



Gambier Island Local Trust Committee

Regular Meeting Revised Agenda

Date: July 22, 2021
Time: 10:30 am
Location: Electronic Meeting

	Pages
1. CALL TO ORDER 10:30 AM - 10:35 AM	
"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."	
2. APPROVAL OF AGENDA	
3. REPORTS 10:35 AM - 10:55 AM	
3.1. Trustee Reports	
3.2. Chair's Report	
3.3. Electoral Area Director's Report - None	
4. DELEGATIONS - None	
5. TOWN HALL 10:55 AM - 11:05 AM	
6. MINUTES 11:05 AM - 11:10 AM	
6.1. Local Trust Committee Meeting dated May 27, 2021 - for adoption	4 - 16
6.2. Local Trust Committee Public Hearing Record dated May 27, 2021 - for receipt	17 - 19
6.3. Section 26 Resolutions-Without-Meeting Report dated July 14, 2021	20 - 20
6.4. Advisory Planning Commission Minutes - none	
7. BUSINESS ARISING FROM MINUTES 11:10 AM - 11:20 AM	
7.1. Follow-up Action List dated July 14, 2021	21 - 24
8. APPLICATIONS AND REFERRALS	
8.1. Referral Request for Response from Sunshine Coast Regional District regarding Renaming Halkett Bay Dock	25 - 35

9.	LOCAL TRUST COMMITTEE PROJECTS	11:20 AM - 12:20 PM	
9.1.	<i>Keats Island Shoreline Protection Project - Staff Report</i>		36 - 73
9.2.	Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project - Staff Report		74 - 87
9.2.1.	<u>Public Meeting with Ministry of Forests, Lands and Natural Resource Operations (FLNRORD) Staff to discuss Forestry issues on Gambier Island</u>		
10.	CORRESPONDENCE		
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>		
10.1.	Email from K. Gustavson regarding Thormanby Island Gravel Disaster		88 - 91
	----- BREAK 12:20 - 12:50 -----		
11.	NEW BUSINESS	12:50 PM - 1:10 PM	
11.1.	Climate Change Mitigation and Adaptation		92 - 95
11.1.1.	<u>Marine Water Testing for Recreational Areas within the Gambier Local Trust Area Islands.</u>		
11.2.	Visual Quality Objectives		96 - 99
12.	REPORTS	1:10 PM - 1:25 PM	
12.1.	Trust Conservancy Report dated May 25, 2021		100 - 101
12.2.	Applications Report dated July 14, 2021		102 - 107
12.3.	Trustee and Local Expense Report dated May, 2021		108 - 108
12.4.	Adopted Policies and Standing Resolutions		109 - 111
12.5.	First Nations Activities		
12.6.	Local Trust Committee Webpage		
13.	WORK PROGRAM	1:25 PM - 1:55 PM	
13.1.	Top Priorities Report dated July 14, 2021		112 - 112
13.2.	Projects List Report dated July 14, 2021		113 - 115
14.	INFORMATION ITEMS	1:55 PM - 2:10 PM	

14.1. Policy Statement Project

<https://islandstrust.bc.ca/about-us/policy-statement/>

14.2. Trust Council - Decision Highlights - June 8-9, 2021

116 - 116

15. UPCOMING MEETINGS

**15.1. Next Regular Meeting Scheduled for Thursday, September 30, 2021 at 10:30 am -
location to be announced**

16. ADJOURNMENT

2:10 PM - 2:10 PM



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: May 27, 2021
Location: Electronic Meeting

Members Present: Sue Ellen Fast, Chair
Dan Rogers, Local Trustee
Kate-Louise Stamford, Local Trustee

Staff Present: Heather Kauer, Regional Planning Manager
Jaime Dubyna, Island Planner
Sonja Zupanec, Island Planner (part)
Marnie Eggen, Island Planner
Wil Cottingham, Administrative Assistant
Diane Corbett, Recorder

Also Present: Members of the Public – 5

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Fast called the meeting to order at 10:32 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations. Chair Fast introduced trustees and staff in attendance, and noted that a community information meeting and public hearing were part of today's agenda.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

- 12.1 Visual Quality Objectives regarding Logging

By general consent the agenda was approved as amended.

2.1 Rise and Report – regarding Closed Meeting held April 1, 2021

Chair Fast reported that at its closed meeting on April 1, 2021, the Local Trust Committee (LTC) adopted the closed meeting minutes of July 23, 2020 and February 4, 2021.

3. REPORTS

3.1 Trustee Reports

Trustee Stamford reported on the following:

- Participation on the Freshwater Sustainability Strategy Round Table on behalf of the Regional Planning Committee and Islands Trust Conservancy

- May 11 – Attended Sunshine Coast Intergovernmental electronic meeting, a semi-annual meeting that was hosted by School District No. 46
- Was interviewed for the Marine Reference Guide project for the upcoming World Oceans Day on June 7th
- Worked with the local census taker to develop a strategy for reaching every dwelling on Gambier
- May 12 – Participated in the Regional Planning Committee meeting
- May 5 – Attended an Ocean Wise information session regarding the new ownership regime of the Vancouver Aquarium and its impact on research projects
- May 25 – Chaired Islands Trust Conservancy meeting

Trustee Rogers reported on the following:

- Participation on Trust Programs Committee, working on the Trust Policy Statement (TPS). There has been a lot of work for staff, including a number of meetings to work through how the statement should read; this has led to debate about the objective of the Trust and what it should be focusing energies on. Two meetings are set for June. Trust Council Special Meeting on July 8 is scheduled to deal with the Trust Policy Statement.
- Sits as a representative of the Trust on the Short-Term Rental Commission for the Province. Representatives throughout BC talk about the impact of short-term rentals on communities. The Commission is starting to draft a report on its findings/recommendations.
- Howe Sound Forum at the end of April was well attended.
- Attended April 28 FireSmart presentation
- Continues to work with Keats Conservation group. They now have a list of items on which to focus going forward. Starting to work with Sunshine Coast Conservation Association.

3.2 Chair's Report

Chair Fast reported on her involvement in the following:

- Hornby Local Trust Committee May 21
- Islands Trust Conservancy meeting
- Bowen island Municipality meeting
- Executive Committee May 26; are planning June Trust Council meeting. The notice is on page 174 of this agenda. People can share views through Town Hall.
- Association of Vancouver Island and Coastal Communities (AVICC) meets May 28 to share ideas and work together
- News release (item 16.3) about the surge in development applications is region wide.

3.3 Electoral Area Director's Report – None

4. DELEGATIONS - none

5. TOWN HALL

There were no speakers for the Town Hall segment.

6. MINUTES

6.1 Local Trust Committee Meeting dated April 1, 2021

The following amendments to the minutes were presented for consideration:

- page 4, item 8.1, rewrite bullet 3 as follows:
 - There are a few developments on Gambier that existed before the Trust that represent a different type of community and not necessarily as supported as they could be. Want to accommodate existing structures on these very few lands, and don't want to see an opportunity for overall density increase. The property is representative of a small number of long-time family recreational properties, limited by their nonconforming status but an important part of the fabric of the island community. Is there a way to accommodate small existing structures on these specific properties without providing for an overall density increase for the Settlement Residential Zone?
- page 5, item 9.1, bullet 2: delete second sentence.

GM-2021-023

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

that the Gambier Island Local Trust Committee adopt the minutes of April 1, 2021 as amended.

CARRIED

6.2 Section 26 Resolutions-Without-Meeting – none

6.3 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated May 19, 2021

Received.

7.2 Letter to Sunshine Coast Regional District (SCRD) regarding Grant-in-Aid Policy pertaining to Fire Suppression and Life or Emergency Safety Equipment

The copy of the letter from the LTC Chair to the Sunshine Coast Regional District regarding Grant-in-Aid Policy pertaining to Fire Suppression and Life or Emergency Safety Equipment was received for information.

There was discussion of: letters from the Chair; the new Islands Trust process regarding review of drafts of letters from the Chair; and the location of correspondence on Islands Trust's new website. Points included:

- Make sure letters stay as stand alone items.
- As a standard, letters from the Chair end up on the local website.
- Timeliness is going to be an issue in running this past many different eyes; hope there is a way of streamlining and understanding that a lot of these letters have a tight timeline.

7.3 Islands Trust and Sunshine Coast Regional District Joint Meeting

Trustees considered potential topics for discussion with the Sunshine Coast Regional District (SCRD) that included: public docks, OCP process update, Eastbourne water system update, communications strategy, development of a fire management plan.

GM-2021-024

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to arrange a meeting with the SCRD in the fall of 2021 and to work with Trustees to develop agenda items.

CARRIED

Discussion moved to agenda item 8 Community Information Meeting at 11:25 am until 11:54 am.

Discussion resumed with item 7.4 at 11:54 am.

7.4 Islands Trust and Metro Vancouver Joint Meeting

Trustees discussed possibilities regarding meeting with Metro Vancouver. Points from discussion included: last met in December 2019; do twice a term; meet by Zoom; get update on their OCP review and other planning items; discussion about archaeological finds and Islands Trust Reconciliation Declaration.

GM-2021-025

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee ask staff to arrange a meeting with Metro Vancouver for some time in the fall of 2021.

CARRIED

7.5 Response Letter dated April 26, 2021 from Local Trust Committee to Artificial Reef Society of British Columbia regarding New Marine Habitat Enhancement Proposal - Howe Sound letter dated March 26, 2021

The LTC response letter dated April 26, 2021 to the Artificial Reef Society of British Columbia regarding New Marine Habitat Enhancement Proposal - Howe Sound dated March 26, 2021, was received for information.

Responding to an inquiry from Trustee Stamford about the possibility of updating Islands Trust Policy on artificial reefs through the Trust Policy Statement review, Chair Fast reported that it was not within the scope of Trust Policy Statement review, which is focused on reconciliation, affordable housing and climate change.

The meeting was adjourned for a three-minute break at 11:59 am, prior to Public Hearing.

8. COMMUNITY INFORMATION MEETING

8.1 Planner Presentation – Bylaw Nos. 145, 146 and 147

Gambier Associated Islands Streamside Protection and Riparian Areas Development Permit Areas Project

Island Planner Eggen gave a presentation on Proposed Bylaw Nos. 145, 146, and 147 that pertain to the British Columbia *Riparian Areas Protection Regulation*.

The purpose of Proposed Bylaw No. 145, cited as “Gambier Associated Islands Official Community Plan, 2009, Amendment No. 1, 2017”, if adopted, is to amend the Gambier Associated Islands Official Community Plan Bylaw No. 109 by doing three things:

- establishing two new development permit areas for the protection of the natural environment, ecosystems and biodiversity:
 - *Development Permit Area 1: Riparian Areas* on Orchid Creek, Bowyer Island, and
 - *Development Permit Area 2: Streamside Protection* on an un-named creek at the southern end of Anvil Island. The new DPAs would require that a development permit be obtained from the Islands Trust prior to undertaking development within 30 metres of the creek.
- and updating Development Permit Area 1: Riparian Areas language to align with the recent amendments to the Provincial Riparian Areas Protection Regulation. Updates would apply to Bowyer Island, Anvil and South Thormanby Islands.

The purpose of Proposed Bylaw No. 146, (accompanying bylaw No. 145), cited as “Bowyer and Passage Islands Land Use Bylaw, 2011, Amendment No. 1, 2017”, if adopted, is to amend the Bowyer and Passage Islands Land Use Bylaw No. 114 by including language that identifies the applicability, exemptions and guidelines to be employed for the approval of development permits prior to development taking place within proposed *Development Permit Area No. 1 Riparian Areas* which applies to lands within 30 metres of Orchid Creek on Bowyer Island. (The proposed guidelines include a requirement for an assessment report prepared by a Qualified Environmental Professional).

The purpose of Proposed Bylaw No. 147, (accompanying bylaw No. 145), cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2017”, if adopted, is to amend the Gambier Associated Islands Land Use Bylaw by:

- including language which identifies the applicability, exemptions and guidelines to be employed for the approval of development permits prior to development taking place within proposed *Development Permit Area No. 2 Streamside Protection* that apply to lands within 30 metres of the creek on Anvil Island. (The proposed guidelines include a requirement for an assessment report prepared by a Qualified Environmental Professional or Registered Professional Biologist with expertise in aquatic biology); and
- updating language that identifies the applicability, exemptions and guidelines employed for the approval of development permits prior to development taking place within, already enacted, *Development Permit Area 1: Riparian Areas* that apply to lands within 30 metres of the creek on Anvil and the creek on South Thormanby Island.

