council, we would like to express our concerns regarding the proposed Woodfiber LNG Export Plant Project in Howe Sound and the resulting LNG Supertanker Traffic in area waters. We are concerned about the safety of our residents and about the potential for serious environmental damage with any increase to marine traffic in these confined waters. Howe Sound is clearly Federal jurisdiction. Port Metro Vancouver does not extend to Howe Sound.

We understand that environmental and safety reviews have yet to be completed on the LNG project, and we also understand that there are additional permits being applied for in Howe Sound, such as logging, coal transfers, Metro Vancouver garbage and gravel extraction. Each of these industries on its own would cause a significant increase in marine traffic. If several permits were approved, the increase in marine traffic would be unprecedented. Existing traffic already includes log booms, freighters, ferries, cruise ships and hundreds of recreational craft.

We are concerned about the lack of oversight over this marine area and that decisions related to permits might be made in the absence of an overall comprehensive plan for Howe Sound, a plan that recognizes the impact to marine traffic and its effect on the residents, the environment, tourism and recreation.

We respectfully request the Minister responsible for marine transportation to establish a co-coordinative body to manage current as well as increasing marine traffic in Howe Sound. Please do not hesitate to contact our office at 604-947-4255 or bim@bimbc.ca if you have any questions or concerns.

Yours truly,

{ORIGINALLY SIGNED}

Mayor Jack Adelaar

cc: *MLA Jordan Sturdy (West Vancouver Sea-to-Sky)*
MP John Weston (West Vancouver/Sunshine Coast)
Islands Trust Council
Members of the Howe Sound Community Forum
Woodfiber LNG c/o Marian_Ngo@wlng.ca

Table 1: Environmental Assessment Working Group (WG) Roadmap

Pre-Application (no regulatory timeline)		
EA Activity	Involvement of WG	WG Deliverable
EA is initiated (section 10 Order)	Federal, provincial and local government agencies and Aboriginal groups are informed of the EA. Federal, provincial and local governments are invited to identify a representative for the WG.	WG representatives identified to EAO.
Scope, procedures and methods of EA are developed (section 11 Order)	WG is formally established in the section 11 Order. Section 11 Order identifies Aboriginal groups invited to the WG. WG members may be asked to provide feedback regarding the scope of project components and activities. WG notified when section 11 Order issued.	Potential written comments on scope of EA.
Identification and selection of valued components (VCs)	Review of proponent's initial proposed VCs, indicators and pathways.	Written comment on suitability and adequacy of valued component selection and rationale. Participation in sub-group discussions if required.
Application Information Requirements (AIR)	Review of draft Application Information Requirements to ensure complete and appropriate project-specific information for completing an Application. Review and respond to proponent's issue tracking tables.	Written comment on information requirements, including valued components, planned studies, and appropriateness of methodologies. Written comment on content of proponent's issue tracking tables, and adequacy of proponent's responses to issues raised. Participation in sub-group discussions as required.

Technical issues identification and resolution	As requested, participate in focused technical sub-working groups established by EAO to identify and resolve issues or gaps, and provide guidance to help ensure the correct information is identified, collected and/or presented to resolve issues or gaps. Review baseline reports. Provide feedback on proponent's draft chapters of EAC Application.	Deliverable and format adapted to specific project circumstances. Would likely be a series of sub-group meetings and correspondence with EAO and proponent on methodology, baseline studies, mitigations and preliminary results over the course of the pre-Application period.
Evaluation of Application ("screening") – 30 days	Review those sections of the Application within the mandate of the WG member's organization to determine if the information required by the AIR is present in sufficient detail to conduct a review of the Application.	Written advice on the presence/absence and adequacy of required information. Possible full WG meeting or conference call.

Application review (180-day timeline to complete review)		
EA Activity	Involvement of WG	WG Deliverable
Review of Application	Detailed evaluation of sections of Application relevant to WG member organizational mandate. Focus on evaluation of proponent's assessment of residual adverse direct & cumulative effects, adequacy of baseline studies, proposed mitigation measures, characterization of residual effects, significance analysis, and follow-up monitoring.	Written comments, usually due around day 45-60. Possible full WG meeting. Technical sub-WG meetings likely.