Background information on the bylaws, including the slides for this presentation, have been posted to the Gambier projects webpage: <https://islandstrust.bc.ca/island-planning/gambier/projects/>

The Island Planner gave an overview of the history of the bylaw development process pertaining to these proposed riparian area protections.

The LTC gave First Reading to the proposed bylaws in late 2020, which then went out for referral; the LTC gave the bylaws second reading earlier this spring. A guide was sent out to landowners affected by the proposed bylaw amendments.

The Island Planner reviewed the bylaws, outlined current and proposed levels of protection for riparian areas, listed types of activities that would and would not require a development permit, described the legislative process, and outlined next steps the LTC could consider post-public hearing.

Both new DPAs would apply to new development going forward. A Qualified Environmental Professional (QEP) must conduct science-based assessments of activities. QEP recommendations form part of the Development Permit issued by the LTC.

Referral comments on the proposed bylaws received to date include:

- Squamish Nation – supportive
- Ministry of Transportation and Infrastructure – interests unaffected
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development, responsible for the Riparian Areas Protection Regulation, confirmed Orchid Creek as Riparian Areas Protection Regulation (RAPR)-applicable and that Bylaw Nos. 145 and 146 must include RAPR requirements.

One submission was received from the public that was unsupportive of the Development Permit Area 1: Riparian Areas for Orchid Creek, Bowyer Island.

8.2 Question and Answer Session

Chair Fast inquired whether trustees had any questions; there were none.

Chair Fast called three times if there were any questions on the proposed bylaws from the public in attendance. There were no further questions.

Chair Fast thanked Island Planner Eggen for the presentation.

Items 10.1 and 10.2 were discussed prior to Public Hearing, from 11:54 to 11:59 pm.

9. PUBLIC HEARING - Bylaw Nos. 145, 146 and 147

9.1 Recess for Public Hearing

Chair Fast recessed the meeting for Public Hearing at 12:02 pm.

9.2 Recall to Order

Chair Fast recalled the meeting to order at 12:24 pm.

Discussion moved to Item 11.2 at 12:25 pm.

10. APPLICATIONS AND REFERRALS

10.1 Galiano Island Local Trust Committee Bylaw Nos. 256 and 257 - Referral Request for Response

Galiano Island Local Trust Committee Bylaw Nos. 256 and 257 - Referral Request for Response was discussed. The purpose of the bylaws was to amend the land use

designation and associated zoning within the Galiano Island Local Trust Area for a 6.14-hectare portion of the two subject properties to allow for a Spiritual Education land use.

GM-2021-026

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee respond that our interests are unaffected regarding Bylaw Nos. 256 and 257.

CARRIED

10.2 Galiano Island Local Trust Committee Bylaw No. 278 - Referral Request for Response

The referral request for response regarding the Galiano Island Local Trust Committee Bylaw No. 278, proposed to provide technical updates to the Galiano Island Land Use Bylaw, was received.

GM-2021-027

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee response to Bylaw No. 278 is that our interests are unaffected.

CARRIED

A break from 12:40 to 1:10 was followed by resumption of the agenda at item 10.3.

10.3 GM-DVP-2020.2 (The Convention of Baptist Churches of BC - 900 Keats Road, Keats Island)

Island Planner Zupanec provided an overview of a report on a Development Variance Permit (DVP) application for the siting of a new rip-rap/gravel infill retaining wall adjacent to an existing residence on proposed Strata Lot 1, District Lot 696, Keats Island. Staff recommended approval of the requested variance as it was supported by professional reports and appeared to be aligned with the intent of recently endorsed draft 'Keats Shoreline Development Permit Area Guidelines' under consideration by the LTC.

Points from discussion included:

- Sequence of relevant permitting processes of local government and Province
- Link between construction of retaining wall and proposed dock
- Questions about the decision to apply for the variance rather than moving the building back
- Settlement pattern of the island and existence of narrow waterfront lots, many with pre-1974 structures within the 7.5 metre setback
- Concern about approving requested setback from the natural boundary of the sea in light of Provincial recommendations

Applicant Monte Staats, on behalf of the owner, outlined the purpose of the application: to protect an existing older house from erosion on the bank and potential "swamping" into the water. Efforts were being made to ensure compliance with requirements and that objectives are met for Islands Trust, Squamish Nation and Federal and Provincial governments. During construction there would be an environmental monitor and archaeological professional on-site.

Challenges in moving the building included: location of the septic field right behind the house; tree location and impact of tree removal to the integrity of the foreshore; and potential impacts upon the foreshore and intertidal zone of building relocation. There would be efforts to avoid the eelgrass.

Mr. Staats responded to Trustee inquiries.

GM-2021-028

It was MOVED and SECONDED

that the draft Development Variance Permit be amended by adding paragraph 2.v. to the conditions with the following: All requirements of the Environmental Redevelopment Review attached shall be met.

CARRIED

GM-2021-029

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve issuance of GM-DVP-2020.2 (The Convention of Baptist Churches of British Columbia), as amended.

CARRIED

GM-2021-030

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee consider draft amendments to draft Bylaw No. 153 (OCP) and No. 154 (LUB) to increase the Development Permit Area land based buffer and setback from all new buildings and structures to the natural boundary of the sea, to a minimum of 15 metres in order to address Islands Trust Policy Statement Directive Policy 5.2.6.

CARRIED

Trustees acknowledged the difficulty Keats Island has with this setback requirement, but 15 metres is the minimum setback guideline from the Province; there is vulnerability for properties in not meeting basic guidelines for setback from the natural boundary of the sea. Earth is heading into its hottest recorded weather. Addressing climate change is a priority, and an emergency declaration of Islands Trust.

10.4 GM-DVP-2021.5 (Robitaille and Dawson - 578 Vaucroft Road, Thormanby Island)

Island Planner Dubyna reviewed the report on an application requesting a reduction in the minimum lot line setback from a private road (Vaucroft Road) on North Thormanby Island from 6.0 metres to a minimum of 1.6 metres (corrected from 0.2 metres on the draft permit) for a proposed new accessory building (sleeping cabin) that would replace an existing accessory building.

Applicant Patrick Robitaille provided background information and noted that the location of the existing structure and the septic was quite constrained.

GM-2021-031

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend draft GM-DVP-2021.5 in paragraph 2 to read 1.6 metres instead of 0.2 metres.

CARRIED

GM-2021-032**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee approve issuance of Development Variance Permit GM-DVP-2021.5 (Robitaille & Dawson), as amended.

CARRIED**10.5 GM-DP-2021.2 (Hughes – 987 West Bay Road, Gambier Island)**

Island Planner Dubyna discussed the staff report on a development permit application sought retroactively for development activities, including soil disturbance, tree cutting, vegetation removal, and building (or structure) construction, that had occurred within Development Permit Area 3 (DPA 3) – Riparian Areas. Construction of one accessory building and the completion of the fence and deck renovation were proposed.

It was noted that the owners had been dealing with issues around land clearing and run off from the adjacent property above, including water flowing under the house into the creek.

GM-2021-033**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee approve issuance of GM-DP-2021.2 (Hughes).

CARRIED**11. LOCAL TRUST COMMITTEE PROJECTS****11.1 Gambier island Official Community Plan Review**

Island Planner Eggen gave an overview on the proposed revised project charter for the Gambier Island Official Community Plan Review. Discussion ensued.

GM-2021-034**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee adjust the Project Charter by editing the title to say “Gambier Island Official Community Plan Land Use Bylaw Targeted Review Project Charter”.

CARRIED**GM-2021-035****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee adjust the objectives of the Gambier Island Official Community Plan Land Use Bylaw Targeted Review Project Charter to delete bullet “New Brighton dock” and add “Public docks”.

CARRIED**GM-2021-036****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee amend “In Scope” by removing the second bullet and replacing it with “Land Use Bylaw amendments”.

CARRIED

GM-2021-037**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee amend the “Out of Scope” by removing bullet 1 “Land Use Bylaw amendments” in the Gambier Island Official Community Plan Land Use Bylaw Targeted Review Project Charter.

CARRIED**GM-2021-038****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee endorse the Gambier Island Official Community Plan Land Use Bylaw Targeted Review Project Charter, as amended, dated May 27, 2021.

CARRIED

Discussion moved to Item 11.2 at 12:25 until 12:40 pm.

11.2 Riparian Regulation Project – consideration of further readings

Island Planner Eggen posted a list of potential next steps for the Local Trust Committee regarding Proposed Bylaw Nos. 145, 146 and 147.

Trustees discussed the wording of the proposed bylaws and offered comments on the bylaw process that had unfolded. Thanks were extended to the Planners and their work on this file over a number of years.

Bylaw No. 145**GM-2021-039****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee Bylaw No. 145, cited as “Gambier Associated Islands Official Community Plan, 2009, Amendment No. 1, 2017”, be read a third time.

CARRIED**GM-2021-040****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee Bylaw No. 145, cited as “Gambier Associated Islands Official Community Plan, 2009, Amendment No. 1, 2017”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED**GM-2021-041****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee forward Bylaw No. 145, cited as “Gambier Associated Islands Official Community Plan, 2009, Amendment No. 1, 2017” to the Minister of Municipal Affairs and Housing for approval.

CARRIED

Bylaw No. 146

GM-2021-042

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 146, cited as “Bowyer and Passage Islands Land Use Bylaw, 2011, Amendment No. 1, 2017”, be read a third time.

CARRIED

GM-2021-043

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 146, cited as “Bowyer and Passage Islands Land Use Bylaw, 2011, Amendment No. 1, 2017”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

Bylaw No. 147

GM-2021-044

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 147, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2017”, be read a third time.

CARRIED

GM-2021-045

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 147, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2017”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

Chair Fast recessed the meeting at 12:40 pm for a break, and recalled the meeting to order at 1:10 pm. Discussion resumed at item 10.3.

12. CORRESPONDENCE

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

12.1 Visual Quality Objectives Regarding Logging

Correspondence, dated May 25, 2021, from Derek Lefler, District Manager, Sunshine Coast Natural Resource District, Ministry of FLNRORD, on visual quality objectives regarding logging was received.

There will be an online forum dealing with the lower Sunshine Coast, Gambier and Nelson Islands on Tuesday, June 8, 2021 that will provide a background of Visual Management and the regulatory process, with Visual Resource Specialists available to answer questions.

13. NEW BUSINESS

13.1 Climate Change Mitigation and Adaptation – none

13.2 Annual Report – Staff Report

GM-2021-046

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

that the Gambier Island Local Trust Committee endorse the following text for inclusion in the 2020-2021 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs & Housing:

“The Gambier Island Local Trust Committee (GM LTC) held five regular business meetings in the 2020/21 fiscal year, as well as one public hearing, for a total of six meetings. Two community information meetings were held during GM LTC regular business meetings.

Work for this period focused on advancing the GM LTC priorities to implement the Riparian Area Protection Regulation across the Gambier Island Local Trust Area (Bowyer, Anvil and Passage Islands), and to increase shoreline protection on Keats Island. Work also resumed on the Gambier Island Official Community Plan review.

The GM LTC considered several reports in conjunction with two rezoning applications on Gambier Island and Keats Island. The GM LTC also reviewed one development permit and one development variance permit application.

Staff reviewed fourteen building permit referrals, four crown lease referrals, and one Board of Variance application related to development in the Gambier Local Trust Area.

The GM LTC also continued its important advocacy work across the Gambier Local Trust Area.”

CARRIED

14. REPORTS

14.1 Trust Conservancy Report – none

Refer to item 16.1: Islands Trust Conservancy Newsletter

14.2 Applications Report dated May 19, 2021

Received.

14.3 Trustee and Local Expense Report – none

14.4 Adopted Policies and Standing Resolutions

Received.

14.5 First Nations Activities – none

14.6 Local Trust Committee Webpage

Discussion ensued about the placement on the Islands Trust website of correspondence from the LTC Chair.

GM-2021-047

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to determine the appropriate website location for advocacy letters from the LTC chair.

CARRIED

15. WORK PROGRAM

15.1 Top Priorities Report dated May 19, 2021

Received.

15.2 Projects List Report dated May 19, 2021

Received.

16. INFORMATION ITEMS

16.1 Islands Trust Conservancy Newsletter - The Heron - Spring 2021

Received for information.

16.2 News Release - June 2021 Islands Trust Council Meeting Program Announced

Received for information.

16.3 News Release - A Surge in Development Applications slows processing time at Islands Trust

Received for information.