Review of EAO draft Assessment Report	Review and comment on EAO's draft assessment of the project's potential residual effects and the characterization of the factors that contribute to the significance determination in the areas relevant to the organization's mandate. EAO will provide at least one opportunity to review the draft Report.	Written comments, usually sought around days 90-130.
Review of EAO certified project description and table of conditions	Review and comment on the proposed certified project description. Review may be targeted to agencies with concurrent or subsequent permit requirements, and/or organizations that have compliance or monitoring responsibilities. Comment on and contribute to the development of the table of conditions for the EA Certificate.	Written comments, during second half of the Application review period.



Memorandum

Date: September 8, 2014 File Number: GM-RZ-2013.2

To: Gambier Island Local Trust Committee

From: Sonja Zupanec, Island Planner

Re: Final Reading and Adoption of Proposed Bylaw No. 126

The Local Trust Committee (LTC) may now consider final reading and adoption of Proposed Bylaw 126. A copy of the draft statutory right of way (SRW) and a co-tenancy agreement for the 3.8 hectare public park is being reviewed by the Sunshine Coast Regional District (SCRD) and will be finalized by Trust planning staff for applicant, SCRD and LTC signatures at a future date. No changes to the SRW have been made since the LTC reviewed a draft in March 2014.

The applicant has applied to the Agricultural Land Commission (ALC) for non-farm use approval for a portion of the proposed Bert's Bluff trail. Approval has not yet been granted and is pending. As this pending approval is for a SRW for a trail that is separate from the 3.8 hectare parkland (which is the focus of the rezoning application) there is no reason to postpone or delay adoption of the proposed bylaw and final reading can be considered at this time.

ec Courtney Simpson
Regional Planning Manager



Top Priorities

Gambier Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Foreshore protection/stewardship and clarity; implementation of Development Approval Information Bylaw (DAI) or Development Permit Areas (DPA's).	Investigate and recommend options for protection/stewardship within the local trust area through the use of existing land use planning tools.	Jan-31-2012	Aleksandra Brzozowski	Nov-27-2014	On Going
2	OCP advocacy policies - implementation & support	Work related to supporting the advocacy policies stated in the Gambier, Keats, and Associated Islands OCPs and in the IT Strategic Plan. Ex. Woodlots, industrial facilities, cross-jurisdictional management of Howe Sound	Oct-24-2013	Aleksandra Brzozowski	Nov-03-2014	On Going
3	Riparian Areas Regulation Implementation Project for Gambier Island Local Trust Area.		Oct-26-2011	Aleksandra Brzozowski	Dec-31-2012	On Going



Projects

Gambier Island

No.	Description	Activity	Received/Initiated	Status
1	Keats Island OCP Map Amendment - add trail map used during public process developing OCP.		Mar-08-2007	On Going
1	Staff to prepare an issues outline with respect to Gambier Island Comprehensive Land Use Planning Project. (Address community planning and environmental protection issues) Gambier dp and comprehensive planning - subject to alternate funding and resources. To include: 1. Road issues - road network, and parking issues 2. Gambier forest tenure and reallocation - Gambier Island Crown lands. Gambier LUB follow-up: Definition of recreation in Area 3, CD1 Zone. Subdivision and use of common property in a bare land strata plan. Legal non-conforming - information note. ssociated secondary dwelling - definition and use. Potable water requirements. Staff to research the history of Site-Specific water zones on Gambier.		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.	Please make note to consider Objectives 6.1 & 6.2 in the new Agricultural Area Plan for the Sunshine Coast Regional District.		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	Review Gambier OCP/LUB to address:	- definition of breakwater - trams (currently silent) - advocacy policies around pump out stations - review of title Wilderness Conservation	May-22-2014	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: Aug-26-2014

no change

Status Date: May-07-2014

no change

Status Date: Mar-28-2014

no change

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

Status Date: Oct-25-2013

Staff advised applicant of outstanding information required for application.

Status Date: Aug-14-2013

Applicant submitted application and some supplemental information.

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: Mar-13-2014

Teleconference with applicant regarding next steps.

Status Date: Jan-20-2014

File transferred to S. Zupanec - staff in contact with applicant to ensure timely review of their consultation strategy and cost recovery deposit for 2014 planning work.

Status Date: Oct-08-2013

Applicant wishes to continue with contract planner until Dec 2013

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: Sonja Zupanec

Planning Status

Status Date: May-01-2014

Referral response from ITF suggests conservation covenant in tandem with SRW. For further discussion with applicant and LTC.

Status Date: Apr-24-2014

Referral response for ALC indicates exclusion for non-farm use for portion of SRW may be required. ALC staff on holiday until May 12. Follow up required.

Status Date: Apr-11-2014

First Reading given; referrals sent and CIM/PH scheduled for July

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

Planning Status

Status Date: Oct-03-2012

Referral response sent to MOTI and applicant

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

Planning Status

Status Date: Mar-28-2014

Under review by planner

Islands Trust
 LTC EXP SUMMARY REPORT F2015
 Invoices posted to Month ending July 2014

630 Gambier	Invoices posted to Month ending July 2014	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	1,000.00	2,154.21	-1,154.21
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	2,500.00	386.07	2,113.93
65210-630	LTC - Local Exp - APC Meeting Expenses	750.00	0.00	750.00
65220-630	LTC - Local Exp - Communications	300.00	0.00	300.00
65230-630	LTC - Local Exp - Special Projects	750.00	0.00	750.00
TOTAL LTC Local Expense		<u>4,300.00</u>	<u>386.07</u>	<u>3,913.93</u>
Projects				
73001-630-3003	Gambier RAR	30,000.00	0.00	30,000.00
73001-630-4024	Gambier Foreshore Protection and Stewardship	3,000.00	0.00	3,000.00
73001-630-4027	Gambier Forage Fish	5,000.00	0.00	5,000.00
TOTAL Project Expenses		<u>38,000.00</u>	<u>0.00</u>	<u>38,000.00</u>

Islands Trust
LTC EXP SUMMARY REPORT F2015
Invoices posted to Month ending August 2014

630 Gambier	Invoices posted to Month ending August 2014	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	1,000.00	2,154.21	-1,154.21
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	2,500.00	708.32	1,791.68
65210-630	LTC - Local Exp - APC Meeting Expenses	750.00	0.00	750.00
65220-630	LTC - Local Exp - Communications	300.00	0.00	300.00
65230-630	LTC - Local Exp - Special Projects	750.00	0.00	750.00
TOTAL LTC Local Expense		<u>4,300.00</u>	<u>708.32</u>	<u>3,591.68</u>
Projects				
73001-630-3003	Gambier RAR	30,000.00	0.00	30,000.00
73001-630-4024	Gambier Foreshore Protection and Stewardship	3,000.00	0.00	3,000.00
73001-630-4027	Gambier Forage Fish	5,000.00	0.00	5,000.00
TOTAL Project Expenses		<u>38,000.00</u>	<u>0.00</u>	<u>38,000.00</u>



Memorandum

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Date August 18, 2014 File Number 6500-01

To Denman Island Local Trust Committee
Hornby Island Local Trust Committee
Lasqueti Island Local Trust Committee
Ballenas – Winchelsea Islands Local Trust Committee (Executive Committee)
Gabriola Island Local Trust Committee
Gambier Island Local Trust Committee
Thetis Island Local Trust Committee

From Courtney Simpson
Regional Planning Manager, Local Planning Services

Re **2015-16 Budget Submissions**

Local trust committees are asked to submit budget requests for the next fiscal year (2015-16).

Local Trust Committee Expense Budgets:

Local Trust Committee Expense budgets include the following:

- LTC meeting expenses
- APC meeting expenses
- Communications
- Special Projects
- Miscellaneous

A budget for Local Expense Account has been developed based on the historical spending, and is shown in Attachment 1. Local trust committees may make changes to this allocation; however, consideration should be given to the historical spending and a rationale provided for making the change.

LTC meeting expenses:

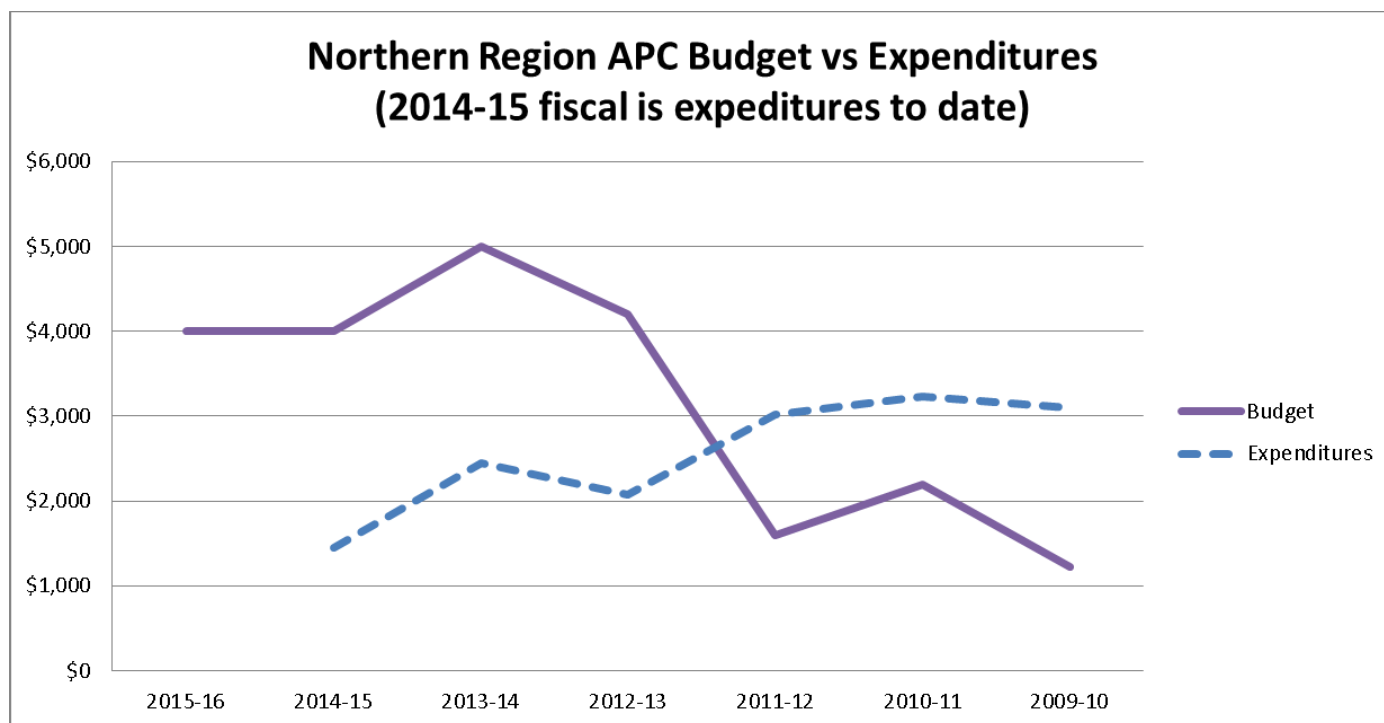
No changes are recommended for the LTC meeting expense account budgets as presented in Attachment 1.

Advisory Planning Commission Budgets:

Consideration was given to recommending increased budget requests for LTCs that staff is recommending take on a major project that is likely to have a higher than average number of APC referrals. Attachment 1 shows a proposed \$750 Advisory Planning Commission (APC) budget for all Northern LTCs excepting Thetis and Lasqueti with a \$500 budget.

In the Northern Region, contract minute takers are only hired for an APC meeting at the direction of the LTC on a case by case basis, at times upon recommendation of staff. In the Southern and Salt Spring regions all APC meeting minutes are taken by a contract minute taker. Staff has found that having a contract minute taker for APC meetings can be a resource for meeting procedures when no other staff is present, reduces staff time

after the meeting to reformat minutes, and typically results in a more useful record of the meeting and as such will be recommending to LTCs that all APC minutes are taken by a contract minute taker. Staff analyzed the APC budgets and expenditures over the past five fiscal years to determine if an increase to the APC budget would be recommended to allow all APC minutes to be taken by a contract minute-taker.



For the Northern Region overall, APC budgets have increased since the 2009-10 fiscal year in response to expenditures exceeding budget in the earlier years shown on the chart above. The number of APC meetings in the region peaked in the 2010-11 fiscal which coincides with the peak in expenses. Although LTC's that undertake major OCP/LUB review projects in the next fiscal are expected to exceed their \$750 budget for APC meetings, APC expenses for the Northern Region are not expected to exceed the budget. Staff considered recommending some LTC's reduce their APC meeting budget request and other LTC's increase theirs to keep the total for the region the same but bring the budgets more in line with expected expenses, but has decided not to make this recommendation. It is difficult to predict projects and APC referrals in an election year, and given historical records of expenditures in this category back to 2009-10, the overall APC budget for the region is not expected to be exceeded. Staff believes contract minute takers can be hired for all APC meetings and still stay within the budget for the region.

Communications Budgets:

No changes are recommended to the communications budgets as presented in Attachment 2. Communications for project work is included in the budget requests for those projects.

Special Projects Budgets:

A small amount of funding is included in the Special Projects line item in the Local Trust Committee Expense Account. This funding is intended to support local planning initiatives at the discretion of the local trust committee (a local trust committee resolution is required to use these funds).