17. CLOSED MEETING – none

18. UPCOMING MEETINGS

18.1 Next Regular Meeting Scheduled for Thursday, July 22, 2021 at 10:30 am – location to be determined

19. ADJOURNMENT

By general consent the meeting was adjourned at 3:36 pm.

Sue Ellen Fast, Chair

Certified Correct:

Diane Corbett, Recorder



Gambier Island Local Trust Committee Public Hearing Record

REGARDING PROPOSED BYLAW NOS. 145, 146 and 147

Date: May 27, 2021
Time: 12:02 pm
Location: Electronic Meeting via Zoom

Members Present: Sue Ellen Fast, Chair
Dan Rogers, Local Trustee
Kate-Louise Stamford, Local Trustee

Staff Present: Heather Kauer, Regional Planning Manager
Jaime Dubyna, Island Planner
Marnie Eggen, Island Planner
Wil Cottingham, Administrative Assistant
Diane Corbett, Recorder

Also Present: Members of the Public - 6

1. CALL TO ORDER

Chair Fast called the Public Hearing to order at 12:02 pm. She welcomed the public, introduced Trustees, staff and recorder and acknowledged that this Public Hearing was being held in traditional territory of Coast Salish First Nations.

Chair Fast read the Chairperson's Opening Statement and explained that this Public Hearing was being conducted to hear views regarding:

- Proposed Bylaw Nos. 145 cited as cited as "Gambier Associated Islands Official Community Plan, 2009, Amendment No. 1, 2017";
- Proposed Bylaw No. 146, cited as "Bowyer and Passage Islands Land Use Bylaw, 2011, Amendment No. 1, 2017"; and
- Proposed Bylaw No. 147, cited as cited as "Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2017".

2. PROPOSED BYLAW NOS. 145, 146 and 147

Planner Eggen reported that a copy of the Public Hearing Notice was advertised in two consecutive editions of *The Coast Reporter*, on May 14 and May 21, 2021, and noted that all notification requirements had been completed. She advised that the Public Hearing binder is available for review during this Hearing on the Islands Trust website under “Gambier Projects”.

To comment on the proposed bylaws, the public could contact northphsub@islandstrust.bc.ca or provide verbal submissions before the end of the Public Hearing.

The purpose of Proposed Bylaw No. 145, if adopted, is to amend the Gambier Associated Islands Official Community Plan Bylaw No. 109 by doing three things:

- establishing two new development permit areas for the protection of the natural environment, ecosystems and biodiversity:
 - *Development Permit Area 1: Riparian Areas* on Orchid Creek, Bowyer Island, and
 - *Development Permit Area 2: Streamside Protection* on an un-named creek at the southern end of Anvil Island. The new DPAs would require that a development permit be obtained from the Islands Trust prior to undertaking development within 30 metres of the creek.
- and updating Development Permit Area 1: Riparian Areas language to align with the recent amendments to the Provincial Riparian Areas Protection Regulation. Updates would apply to Bowyer Island, Anvil, and South Thormanby Islands.

The purpose of Proposed Bylaw No. 146, (accompanying bylaw No. 145) if adopted, is to amend the Bowyer and Passage Islands Land Use Bylaw No. 114 by including language that identifies the applicability, exemptions and guidelines to be employed for the approval of development permits prior to development taking place within proposed *Development Permit Area No. 1 Riparian Areas* which applies to lands within 30 metres of Orchid Creek on Bowyer Island. (The proposed guidelines include a requirement for an assessment report prepared by a Qualified Environmental Professional).

The purpose of Proposed Bylaw No. 147, (accompanying bylaw No. 145) if adopted, is to amend the Gambier Associated Islands Land Use Bylaw by:

- including language which identifies the applicability, exemptions and guidelines to be employed for the approval of development permits prior to development taking place within proposed *Development Permit Area No. 2 Streamside Protection* that apply to lands within 30 metres of the creek on Anvil Island. (The proposed guidelines include a requirement for an assessment report prepared by a Qualified Environmental Professional or Registered Professional Biologist with expertise in aquatic biology); and
- updating language that identifies the applicability, exemptions and guidelines employed for the approval of development permits prior to development taking place within, already enacted, *Development Permit Area 1: Riparian Areas* that apply to lands within 30 metres of the creek on Anvil and the creek on South Thormanby Island.

The Planner noted that referrals were sent out for comment to two provincial agencies, two Regional Districts, and four First Nations.

Comments and responses received to date included:

- Squamish First Nation was supportive; three other First Nations had no response.
- The Ministry (FLNRORD) Responsible for the Riparian Areas Protection Regulation (RAPR) provided comments confirming Orchid Creek is a RAPR-applicable stream; Bylaw Nos. 145 and 146 must include RAPR requirements.
- The Ministry of Transportation and Infrastructure's interests were unaffected.
- There had been no response from the SCRD and Metro Vancouver; it was assumed their interests were unaffected.

The Planner noted that thus far only one public submission had been received. It was unsupportive of Development Permit Area 1 for Orchid Creek on Bowyer Island.

All relevant background information had been posted to the Islands Trust website. The application timeline was described. The presentation slides would be posted to the website after this meeting.

3. PUBLIC COMMENTS

Chair Fast explained that this is the opportunity for the public to comment on the proposed bylaws.

Brian Clark, representative of Kildare Estates community on Bowyer Island, noted he had spoken on this before, and clarified he was not opposed to protection of Orchid Creek. This was more of a point of principle; this is not about protecting owners' rights to develop, but more about the process and how people use Qualified Environmental Professionals. He reminded the Local Trust Committee that four QEPs had commented on this: three said Orchid Creek was marginal, and one said there was no fish habitat. The concerns of Ministry representative Andrew Appleton had been addressed, except that Orchid Creek was fish-bearing.

There is a fish passage barrier, and no fish. The Minister is responsible for that Regulation but not qualified to comment on it, not a professional biologist. The main concern is that the Qualified Environmental Professionals were not listened to. Orchid Creek should be DPA2 since there are no fish. Mr. Clark positively commented on the guidelines brochure on the proposed bylaws that was sent out to affected property owners.

Chair Fast called three times for comments from the public on the proposed bylaws.

4. ADJOURNMENT

Hearing no comments from the public, the Public Hearing was closed by Chair Fast at 12:23 pm.

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

Diane Corbett, Recorder

Resolutions Without Meetings Log

Gambier Island

Resolution Number	Action	Date
2021-002 "That the Gambier Island Local Trust Committee request staff to amend draft Development Variance Permit GM-DVP-2021.5 (Robitaille & Dawson), paragraph 2.1 to read 1.0 m instead of 0.2 m, and to approve issuance of the permit, as amended."	Carried	07-Jun-2021
2021-001 That Gambier Island Local Trust Committee Bylaw No. 152, cited as "Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2020", be adopted.	Carried	23-Mar-2021

Follow Up Action Report

Gambier Island

23-Jul-2020

Activity	Responsibility	Dates	Status
1 12.4 Staff to provide LTC with an update of any responses received regarding the letters sent in Standing Resolution - GM-2019-061.	Jaime Dubyna		Completed

19-Nov-2020

Activity	Responsibility	Dates	Status
1 Senior Intergovernmental Policy Advisor requested to work with LTC to explore education and reconciliation activities in the Gambier LTA, particularly around the acquisition and management of Sandy Beach Nature Reserve.	Lisa Wilcox		In Progress

04-Feb-2021

Activity	Responsibility	Dates	Status
1 11.2 Amend project charter to reflect semi-comprehensive review, including forest conservation/protection of Douglas-fir zones and associated ecosystems, protection of archaeological and cultural sites, and shoreline protection and marine designations. Staff to bring revised project charter to LTC with estimated timelines and budgets.	Marnie Eggen		Completed



Follow Up Action Report

Gambier Island

04-Feb-2021

Activity	Responsibility	Dates	Status
2 14.2 Applications - staff to report back on open file GM-DVP-2002.1.	Jaime Dubyna Sonja Zupanec		In Progress

01-Apr-2021

Activity	Responsibility	Dates	Status
1 Staff to determine status and clarity on applications for New Brighton Dock, as noted in March 26, 2021 letter from FLNRO.	Heather Kauer Jaime Dubyna		Completed

27-May-2021

Activity	Responsibility	Dates	Status
1 Staff to schedule a protocol meeting with SCRD for Fall 2021. <i>Zoom meeting scheduled for October 18, 2021 @ 10am.</i>	Heather Kauer Wil Cottingham		Completed
2 Staff to schedule a protocol meeting with Metro Vancouver for Fall 2021. <i>Additional discussion required at July LTC meeting. Notes from 2019 meeting with MVRD indicate a plan for only one meeting per term unless particular need/issues arise.</i>	Heather Kauer Wil Cottingham		In Progress



Follow Up Action Report

Gambier Island

27-May-2021

Activity	Responsibility	Dates	Status
3 Bylaw 145 read a third time; staff to forward to Executive Committee for approval; staff to forward to Ministry of Municipal Affairs and Housing for approval. Bylaw 146 read a third time; staff to forward to Executive Committee for approval. Bylaw 147 read a third time; staff to forward to Executive Committee for approval.	Becky McErlean Marnie Eggen		In Progress
4 Amend draft GM-DVP-2020.2 by adding 2.v - all requirements of Environmental report (attached), shall be met. Staff to issue GM-DVP-2020.2, as amended.	Becky McErlean Penny Hawley Sonja Zupanec		Completed
5 Staff to consider draft amendments to draft bylaw nos. 153 and 154 to increase the Shoreline DPA upland area to 15 m, and to increase the setback from the natural boundary of the sea to 15 m.	Jaime Dubyna		Completed
6 Amend draft GM-DVP-2021.5, paragraph 2.1 to read 1.6 m, instead of 0.2 m. Staff to issue GM-DVP-2021.5, as amended.	Becky McErlean Penny Hawley Teresa Mahikwa		Completed
7 Staff to issue GM-DP-2021.2.	Becky McErlean Jaime Dubyna Penny Hawley		Completed

Follow Up Action Report

Gambier Island

27-May-2021

Activity	Responsibility	Dates	Status
8 Staff amend draft project charter as follows: ·Title of project amended to "Gambier Island OCP and LUB Targeted Review"; ·Under Objectives - remove New Brighton Dock, replace with public docks; ·Remove 2nd In Scope bullet, replace with LUB amendments; ·Remove LUB amendments from Out of Scope. LTC endorse project charter, as amended.	Marnie Eggen		Completed
9 LTC endorsed 2020-2021 Annual Report text as provided in staff report. Draft Annual Report to be forwarded to Executive Committee; Trust Council; and Ministry of Municipal Affairs and Housing.	Becky McErlean Heather Kauer		In Progress
10 Staff to determine appropriate location on Gambier LTC page of new website for advocacy letters and Chair correspondence. <i>Request and recommendations forwarded to website committee for consideration. Awaiting their decision.</i>	Jaime Dubyna Wil Cottingham		In Progress



REFERRAL

Sent: July 19, 2021

Respond By: September 30, 2021

Referral To:

- | | | |
|---|---|--|
| ☐ shíshálh Nation | ☐ Min. of Transportation and Infra. | ☐ District of Sechelt |
| ☒ Skwxwú7mesh Nation | ☐ Agricultural Land Commission | ☐ Town of Gibsons |
| ☒ SCRD Building Services | ☒ Min. of Forests, Lands and Nat. | ☒ Islands Trust |
| ☒ SCRD Infrastructure Services | ☐ School District #46 | ☐ Vancouver Coastal Health |
| ☐ SCRD Corporate Services | ☐ Dept. of Fisheries and Oceans | ☒ Advisory Planning Commission |
| ☐ Natural Resources Advisory Committee, MoE – BC Parks | ☐ Agricultural Area Committee | ☒ Other: Ports Monitoring |

Type of Referral: Port Renaming

Electoral Area: F - West Howe Sound

Summary of Referral:

The attached report and request to rename Halkett Bay dock was considered by SCRD Planning and Community Development Committee in July 2020. The request to rename the dock was made by the Fircom / Sunset Owners Society on Gambier Island.

The rationale for changing the name includes preventing confusion about the location of the dock. The Halkett Bay dock is not located within Halkett Bay. Further, there is a dock with the same name within nearby Halkett Bay Marine Park. Dock renaming is seen as a critical update to prevent confusion emergency first response services and other dock users.

The SCRD Planning and Community Development Committee recommended referrals to gather feedback on the requested name change from Halkett Bay Dock, to Fircom Dock.

Feedback is requested from your committee or organization, by email, at your earliest convenience, before September 30, 2021.