LTC Projects Budgets:

Local trust committees should make a funding request to support project work, including OCP and LUB work that cannot be undertaken with the money available in the Expense Account Special Projects line. Given the upcoming election, consider what the current LTC would recommend as projects for the incoming LTC in 2015/16 fiscal year. The new LTC will have an opportunity to amend these requests after being sworn-in in December and prior to the Financial Planning Committee meeting in February 2015. Recommended projects budgets are presented in Attachment 2.

For the Northern Region, staff recommends that two new OCP/LUB reviews are undertaken; DeCourcy Island (Gabriola Local Trust Area) and Gambier Island. Based on staff resources and other ongoing and recommended projects, this is the maximum number of complete OCP/LUB review projects that can be undertaken. In order to decide which bylaws to recommend for review, the table in Attachment 3 was developed, that lists all Northern Region base bylaws and their adoption dates.

The projections for major OCP/LUB reviews in Attachment 3 has OCP/LUB's that are being adopted this term waiting in excess of 25 years before another review, if the schedule remains at two major reviews per term. The Northern Region has 13 sets of bylaws compared to 6 in the Southern Region and 4 in the Salt Spring Local Trust Area, and comparable staff resources between the three offices.

A need to address the number of OCP/LUB's in the Northern Region has been identified, with the goal of reducing the years between reviews. One option is to start a new OCP/LUB review in the third or fourth year of a term with the goal of completing it in the following term, thus condensing the review schedule. Another option is to join base bylaws as they are reviewed to reduce the number of base bylaws in a single local trust area. These options can be further explored in the future. Undertaking more major reviews concurrently is not a feasible option with current budget and staffing levels.

Riparian Areas Regulation:

Local trust committees should discuss their requirements for RAR funding next fiscal to assist the Regional Planning Manager and Director in developing a budget for RAR.

Special Consideration:

When considering new work items for the 2015/16 fiscal year, LTCs are asked to consider the following:

- A new local trust committee will be sworn-in in December 2014, therefore, priorities could potentially change after the new LTC sets its priorities. Current LTCs are responsible for ensuring that the incoming LTC has sufficient funds to undertake work program items.
- Projects planned for the current fiscal (2014/15) which are not completed should be considered as a new project for the 2015/16 fiscal year with resources allocated to support that work.

Budget Request Timeline:

August 2013 Regional Planning Managers develop budget estimates for consideration by LTCs

Aug to Sept LTCs review and approve budget requests at LTC meetings

Sept 23, 2014 All budget requests forwarded to Director of Local Planning Services

Sept 29, 2014 All budget requests forwarded to Director of Administrative Services

Oct 29, 2014 FPC reviews and discusses first draft of budget

Nov 12, 2014 FPC approves the draft budget

Dec 3, 2014 Trust Council reviews draft budget

LTC Budget Requests

Attachment 2 is a Table with all draft project submissions recommended to Northern LTCs. LTCs should review the attached worksheet of its specific requests. The preliminary project requests have been drafted based on all Top Priority work program items which are currently anticipated to commence in, or to carry, into the next fiscal year. Items from the Projects List which the planners anticipate commencing in the coming year are also included. The LTC should identify any other projects it is currently considering and add them to the

budget request (and the work program if necessary) and identify any additional expenses associated with the identified projects.

Resolution Wording

1. THAT the ____ Island Local Trust Committee approve and forward the draft 2015-16 LTC Project Budget submission to Financial Planning Committee as presented; or
2. THAT the ____ Island Local Trust Committee revise the draft 2015-16 LTC Project Budget submission and forward to Financial Planning Committee as revised.

Attachments:

1. Table of Local Trust Committee Expense Budgets
2. Summary table of Northern LTC project budget requests
3. Northern Official Community Plan and Land Use Bylaws Review Schedule

pc Island Planners and Planner 2

Attachment 1: Local Trust Committee Expense Budgets

2015/16 LTC EXPENSE BUDGET															Total 2015/16
	615-Denman	620-Gabriola	625-Galiano	630-Gambier	635-Hornby	640-Lasqueti	645-Mayne	650-N.Pender	655-Salt Spring	660-Saturna	665-S.Pender	670-Thetis	EC as LTC	LPC	
population	1095	4050	1258	313	1074	359	1112	1996	9780	359	236	372			22004
	5%	18%	6%	1%	5%	2%	5%	9%	44%	2%	1%	2%			
LTC EXPENSES **															
LTC Meeting Expenses	2,500	4,250	2,500	2,500	2,500	500	1,500	2,750	8,000	1,000	1,000	1,000			30,000
APC Meeting Expenses	750	750	500	750	750	500	750	750	2,000	500	500	500			9,000
Communications	300	750	300	300	300	300	300	300	1,250	300	300	300			5,000
Special Projects	750	2,250	750	750	750	750	750	750	4,500	750	750	750	750		15,000
Miscellaneous															0
SUB-TOTAL EXPENSES	4,300	8,000	4,050	4,300	4,300	2,050	3,300	4,550	15,750	2,550	2,550	2,550	750		59,000
Program	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	4,300	8,000	4,050	4,300	4,300	2,050	3,300	4,550	15,750	2,550	2,550	2,550	750	0	59,000
	7%	14%	7%	7%	7%	3%	6%	8%	27%	4%	4%	4%			

Attachment 2:

Draft Northern LTC Program Budget Requests 2015/16 Fiscal				
LTC	Project Request	Cost (\$)	Description	Notes
Denman	RAR (completion)	\$ 2,500.00	Mapping completed in 2013-14, draft bylaws July 2014, consultation to begin in Sept 2014	1 public hearing (\$2000) stand-alone, communications material (\$500) Tentative. May be completed in current fiscal
	Protocol Agreement with K'omoks First Nation	\$ 2,000.00	K'omoks has invited discussion on a protocol agreement with a focus on aquaculture	Meetings and some consultant support
Hornby	RAR (completion)	\$ 2,500.00	Mapping completed in 2013-14, consultation summer 2014, draft bylaws Sept 2014	1 public hearing (\$2000) stand-alone, communications material (\$500) Tentative. May be completed in current fiscal
Lasqueti	Targeted OCP/LUB Review	\$ 2,000.00	Marine policies, food security	Consultation and communications
Gabriola	Gabriola OCP/LUB Targeted Review (continuation)	\$ 3,500.00	Village core, density transfer, and implementing First Nations archaeological protection policies	1 public hearing (\$2,500) combined, communications materials (\$500), FN meeting expenses (\$500)
	DeCourcy OCP/LUB Review	\$ 2,500.00	Launch of OCP/LUB review for this associated island	Communications, community profile
Gambier	RAR (continuation)	\$10,000.00	Developing RFP for 2014/15 fiscal, need QEP expertise to determine budget request for next fiscal	Contract with QEP and communications
	OCP/LUB Review Gambier Island	\$ 7,000.00	Launch of major OCP/LUB project. Includes continuation of shoreline protection project.	Communications, community profile, studies
Thetis	RAR (completion)	\$ 1,500.00	Mapping completed, project needs to come to top priority to be completed. Affects one strata property, working with owner-developer	1 public hearing (\$1500) stand-alone
	Shoreline protection (continuation)	\$ 5,000.00	Continuation of Greenhorns pilot. \$5,000 to match contributions of other municipalities for the 2015/16 continuation of the pilot with Stewardship Centre	
Ballenas-Winchelsea	None	\$ -		
TOTAL		\$38,500.00		

Attachment 3: Northern Official Community Plan and Land Use Bylaws Review Schedule Projection

						Projected terms for major review								
<u>LTA</u>	<u>Bylaw area</u>	<u>OCP adopt'n</u>	<u>LUB adopt'n</u>	<u>Years since OCP</u>	<u>Years since LUB</u>	<u>2014-18</u>	<u>2018-22</u>	<u>2022-26</u>	<u>2026-30</u>	<u>2030-34</u>	<u>2034-38</u>	<u>2038-2042</u>		
Gabriola	DeCourcy	1981	1987	34	28	☑								
Thetis	Valdes	1996		19			☑							
Gabriola	Gabriola	1997	1999	18	16		☑							
Gambier	Gambier	2001	2004	14	11	☑								
Gambier	Keats	2002	2002	13	13			☑						
Lasqueti	Lasqueti	2005	2005	10	10			☑						
Gabriola	Mudge	2007	2007	8	8				☑					
Denman	Denman	2008	2008	7	7				☑					
Gambier	Gambier Assoc Isl	2009	2013	6	2					☑				
Thetis	Thetis	2011	2011	4	4					☑				
Ballenas-Winchelsea	Ballenas-Winchelsea	2013	2013	2	2						☑			
Hornby	Hornby	2014	2014	1	1						☑			
Thetis	Thetis Assoc Isl	2014	2014	1	1							☑		