Julie Clark, Planner 1 / Senior Planner
Planning and Development Division
Sunshine Coast Regional District

Phone: (604) 885-6804 (Ext. 6475)
Email: Julie.clark@scrd.ca

Attachments Enclosed:

Report: Renaming Halkett Bay Dock on Gambier Island
(Area F)

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – July 9, 2020

AUTHOR Kasha Janota-Bzowska, Planning Technician I

SUBJECT: Renaming Halkett Bay Dock on Gambier Island (Area F)

RECOMMENDATION(S)

1. **THAT the report titled Renaming Halkett Bay Dock on Gambier Island (Area F) be received;**
 2. **AND THAT this report be referred to the following agencies and committees:**
 - a. **Skwxwú7mesh Nation;**
 - b. **the SCRD Ports Monitors Committee;**
 - c. **the West Howe Sound Advisory Planning Commission;**
 - d. **Islands Trust;**
 - e. **Ministry of Forests, Lands, Natural Resource Operations and Rural Development; and**
 - f. **Ministry of Environment and Climate Change Strategy (BC Parks).**
 3. **AND THAT feedback from the referrals be reported back to a future Planning and Community Development Committee meeting.**
-

BACKGROUND

The SCRD received a letter from Mr. Jason Cyr on behalf of the Fircom / Sunset Owners Society on Gambier Island in West Howe Sound on November 25, 2019 requesting that the Halkett Bay Dock be officially renamed as Fircom Dock.

The SCRD Board adopted the following recommendation on January 9, 2020:

005/20 **Recommendation No. 28** *Request to consider renaming Halkett Bay Dock*

THAT the correspondence from Jason Cyr, Chair, Fircom/Sunset Owners Society dated November 25, 2019 regarding request to consider renaming Halkett Bay dock be received;

AND THAT staff prepare a report on the possibilities and process for renaming the Halkett Bay dock.

The Halkett Bay Dock is owned by the SCRD (within a provincial water lease area) and is the primary access point for residents, visitors and emergency responders in the community.

The Fircom / Sunset Owners Society are concerned that in the event of a fire or medical emergency there is a high risk of confusing the SCRD Halkett Bay Dock with the Halkett Bay

Marine Provincial Park Dock, as this dock is also referred to as Halkett Bay Dock and is located relatively nearby. Response times for medical emergencies can be critical. This consideration may outweigh other place name issues.

Mr. Cyr states in his letter:

"In fact, many property owners and service providers already refer to the SCRD's Halkett Bay Dock as Fircom Bay Dock to avoid this very confusion – while we recognize that a proposed name change to an SCRD managed government dock comes with several considerations, such as changes to signage and other documentation, we consider this an important step forward in risk mitigation for our community".

DISCUSSION

The purpose of this report is to provide information on the request to rename Halkett Bay Dock and recommend next steps moving forward.

Analysis

The SCRD operates and maintains nine Ports and Docks located within West Howe Sound and Halfmoon Bay which are: Gambier Harbour, West Bay, Halkett, Bay, Port Graves, Eastbourne, Keats Landing, Vaucroft, Halfmoon Bay and Hopkins Landing.

Figure 1: Location of the SCRD owned Halkett Bay Dock on Gambier Island (represented by the orange star)

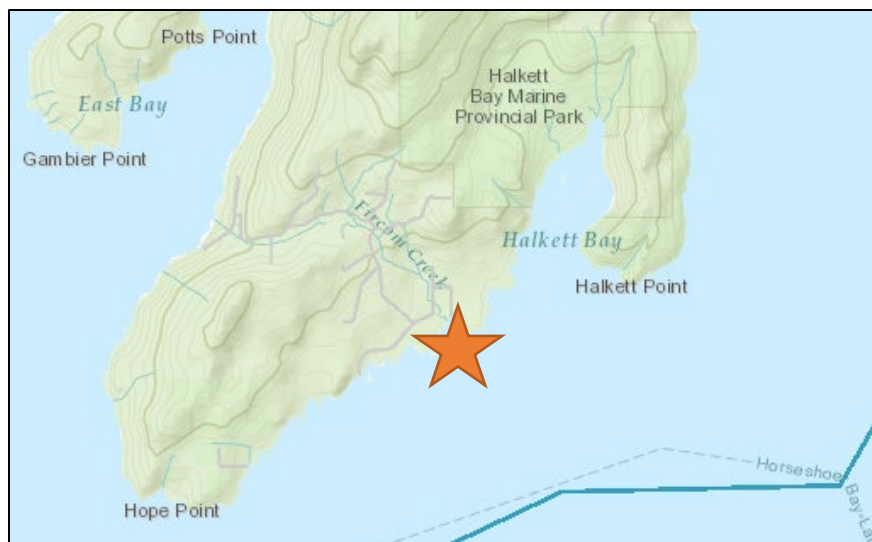
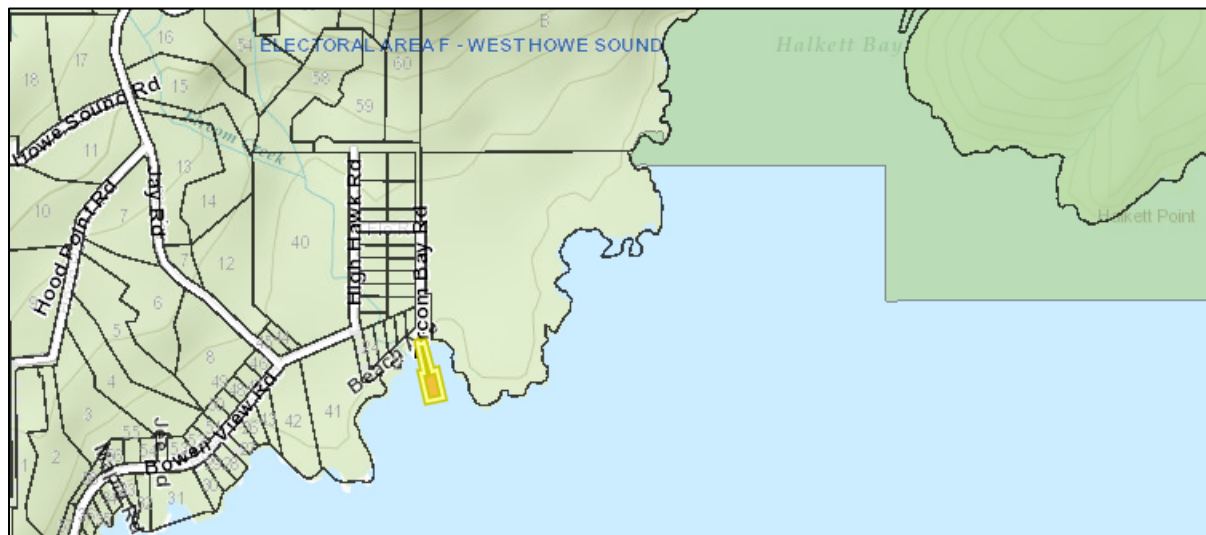


Figure 2 – Location of the SCRD owned Halkett Bay Dock (as highlighted in yellow below).



The SCRD-owned Halkett Bay dock is located at the end of Fircom Bay Road on the south east side of Gambier Island (see Figure 1 and 2 above). Halkett Bay dock is currently the only public dock providing access to the Sunset and Fircom neighbourhood residences and Camp Fircom.

Halkett Bay Marine Provincial Park

Halkett Bay Marine Provincial Park is approximately 448 hectares (719 acres) in size and it encompasses the majority of land currently surrounding all of Halkett Bay.

West Howe Sound and Halkett Bay Marine Provincial Park have long been popular for pleasure boaters and outdoor enthusiasts because of its close proximity to Metro Vancouver. Halkett Bay is currently used by boaters for both day-use and recreational activities such as swimming, wilderness camping, kayaking, picnicking, hiking to Mount Artaban and overnight moorage.

According to the BC Parks website (http://bcparks.ca/explore/parkpgs/halkett_bay/) Halkett Bay Marine Provincial Park dock was severely damaged by winter weather conditions in 2019 and is currently out of service. The Province intends to repair the Halkett Bay Provincial Marine Park dock facility to full operational use.

Before it was damaged Halkett Bay Marine Provincial Park provided one buoy and one dinghy dock to its recreational users for moorage purposes.

The name *Halkett* was first given to the point beside the Bay (circa 1860) and refers to a British naval family.

Figure 3 – Location of both Halkett Bay Docks on Gambier Island and the approximate distance apart

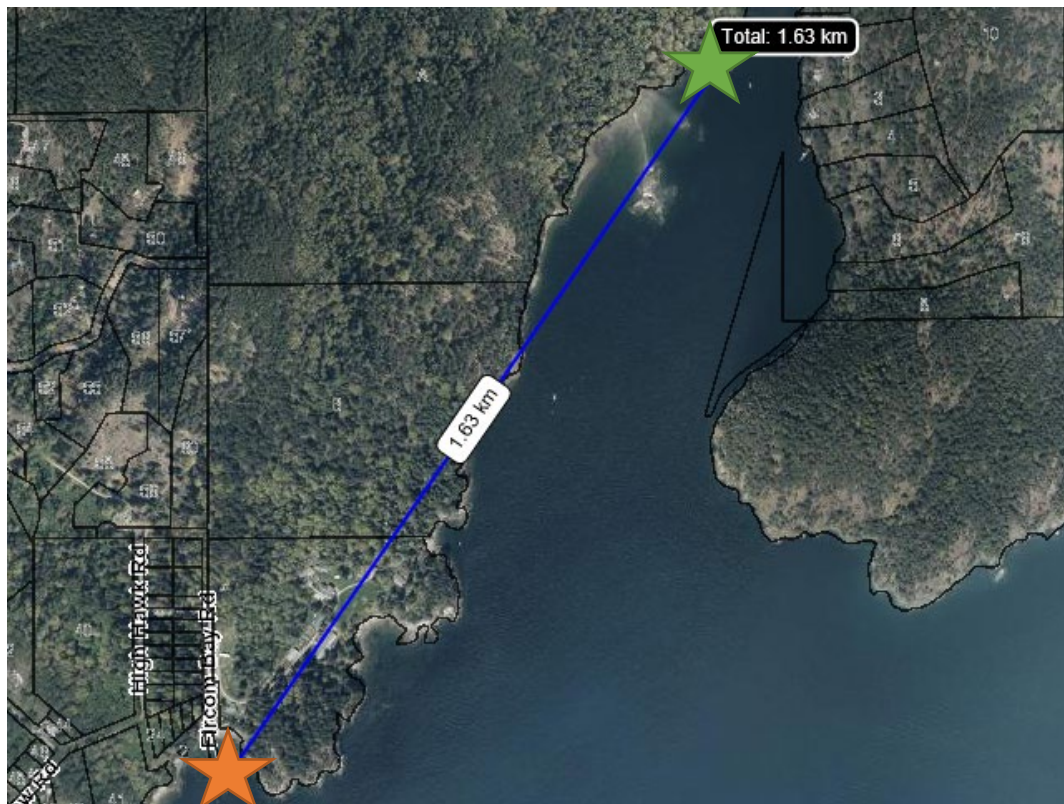


Figure 3 (as shown above) identifies the proximity of the Halkett Bay Dock and the Halkett Bay Marine Provincial Park Dock and shows the two docks are separated by approximately 1.63 km.

Issue of Place Name Confusion

Based on close proximity, identical (in part) location names and taking into consideration that SCRD's Halkett Bay dock is located *adjacent to* rather than in Halkett Bay, the concern about confusion appears valid. Staff are not aware of specific cases of confusion leading to delays in, for example, medical response.

SCRD Protective Services support consideration of a name change for the reasons outlined in the letter by Mr. Cyr.

Staff recommend taking further steps to explore name change or name differentiation.

Potential New Name: Fircom Dock

Fircom is a portmanteau of First and Communion, representing the United Church's history in the area as an operator of a summer camp. Camp Fircom operates as a youth camping facility currently maintained by two non-profit groups; the Camp Fircom Society in partnership with BC Conference of the United Church of Canada.

According to the Camp Fircom website (<https://www.fircom.ca/>) it curates outdoor programming that focuses on providing unique experiences to participants and celebrates the outdoors and an outdoor lifestyle and encourages its participants to find time to relax in the fresh air of their 120 acre waterfront property. The Camp is located immediately adjacent to the SCRD dock.

Figure 4 – Location of Camp Fircom (highlighted in yellow)



A nearby creek is named “*Fircom Creek*”. Fircom Creek and its tributaries flow downwards from Halkett Bay Marine Provincial Park to Fircom Bay Road and discharge into the ocean beside the Halkett Bay dock. Local roads, parks, docks, etc., are commonly named after nearby important geographical features.

Figure 5 – Fircom Creek System (with the stream highlighted in yellow)



The selection of Fircom as a new name for the dock would be a reasonable choice and is already used commonly within the local community.

Alternatively, a different name could be given consideration. Naming or co-naming could be an opportunity to reflect Skwxwú7mesh Nation culture and territory.

Both the current and proposed names have colonial associations.

Reaction to the choice of the name Fircom can be gauged as part of next steps.

SCRD Internal Consultation

The proposed renaming of Halkett Bay Dock will be referred to SCRD Departments as part of next steps.

Islands Trust

Gambier Island land use regulations are established by Islands Trust.

Planning staff recommend that the application to rename the SCRD owned Halkett Bay Dock to Fircom Dock be referred to Islands Trust for comment and a recommendation.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

In 2017, the SCRD renewed Water Lease No. 241760 / Licence No. 0183287 for an additional five years to enable the continued operations of the Halkett Bay / Fircom, Gambier Island Public Wharf with the Ministry of Forests, Lands, Natural Resource Operations and Rural Development.

As part of the renewal process, the SCRD was required to submit a letter of consent by the upland owner of the lots that encompass either side of the wharf in order to renew the water lease for the purposes of operating and maintaining the public wharf. Consent was received by the following:

- British Columbia Conference Property Development (The United Church of Canada); and
- The Ministry of Transportation and Infrastructure

Organization and Intergovernmental Implications

Planning staff recommend that this report be referred to the following agencies and committees:

- Skwxwú7mesh Nation;
- The SCRD Ports Monitors Committee;
- The West Howe Sound Advisory Planning Commission;
- Islands Trust;
- Ministry of Forests, Lands, Natural Resources and Rural Development; and
- Ministry of Environment and Climate Change Strategy (BC Parks).

Financial Implications

Possible financial implications to consider include:

- A new sign will need to be posted at the dock (current signage is due for replacement);
- An information notification should be published in the Coast Reporter; and
- Update internal SCRD files and publications available to the public (staff time).

Further analysis can be provided as part of next steps.

Timeline for next steps or estimated completion date

Planning staff recommend that feedback from the referrals be reported to a future Planning and Community Development Committee meeting.

Communications Strategy

Communication with Mr. Jason Cyr on behalf of the Fircom / Sunset Owners Society is on-going.

STRATEGIC PLAN AND RELATED POLICIES

The request as stated in the letter from Mr. Jason Cyr on behalf of the Fircom / Sunset Owners Society aligns with the SCRD Strategic Plan for Collaboration, Engagement, and Advocacy. The dock renaming request facilitates community development on Gambier Island and collaboration with community groups and organizations to support their needs and objectives.

CONCLUSION

The SCRD received a letter from Mr. Jason Cyr on behalf of the Fircom / Sunset Owners Society dated November 25, 2019 to change the Halkett Bay Dock to Fircom Dock.

This dock is the primary access point for fire or medical emergency responders. The main concern is that there is high risk of confusing Halkett Bay Dock with the BC Parks Provincial Government operated dock servicing visitors of Halkett Bay Marine Provincial Park, as this dock is also legally called Halkett Bay Dock. Both Halkett Bay Docks are located approximately 1.63 km from one another, and response times for medical emergencies can be critical.

Planning staff referral to stakeholders/agencies regarding the proposal to change Halkett Bay Dock to Fircom Dock on Gambier Island in West Howe Sound (Area F).

ATTACHMENTS

Attachment A – BCLS Site Survey of Halkett Bay Dock

Attachment B – Letter from Mr. Jason Cyr on behalf of the Fircom / Sunset Owners Society

Reviewed by:			
Manager	X – D. Pady	Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	

GROUP 1, N.W.D.
B.C.G.S. 92G-044

SCALE 1:1000

REM D.L. 1588 D.L. 836

ROAD

ISLAND

D.L. 1533

GAMBIER

1588

ROAD

BOWEN VIEW ROAD

D.L.

ROAD

BEACH AVENUE

25

FIRCOM

HOWE

BAY

SOUND

D.L. 6122

NOT TO PRESENT VERTICAL BOUNDARY

AREA OF FULL
AREA OF PARTIAL
TOTAL AREA OF D.L. 1122

LEGEND

1. BOUNDARY (SHOWN ONLY FIRST PLACEMENT)
2. BOUNDARY (SHOWN ONLY SECOND PLACEMENT)
3. BOUNDARY (SHOWN ONLY THIRD PLACEMENT)
4. BOUNDARY (SHOWN ONLY FOURTH PLACEMENT)
5. BOUNDARY (SHOWN ONLY FIFTH PLACEMENT)
6. BOUNDARY (SHOWN ONLY SIXTH PLACEMENT)
7. BOUNDARY (SHOWN ONLY SEVENTH PLACEMENT)
8. BOUNDARY (SHOWN ONLY EIGHTH PLACEMENT)
9. BOUNDARY (SHOWN ONLY NINTH PLACEMENT)
10. BOUNDARY (SHOWN ONLY TENTH PLACEMENT)

Subject: Renaming Halkett Bay dock

From: Jason Cyr [mailto:jason@jasoncyr.ca]

Sent: Monday, November 25, 2019 11:40 AM

To: Ian Hall <Ian.Hall@scrd.ca>

Cc: Grant Henderson <grant@gambierpoint.com>; V. Carrington <vcarrington@gmail.com>; Mark Hiltz <Mark.Hiltz@scrd.ca>

Subject: Renaming Halkett Bay dock

SCRD
RECEIVED

NOV 25 2019

CHIEF ADMINISTRATIVE
OFFICER

Dear Ian,

On behalf of the owners and residents of the 79 lots in Fircom Plateau and Sunset Estates on Gambier Island, the Fircom/Sunset Owners Society is requesting that the SCRD owned Halkett Bay dock be renamed to avoid confusion for first responders.

In the event of fire and medical emergencies, this dock is the primary access point for emergency responders into our community. We are concerned there is high risk of confusing Halkett Bay Dock with the federal government operated dock located nearby in Halkett Bay which serves the Halkett Bay Marine Provincial Park. In fact, many property owners and service providers already refer to the SCRD's Halkett Bay Dock as Fircom Dock to avoid this very confusion. We are open to any new name provided that the name is distinct/unambiguous.

While we recognize that a proposed name change to an SCRD managed government dock comes with several considerations, such as changes to signage and other documentation, we consider this an important step forward in risk mitigation for our community.

Sincerely,

Jason Cyr

Chair, Fircom/Sunset Owners Society

6500-20 (Keats Island
File No.: Shoreline Protection Project)

DATE OF MEETING: July 22, 2021
TO: Gambier Island Local Trust Committee
FROM: Jaime Dubyna, Island Planner
Northern Team
SUBJECT: Keats Island Shoreline Protection Project 'Phase 3' – Draft Bylaws No. 153 and 154

RECOMMENDATION

1. That the Gambier Island Local Trust Committee Bylaw No. 153, cited as “Keats Island Official Community Plan, 2002, Amendment No. 1, 2021”, be read a first time.
2. That the Gambier Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 153, cited as “Keats Island Official Community Plan, 2002, Amendment No. 1, 2021”, is not contrary or at variance with the Islands Trust Policy Statement.
3. That the Gambier Island Local Trust Committee Bylaw No. 154, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021”, be read a first time.
4. That the Gambier Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 154, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021”, is not contrary or at variance with the Islands Trust Policy Statement.
5. That the Gambier Island Local Trust Committee request staff to refer Bylaw No. 153 and 154 to the following agencies and First Nations:
 - a. Ministry of Forests, Lands, Natural Resource Operations and Rural Development, Sunshine Coast Regional District, Islands Trust Conservancy, Lasqueti Island Local Trust Committee, Gabriola Island Local Trust Committee and Galiano Island Local Trust Committee.
 - b. Squamish Nation, Tsleil-Waututh Nation, Musqueam Nation, Sechelt First Nation, Halalt First Nation, Penelakut Tribe, Lake Cowichan First Nation, Cowichan Tribes, Stz'uminus First Nation, Lyackson First Nation, Snaw'Naw'As Nation and Te'Mexw Treaty Association.
6. That the Gambier Island Local Trust Committee endorse the revised 'Keats Island Shoreline Protection Phase 3' Project Charter v.1 dated July 22, 2021.

REPORT SUMMARY

The Gambier Island Local Trust Committee (LTC) is asked to consider draft Bylaw Nos. 153 (OCP) and 154 (LUB), which would amend the Keats Island Official Community Plan (OCP) and Land Use Bylaw (LUB), respectively, to establish a new Shoreline Development Permit Area (DP-3) and amend siting regulations in relation to the setback from the natural boundary of the sea, and marine structure regulations.

The draft bylaws have been developed in accordance with LTC direction, OCP policies and the project charter (see Attachment 1).

Staff are recommending the LTC consider giving the bylaws first reading and direct staff to proceed with referrals to First Nations and agencies.

BACKGROUND

Draft Bylaw Nos. 153 (OCP) and 154 (LUB) were presented to the LTC at the April 1, 2021 regular business meeting. The LTC provided staff with amendments to the draft bylaws, and passed the following resolution at that meeting:

GM-2021-018

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee direct staff to forward Draft Bylaw Nos. 153 and 154 to Squamish Nation and Tsleil-Waututh Nation for early review and comment.

CARRIED

Early notification of the draft bylaws were sent to Squamish Nation on May 6, 2021, and Tsleil-Waututh Nation on May 3, 2021. At the time of this report, staff have received comments from Tsleil-Waututh Nation. These comments are discussed on page 10 of this report.

At the May 27, 2021 regular business meeting, during discussion of Development Variance Permit application GM-DVP-2020.2, which proposed to construct a structure (sea wall) within the setback from the natural boundary of the sea, the LTC passed the following resolution:

GM-2021-030

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee consider draft amendments to draft Bylaw No. 153 (OCP) and No. 154 (LUB) to increase the Development Permit Area land based buffer and setback from all new buildings and structures to the natural boundary of the sea, to a minimum of 15 metres in order to address Islands Trust Policy Statement Directive Policy 5.2.6.

CARRIED

Copies of the draft Bylaw Nos. 153 and 154 are found in Attachments 2 and 3.

ANALYSIS

Policy/Regulatory

Local Government Act

The authority to designate a development permit area (DPA) in an official community plan (OCP) for the purpose of protecting the natural environment, its ecosystems and biodiversity, and protecting development from hazardous conditions, is granted through Section 488(1) of the *Local Government Act* (LGA). Pursuant to Section 489 of the LGA, the following prohibitions apply unless an exemption applies, or the owner first obtains a development permit:

- Land within the DPA must not be subdivided;
- Construction of, addition to or alteration of a building or other structure must not be started; and
- Land must not be altered.

Pursuant to Section 479(1) of the LGA, a local government may, by bylaw, regulate the density and use of land, buildings and other structures, and the siting, size and dimensions of buildings, other structures and uses that are permitted on the land.

Islands Trust Policy Statement

The Islands Trust Policy Statement (ITPS) provides the guiding policy framework for the development of LTC OCPs and Land Use Bylaws (LUBs). Staff have completed the ITPS Directive Policies Checklist and determined the draft Bylaw Nos. 153 and 154 are not contrary to or at variance with the ITPS (see Attachment 4 and 5).

Official Community Plan

As described in the [Discussion Paper](#), dated June 2020, the Keats Island OCP provides numerous policies that support the protection of the natural environment, and specifically that support protecting natural features and processes and maintaining the integrity of the foreshore and shoreline areas.

OCP Policy 4.20 supports maintaining the integrity of foreshore and shoreline features, and intertidal processes by regulating waterfront development to be setback sufficiently to allow natural erosion and accretion processes, without endangering structures.

OCP Policy 4.21 supports minimizing impacts to sensitive coastal environments and protecting public access to, from and along the shoreline by regulating the siting of new buildings and structures.

Issues and Opportunities

Staff have identified the following for LTC consideration:

- Summary of draft Bylaw No. 153 (OCP)
- Shoreline Maps
- Summary of draft Bylaw No. 154 (LUB)
- Setback from the Natural Boundary of the Sea
- Other Permitted Marine Related Structures
- Mooring Buoys
- First Nations – Early Review and Comment

Draft Bylaw No. 153 (OCP)

Draft Bylaw No. 153 would amend the Keats Island Official Community Plan (OCP) Bylaw No. 77 to establish a new Development Permit Area 3: Shoreline (DP-3), for the purpose of protecting the natural environment, its ecosystems and biodiversity, and to protect development from hazardous conditions.

A copy of draft Bylaw No. 153 was presented to the LTC at the April 1, 2021 regular business meeting, where minor amendments were made by the LTC.

At the May 27, 2021 regular business meeting, the LTC resolved to consider draft amendments to draft Bylaw No. 153 that would increase the land-based area of the DP-3 for all new buildings and structures to 15 metres upland of the present natural boundary of the sea. Staff have amended draft Bylaw No. 153 to reflect LTC direction.

Amendments to draft Bylaw No. 153 since the April 1, 2021 regular business meeting are as follows:

Section	Previous Language in draft Bylaw No. 153	Amendments made to draft Bylaw No. 153 (shown in bold)
.3 DEVELOPMENT PERMIT AREA 3: SHORELINE Location	(paragraph 2) The Shoreline Development Permit Area applies to all land measured 7.5 metres upland of the present natural boundary of the sea, the foreshore area and all that area of land covered by water between the natural boundary of the sea and a line drawn parallel to and 100 metres seaward of the natural boundary of the sea.	(paragraph 2) The Shoreline Development Permit Area applies to all land measured 15 metres upland of the present natural boundary of the sea, the foreshore area and all that area of land covered by water between the natural boundary of the sea and a line drawn parallel to and 100 metres seaward of the natural boundary of the sea.
.3 DEVELOPMENT PERMIT AREA 3: SHORELINE Justification	(paragraph 6) The subdivision and development of these parcels may, cumulatively, have a detrimental impact on the 13.72 km of shoreline habitat and function.	(paragraph 6) The subdivision and development of these parcels in combination with the development that has already occurred , may, cumulatively, have a detrimental impact on the 13.72 km of shoreline habitat and function.
.3 DEVELOPMENT PERMIT AREA 3: SHORELINE Justification	(paragraph 7) In 2013, approx. 9% of the Keats shoreline was identified to have been structurally altered by development, principally by boat ramps, seawalls, rip rap and revetments.	(paragraph 7) In 2013, approx. 9% of the Keats shoreline was identified to have been modified by 30% or more by development , principally by boat ramps, seawalls, rip rap and revetments.
Schedule 2, Plan No. 1	<i>Map amended.</i>	<i>Map amended to show the land-based area of DP-3 measured 15 m upland of the natural boundary of the sea.</i>

A copy of draft Bylaw No. 153 is found in Attachment 2.

Shoreline Maps

At the April 1, 2021 meeting, the LTC requested clarification on the following statement in paragraph 7 of the “Justification” section of draft Bylaw No. 153:

“In 2013, approx. 9% of the Keats shoreline was identified to have been structurally altered by development, principally by boat ramps, seawalls, rip rap and revetments.”

This information comes from [Shoreline Maps](#) prepared for the Islands Trust in 2011 (published in 2013) to broaden understanding of natural shoreline features and systems across the Gulf Islands. The “structurally altered” shorelines were identified separately from natural shoreline classifications (i.e. boulder/cobble, low-rock/boulder,

pebble/sand, sea cliff) to show that while modified, there were still natural shorelines present. The [project methodology](#), dated September 2011, provides the following:

“For the purposes of the map inset graphic, 30% was selected as the minimum alteration within a given ShoreZone shore unit as the criterion for inclusion of shore units on the inset map (“30% modified” means that for the shoreline units illustrated, more than 30% of a given shoreline unit’s length has been structurally altered in some way, generally through the installation of riprap walls, groynes, breakwaters, seawalls, wharf or other typical shoreline modifications). The 30% criterion provided an effective graphic representation of areas along the shoreline that had the most intensive shoreline development. A higher percentage eliminated significant shore modifications from displaying, and a lower percentage resulted in the display of a larger number of insignificant alterations at an island scale.”

While the methodology is not clear on whether docks were included, it does include boat ramps, wharves and “other typical shoreline modifications”. According to Islands Trust mapping and orthophotos, the areas identified as 30% modified appear to correspond with areas of Keats Island where there is a high density of existing docks, specifically within Plumper Cove, along the shoreline of the leaseholder lots of District Lot 696 and in parts of Melody Point. See Figure 1.

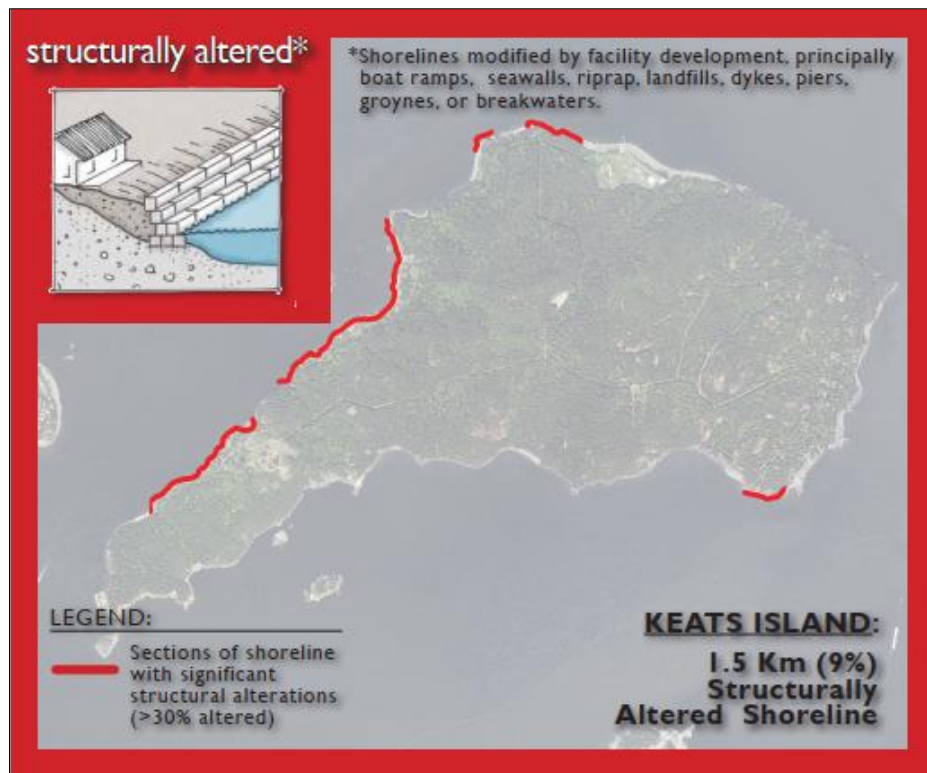


Figure 1. Inset map of Shoreline Map, Keats Island, 2013.

Draft Bylaw No. 154 (LUB)

Draft Bylaw No. 154 would amend the Keats Island Land Use Bylaw No. 78 (LUB) for marine structure regulations, including:

- Reducing the area, number and types of structures in the setback from the natural boundary of the sea;
- Increasing the setback from the natural boundary of the sea;

- Increasing setbacks between neighbouring private floats and docks, and between lot lines;
- Reducing the maximum area of dock floats in the marine-based area;
- Reducing dock ramp width.

Draft Bylaw No. 154 also includes DP-3 applicability, exemptions and guidelines.

A copy of draft Bylaw No. 154 was presented to the LTC at the April 1, 2021 regular business meeting, where minor amendments were made by the LTC.

At the May 27, 2021 regular business meeting, the LTC resolved to consider draft amendments to draft Bylaw No. 154 that would increase the setback from the natural boundary of the sea for all new buildings and structures to a minimum of 15 metres upland of the present natural boundary of the sea. Staff have amended draft Bylaw No. 154 to reflect LTC direction.

Amendments to draft Bylaw No. 154 since the April 1, 2021 regular business meeting are as follows:

Section	Previous Language in draft Bylaw No. 154	Amendments made to draft Bylaw No. 154 (shown in bold)
Part 1, Section 1.5 Definitions, Subsection 1.5.1	<i>n/a</i>	Definition added for “platform”: <i>platform</i> means an unenclosed flat surface raised from the ground to serve for the loading and offloading of materials and supplies.
Part 2, Section 2.7 Measurement of Setbacks, Subsection 2.7.3	<i>n/a</i> <i>Current Subsection 2.7.3 provides:</i> No building or structure except platforms not exceeding a combined floor area of 10 square metres, a permitted boathouse, pump/utility house, or stairs, or walkways required to access the foreshore or a permitted float, dock, wharf, or other permitted marine related structure may be constructed, reconstructed, moved, extended or located within 7.5 metres (24.6 feet) of the natural boundary of the sea.	No building or structure except a platform with a maximum area of 5 square metres, or a set of stairs or a walkway for the purposes of accessing the foreshore or a permitted float, dock, wharf or other permitted marine related structure, may be constructed, reconstructed, moved, extended or located within 15 metres (49.2 feet) of the natural boundary of the sea.
Part 2, Section 2.7 Measurement of Setbacks, new Subsection 2.7.7	Private floats and docks shall not be sited or extended towards the sea beyond 30 metres from the present natural boundary of the upland parcel.	<i>Removed.</i>

Part 2, Section 2.7 Measurement of Setbacks, existing Subsection 2.7.6	Renumbered to Subsection 2.7.8.	Renumbered to Subsection 2.7.7 .
Appendix 1, 9.3.2 Exemptions	b) Repair, maintenance or alteration of pre-existing lawful buildings, structures or utilities, except for shoreline protection structures, provided there is no alteration of undisturbed land or vegetation and that they are entirely within the existing footprint;	b) Repair and maintenance of pre-existing lawful buildings, structures or utilities, except for shoreline protection structures, provided there is no alteration of undisturbed land or vegetation and that they are entirely within the existing building or structure footprint;
Appendix 1, 9.3.2 Exemptions	c) The installation of a mooring buoy;	<i>Removed.</i>
Appendix 1, 9.3.2 Exemptions	<i>Replaces “c” above.</i>	c) Construction, reconstruction or repair of the following structures sited within the setback from the natural boundary of the sea: i. A platform not exceeding 5 square metres in area; ii. A set of stairs or a walkway for the purpose of accessing the foreshore or a permitted marine related structure.
Appendix 1, 9.3.3 Guidelines	c) New upland structures or additions should be located and designed to avoid the need for shoreline protection works throughout the life of the structure	c) New, or additions to, upland buildings or structures should be located and designed to avoid the need for shoreline protection works throughout the life of the structure.
Appendix 1, 9.3.3 Guidelines	Guideline ‘h’ and ‘i’ moved to “General Guidelines” (from “Guidelines for the Construction and Replacement of Docks and Ramps”).	
Appendix 1, 9.3.3 Guidelines	j) Construction details such as design, materials, methods, timing of construction and access should be provided at the time of permit application.	j) Construction details such as design, materials, methods, timing of construction and access shall be provided at the time of permit application.
Appendix 1, 9.3.3 Guidelines	k) Docks should be located and designed to avoid the need for shore defence works or breakwaters.	<i>Removed.</i> <i>Sequential renumbering of guidelines in this section.</i>

Appendix 1, 9.3.3 Guidelines	p) Dock and float design should allow the free flow of water beneath it.	<i>Removed.</i> <i>Sequential renumbering of guidelines in this section.</i>
Appendix 1, 9.3.3 Guidelines	s) Residential docks should not extend from shore any further than necessary to accommodate a small pleasure craft. Residential docks should not accommodate boats with a draft greater than 2.2 metres or have floats more than 35 square metres total surface area, unless two or more parcels have legal access to the dock, in which case permitted total surface area may be increased in accordance with the regulations in the Land Use Bylaw.	<i>Removed.</i> <i>Sequential renumbering of guidelines in this section.</i>
Appendix 1, 9.3.3 Guidelines	x) Applications for shoreline protection or stabilization works shall include a report, prepared by a Professional Engineer with experience in coastal and/or geotechnical engineering, which describes the proposed modification and shows:	u) Applications for shoreline protection or stabilization works may be considered to protect existing structures, and shall include a report, prepared by a Professional Engineer with experience in coastal and/or geotechnical engineering, which describes the proposed modification and shows:
Appendix 1, 9.3.3 Guidelines	x) ii. Where the modification is proposed to protect new structures, the locations on the property where those structures could be build and not require shoreline modification;	<i>Removed.</i> <i>Sequential renumbering of guideline.</i>
Appendix 1, 9.3.3 Guidelines	(new)	w) b. It is not feasible to instead construct a retaining wall that meets the land use bylaw setback; <i>Sequential renumbering of guideline.</i>

A copy of draft Bylaw No. 154 is found in Attachment 3.

Setback from the Natural Boundary of the Sea

The existing setback from the natural boundary of the sea is found in Section 2.7.3 of the LUB, which provides:

.3 *No building or structure except platforms not exceeding a combined floor area of 10 square metres, a permitted boathouse, pump/utility house, or stairs, or walkways required to access the foreshore or a*

permitted float, dock, wharf, or other permitted marine related structure may be constructed, reconstructed, moved, extended or located within 7.5 metres (24.6 feet) of the natural boundary of the sea.

The proposed amendment to Section 2.7.3 would increase the setback to 15 metres for buildings and structures, and limit the size, number and type of permitted structures within the setback area to:

- One platform, with a maximum area of 5 m², or
- One set of stairs or a walkway to access the foreshore or a permitted float, dock, wharf or other permitted marine related structure.

Increasing the setback from the natural boundary of the sea reduces the impact to the foreshore and increases protection of sensitive areas within close proximity to the natural boundary. As well, increasing the setback from the natural boundary of the sea would increase protection of documented and undocumented archaeological sites and cultural heritage areas.

Updating the setback also aligns with provincial "[Flood Hazard Area Land Use Management Guidelines](#)" that indicate buildings should be setback at a minimum of 15 metres from the future estimated natural boundary of the sea at Year 2100.

Due to historic development (subdivision) on Keats Island, staff acknowledge that a 15 metre setback from the natural boundary of the sea may limit smaller lots; however, it is noted land owners have the option to submit a development variance permit (DVP) application alongside a development permit application where it may be difficult to conform to an increased setback. Such applications would be considered by the LTC on a case-by-case basis.

"Other Permitted Marine Related Structures"

At the April 1, 2021, the LTC noted the wording in Section 2.7.3 of the LUB which states, "float, dock, wharf, or other permitted marine related structures". To clarify what is meant by "other permitted marine related structures", a list of permitted "marine-based" structures (other than a float, dock or wharf) in the Part 4 – Zone Regulations of the LUB are as follows:

- Mooring buoys,
- Stairs (providing marine access to a lot abutting the water area in which the structure is located),
- Piers (providing marine access to a lot abutting the water area in which the structure is located),
- Dolphins and pilings (necessary for the establishment or operation of use permitted in the zone),
- Dock ramps,
- Floating boathouse, swimming float (PI2 zone),
- Walkways (M1, M2 zone)
- Floating breakwaters (PI2, M1, M2 zones)
- Barge ramp (PI2, M3 zone)
- Marine navigational aids,
- Signs, subject to Part 5.

Mooring Buoys

Staff had previously included placement of a mooring buoy under the “exemptions” from the requirement for a development permit in DP-3, based on the following:

- Mooring buoys are permitted in the marine-based area of the CR1, CD1, RR, RC, PI2, M1, M2 and M4 zones on Keats Island;
- Mooring buoys are listed as “exempt” from the requirement for a DP in the Galiano Island Shoreline and Marine DPA and the North Pender Island Commercial and Industrial DPA;
- Preference is given to the placement of mooring buoys instead of docks in the Salt Spring Island Shoreline DPA;
- Preference is given to the placement of mooring buoys for personal use, instead of docks, in the Stewardship Centre for British Columbia’s [“Green Shores – Policy and Regulatory Tools for Local Governments”](#), dated May 2016.

It is noted private buoys are regulated by the federal government under the Private Buoy Regulations (PBR), and is subject to the *Navigable Waters Protection Act* (NWPA). Under the PBR, an owner is not required to get permission to place a private buoy, but it is the owner’s responsibility to comply with federal regulations related to marking, lighting, size and placement requirements. Under the NWPA, an owner must ensure the buoy is built and installed in a way that maintains its position, meets all legal requirements and is in good working order.

The provincial government does not require an application for private buoys; but provincial authorization is required for commercially operated mooring buoys under the Province’s Commercial – General Land Use Operational Policy.

In the Keats LUB a “mooring buoy” meets the definition of “structure”, and is therefore subject to applicable use, density and siting regulations:

STRUCTURE means anything that is constructed or erected and that is fixed to, supported by or sunk into land or water, but excludes:

- fences;
- surfaced areas of gravel, concrete, or other similar material comprising driveways and uncovered parking areas; and
- underground sewage disposal systems including septic tanks, absorption fields and related appurtenances.

Mooring buoys for commercial or industrial use are prohibited in Section 2.1.1 of the LUB.

Staff have removed “placement of a mooring buoy” from the “exemptions” in DP-3, and have included a guideline in draft Bylaw No. 154 that encourages use of “seagrass-friendly” mooring buoys that reduce scouring of the sea floor. Should the LTC resolve to include additional regulations for mooring buoys in draft Bylaw No. 154, the LTC may direct staff accordingly.

First Nations – Early Review and Comment

As directed by the LTC resolution GM-2021-018, staff forwarded copies of Draft Bylaw Nos. 153 and 154 to Squamish Nation and Tsleil-Waututh Nation.

The Islands Trust has received the following comments from Tsleil-Waututh First Nation:

Given the information you have provided in the email it seems that the proposed bylaws are aligned with Tsleil-Waututh's environmental values and objectives. As a note, Tsleil-Waututh has recently reviewed the VFPA's recreational dock guidelines and is providing feedback. I'm sure you are also aware of the Sechelt Nation's recreational dock guidelines as well- I'm not sure if those guidelines have been or would be useful in providing specifics around dock construction and material requirements. We look forward to receiving the formal referral after the first reading.

At the time of this report, staff have not received comment from Squamish Nation.

Consultation

The *Local Government Act* requires local governments consider opportunities for consultation with persons, organizations and authorities it considers will be affected during an OCP amendment. The general process for proposed bylaws after first reading includes referrals of the bylaws to First Nations, provincial agencies, local governments and other referral agencies.

Staff have identified the following agencies to refer the Bylaw Nos. 153 and 154 to:

- Ministry of Forests, Lands, Natural Resource Operations and Rural Development,
- Sunshine Coast Regional District,
- Islands Trust Conservancy,
- Lasqueti Island Local Trust Committee,
- Gabriola Island Local Trust Committee, and
- Galiano Island Local Trust Committee.

The provincial Consultative Areas Database (CAD) has identified the following First Nations with treaty or established rights, or with identified geographic areas for consultation purposes, within the Gambier Island Local Trust Area:

- | | |
|------------------------------|------------------------------|
| • Squamish Nation | • Cowichan Tribes |
| • Tsleil-Waututh Nation | • Stz'uminus First Nation |
| • Musqueam Nation | • Lyackson First Nation |
| • Halalt First Nation | • Snaw'Naw'As Nation |
| • Penelakut Tribe | • Te'Mexw Treaty Association |
| • Lake Cowichan First Nation | • Sechelt First Nation |

The LTC may identify additional agencies for bylaw referrals and direct staff accordingly.

A community information meeting and public hearing are included as part of community consultation, and may occur between first and second reading, or between second and third reading.

Timeline

The Project Charter (Attachment 1) provides an estimated timeline for the project in the Workplan Overview (Deliverable/Milestone). Staff have amended the Project Charter to reflect changes to the project timeline. The LTC is asked to endorse the revisions.

Rationale for Recommendation

Staff have prepared draft Bylaw Nos. 153 and 154 for LTC consideration. These bylaws would designate a new Shoreline Development Permit Area (DP-3) for the purpose of protecting the natural environment, its ecosystems and biodiversity, and protecting development from hazardous conditions. Draft Bylaw No. 154 would amend the LUB siting regulations in relation to the setback from the natural boundary of the sea and marine structure regulations.

The establishment of DPAs for protection of the natural environment, its ecosystems and biodiversity is supported by the Keats Island OCP and the Islands Trust Policy Statement.

The recommendations are noted on Page 1 of the report.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Amend the draft bylaws prior to first reading

The LTC may amend the draft bylaws prior to consideration of first reading. Recommended wording for the resolution is as follows:

That the Gambier Island Local Trust Committee amend Draft Bylaw No. XXX, cited as “...” with the following: [list amendments].

2. Request additional information

The LTC may request specific additional information from staff prior to consideration of first reading. Recommended wording for the resolution is as follows:

That the Gambier Island Local Trust Committee request staff provide the following [specify information request] prior to further consideration of Draft Bylaw Nos. 153 and 154.

NEXT STEPS

Following first reading, Bylaw Nos. 153 and 154 would be referred to agencies and First Nations for comment. In order to accommodate a minimum 45-day referral period for First Nations, staff anticipate reporting back to the LTC in winter 2021.

Submitted By:	Jaime Dubyna Island Planner	July 12, 2021
Concurrence:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	July 13, 2021

ATTACHMENTS

1. Project Charter, dated July 22, 2021 (revised)
2. Draft Bylaw No. 153 (OCP)
3. Draft Bylaw No. 154 (LUB)
4. Islands Trust Policy Statement Directive Policies Checklist – Bylaw No. 153
5. Islands Trust Policy Statement Directive Policies Checklist – Bylaw No. 154

Keats Island Shoreline Protection 'Phase 3' – Project Charter v.1 revised

Gambier Island Local Trust Committee

Date: November 19, 2020

Revised: July 22, 2021

Purpose: The Gambier Island Local Trust Committee (LTC) seeks to establish a Shoreline Development Permit Area (DPA) for the purposes of protecting the natural environment, its ecosystems and biological diversity, and protecting development from hazardous conditions; and to develop potential land use bylaw amendments to restrict the size and type of identified marine structures.

Background: 'Phase 1' of this project involved community consultation to solicit input on policy, regulation and voluntary stewardship options to address shoreline protection on Keats. 'Phase 2' established a community Working Group to discuss the project and provide recommendations to the LTC, which included establishment of a Shoreline DPA. A Shoreline DPA aligns with Islands Trust Policy Statement (ITPS) direction to protect sensitive coastal areas and coastal processes, and identify areas hazardous to development; and Keats Island Official Community Plan (OCP) policies that support environmental and rural conservation on Keats.

Objectives

- Improve the protection of Keats Islands' shoreline and foreshore areas, including sensitive ecosystems and species at risk;
- Increase protection of development from sea level rise and flood hazards;
- Update marine structure regulations.

In Scope

- Amend the Keats Island OCP by designating a Shoreline Development Permit Area and guidelines for the marine and near shore areas of Keats Island;
- Amend the Keats Island Land use Bylaw for marine zones to restrict marine structure size and type (wharves, ramps, mooring buoys), in accordance with best practices for marine structures.

Out of Scope

- Amendments to the setback from the natural boundary of the sea.
- Proposed new OCP designations or LUB zones.
- Proposed heritage conservation areas.
- Flood Protection Bylaw.

Workplan Overview

Deliverable/Milestone	Date
LTC endorsement of Project Charter	November 19, 2020
Staff prepare draft bylaw language, LTC consideration of draft bylaw language	February 2021
Early referrals to First Nations	May 2021
LTC consideration of 1 st reading, bylaw referrals to First Nations, Agencies and adjacent LTAs	July 2021
Legal Review (discretionary)	July/August 2021
LTC consideration of referral responses, legal review and 2 nd Reading	Fall 2021
Community Information Meeting & Public Hearing	Winter 2021
3 rd reading of proposed bylaws, Executive Committee approval	Winter 2021/2022
Ministerial approval, adoption of bylaw amendments, distribution of communication materials	Spring 2022
LTC Adoption of bylaws	Spring/Summer 2022

Project Team

Planner 2	Project Manager
Regional Planning Manager	Project Sponsor
Legislative Clerk	Administrative Support
GIS Department	Mapping Support
RPM Approval: Date: Nov. 19/20	LTC Endorsement: Resolution #: 2020-054 Date: Nov. 19/20

Budget

Budget Sources:		
Fiscal	Item	Cost
2020-2021	Legal Review (discretionary)	\$3000
2020-2021	CIM, Public Hearing notice	\$2000
	Total	\$5000 (*pending approval)

PROJECT CHARTER WORK PLAN OVERVIEW			
Meeting	Deliverable/Milestone	Target Date	Cost
LTC regular business meeting	Revised project charter to LTC for consideration	November 19, 2020	n/a
LTC regular business meeting	Staff present draft bylaw language to LTC for consideration	February 2021	n/a
n/a	Early referrals to First Nations	May 2021	n/a
LTC regular business meeting	LTC consideration of 1 st reading, LTC direct staff to send bylaw referrals to First Nations, Agencies and adjacent LTAs	July 2021	n/a
n/a	<i>Legal review of draft bylaws (discretionary)</i>	<i>July/August 2021</i>	<i>Approx. \$3000 (pending approval)</i>
LTC regular business meeting	LTC consideration of referral responses and consideration of 2 nd Reading	Fall 2021	n/a
CIM, Public Hearing	Community Information Meeting and Public Hearing*	Winter 2021	Approx. \$2000 (pending approval)
LTC regular business meeting	LTC consideration 3 rd reading of proposed bylaws	Winter 2021/2022	n/a
Executive Committee meeting	Executive Committee approval	Winter 2021/2022	
n/a	Ministerial approval	Spring 2022	n/a
LTC regular business meeting	LTC adoption of bylaws	Spring/Summer 2022	n/a
TOTAL			\$5000 (pending approval)

DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 153

A BYLAW TO AMEND KEATS ISLAND OFFICIAL COMMUNITY PLAN, 2002

The Gambier Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Gambier Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Bylaw No. 77, cited as “Keats Island Official Community Plan, 2002” is amended as per Schedules “1” and “2” attached to and forming part of this bylaw.
2. This bylaw may be cited for all purposes as “Keats Island Official Community Plan, 2002, Amendment No. 1, 2021”.

READ A FIRST TIME THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 20____

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

_____ DAY OF _____ 20____

ADOPTED THIS

_____ DAY OF _____ 20____

Chair

Secretary

**GAMBIER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 153**

Schedule “1”

1. Schedule “A” of “Keats Island Official Community Plan, 2002” is amended as follows:
 - 1.1 **PART A – ADMINISTRATION AND INTERPRETATION**, is amended by replacing *Local Government Act* references to “Section 911” with “Section 528”.
 - 1.2 **PART B – GOALS, OBJECTIVES AND POLICIES**, is amended by replacing *Local Government Act* references to “Section 946” with “Section 514”.
 - 1.3 **PART C – DEVELOPMENT PERMIT AREAS**, is amended by replacing *Local Government Act* references to “Section 919.1(1)” with “Section 488(1)” and “Section 920.01” with “Section 485”.
 - 1.4 **PART C – DEVELOPMENT PERMIT AREAS**, is amended by adding a new subsection 3:

“3. DEVELOPMENT PERMIT AREA 3: SHORELINE

The development permit area (DPA) is established, pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity; and Section 488(1)(b) of the *Local Government Act* for the protection of development from hazardous conditions.

The Shoreline DPA (DP-3) is designated as an area for which development approval information may be required as authorized by Section 484 of the *Local Government Act*.

Location

The Shoreline Development Permit Area (DP-3) includes all land designated on **Schedule E – Development Permit Areas** of this plan.

The Shoreline Development Permit Area applies to all land measured 15 metres upland of the present natural boundary of the sea, the foreshore area and all that area of land covered by water between the natural boundary of the sea and a line drawn parallel to and 100 metres seaward of the natural boundary of the sea.

Justification

It is the Object of the Islands Trust to “preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.”

It is the policy of the Islands Trust Council that protection must be given to the natural processes, habitats and species of the Trust Area, and that development activity, buildings or structures should not result in a loss of significant marine or coastal habitat, or interfere with natural coastal processes.

Draft Bylaw No. 153 (OCP)

It is also policy of the Islands Trust Council 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;
- the protection of public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments; and
- the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and to direct development away from such hazards.

Keats Island includes a mix of rock (hard) and sediment (soft) shorelines that offer a range of natural habitats, ecological functions, cultural heritage and aesthetic values. The shoreline has environmental and cultural significance for forage fish, eelgrass, shorebirds and shellfish, marine mammals such as seals and many other marine organisms, as well as values that define the character of the Keats Island community. The Keats shoreline has been the location of cultural sites, canoe landings and gathering places for First Nations since time immemorial. The shoreline also includes area that are transition zones of uplands and wetlands that may be susceptible to erosion or flooding.

Development activities on the upland such as land clearing and increasing impermeable surfaces can have harmful impacts on site drainage, bank stability, nesting habitat, sensitive natural areas, shading of intertidal areas critical for fish habitat and cultural and heritage sites.

Since the adoption of the OCP, there has been an increase in residential development on Keats Island along the shoreline. As of 2020, there were 90 individual parcels fronting the natural boundary of the sea on Keats Island. The subdivision and development of these parcels in combination with the development that has already occurred, may, cumulatively, have a detrimental impact on the 13.72 km of shoreline habitat and function.

In 2013, approx. 9% of the Keats shoreline was identified to have been modified by 30% or more by development, principally by boat ramps, seawalls, rip rap and revetments. Applications for private docks and shoreline protection structures have increased since that time. Shoreline armouring, such as retaining walls, alter the shoreline and can result in loss of habitat and upland connectivity and may increase wave action and erosion on adjacent properties. Marine structures, such as ramps or docks, and their supporting pilings can have significant impact on fish movement and their habitat, and damage important marine vegetation.

Anticipated sea level rise and more frequent severe storm events as a result of climate change, may increase coastal flooding and erosion. It is recognized that there is a need for balance between ecological protection or other environmental values and the use of privately owned land.

Objectives

The objectives of this development permit area are as follows:

Draft Bylaw No. 153 (OCP)

- OBJ 3.1** TO PLAN AND REGULATE NEW DEVELOPMENT IN A MANNER THAT PRESERVES, PROTECTS AND RESTORES THE LONG-TERM PHYSICAL INTEGRITY, CONNECTIVITY, AND ECOLOGICAL AND MARINE RESOURCE VALUES OF SHORELINES AND ASSOCIATED FORESHORE AND UPLAND AREAS;
- OBJ 3.2** TO BALANCE DEVELOPMENT OPPORTUNITIES WITH THE ECOLOGICAL CONSERVATION AND RESTORATION OF THE SHORELINE AND MARINE ENVIRONMENT;
- OBJ 3.3** TO MINIMIZE THE DISRUPTION OF NATURAL FEATURES AND PROCESSES AND TO RETAIN, WHEREVER POSSIBLE, NATURAL VEGETATION AND NATURAL FEATURES;
- OBJ 3.4** TO MAINTAIN THE PUBLIC'S SAFE USE AND ACCESS TO IMPORTANT RECREATION AREAS IN A WAY THAT DOES NOT COMPROMISE THE ECOLOGICAL INTEGRITY OF THE SHORELINE;
- OBJ 3.5** TO ADAPT TO THE ANTICIPATED EFFECTS OF CLIMATE CHANGE;
- OBJ 3.6** TO PROTECT COASTAL PROPERTIES AND DEVELOPMENT FROM DAMAGE AND HAZARDOUS CONDITIONS THAT CAN ARISE FROM EROSION AND FLOODING.

Development Approval Information

Development Permit Area 3 is designated as an area for which development approval information may be required as authorized by Section 485 of the *Local Government Act*. Development approval information in the form of a report from a Qualified Professional may be required due to the special conditions and objectives described above.

INFORMATION NOTE: Development Permit Area guidelines for DP-3 Shoreline are in the Keats Island Land Use Bylaw."

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**GAMBIER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 153**

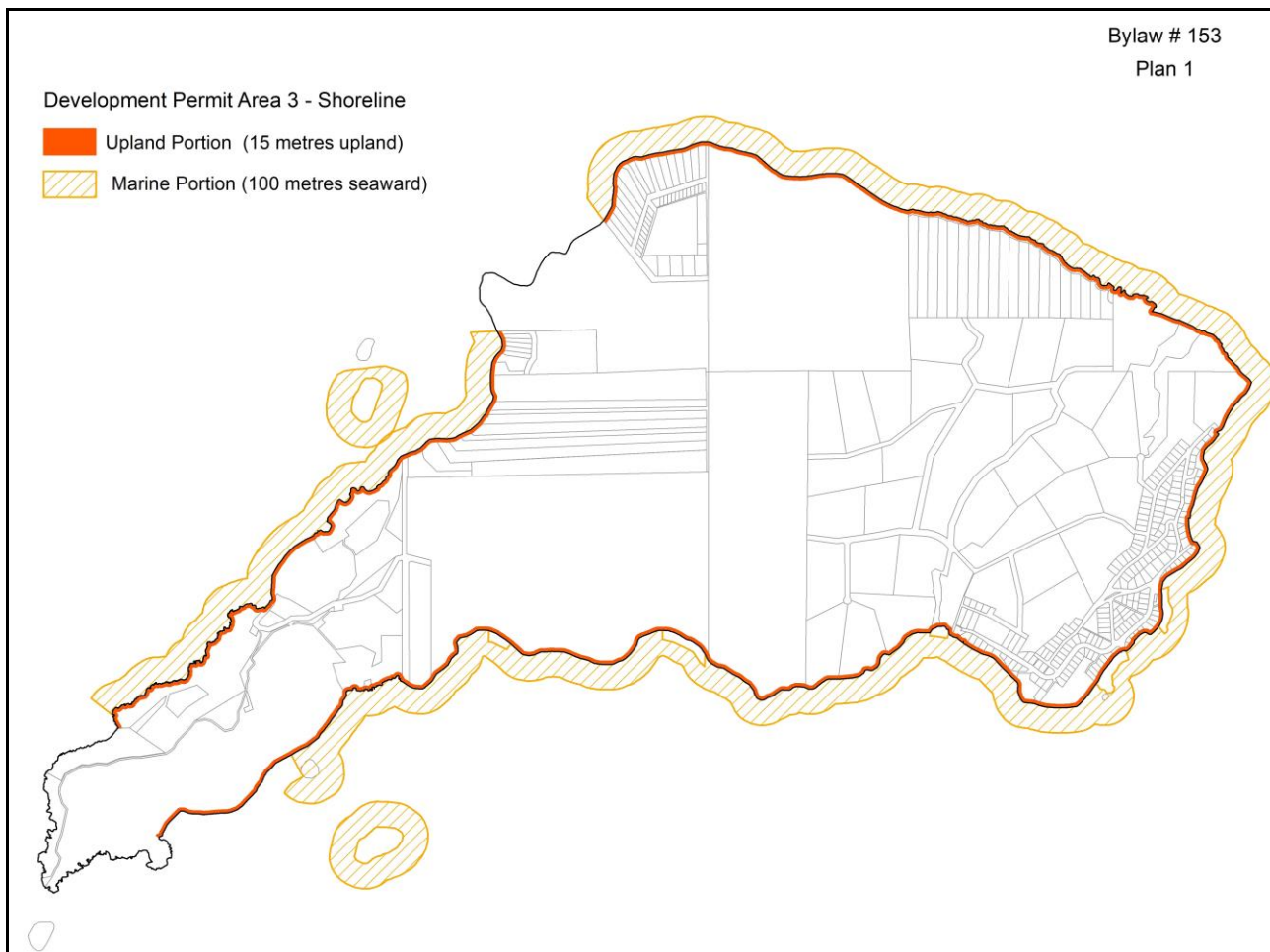
Schedule "2"

1. **Schedule "E" – DEVELOPMENT PERMIT AREAS**, is amended by designating a new Development Permit Area 3: Shoreline as shown on Plan No. 1 attached to and forming part of this bylaw and by making such alterations to Schedule "E" of Bylaw No. 77 as are required to effect this change.

Draft Bylaw No. 153 (OCP)

GAMBIER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 153

Plan No. 1



DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 154

A BYLAW TO AMEND KEATS ISLAND LAND USE BYLAW, 2002

The Gambier Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Gambier Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Bylaw No. 78, cited as “Keats Island Land Use Bylaw, 2002” is amended as per Schedule “1” attached to and forming part of this bylaw.
2. This bylaw may be cited for all purposes as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021”.

READ A FIRST TIME THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

**GAMBIER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 154**

Schedule “1”

1. Schedule “A” of Keats Island Land Use Bylaw, 2002 is amended as follows:
 - 1.1 **PART 1 – ADMINISTRATION AND INTERPRETATION**, Section 1.5 **DEFINITIONS**, Subsection 1.5.1 is amended by adding the following definition in alphabetical order:

“**platform** means an unenclosed flat surface raised from the ground to serve for the loading and offloading of materials and supplies.”
 - 1.2 **PART 2 – GENERAL LAND USE REGULATIONS**, Section 2.7 **MEASUREMENT OF SETBACKS Buildings and Structures**, Subsection 2.7.3 is amended by removing it in its entirety and replacing it with the following:

“No building or structure except a platform with a maximum area of 5 square metres, or a set of stairs or a walkway for the purposes of accessing the foreshore or a permitted float, dock, wharf or other permitted marine related structure, may be constructed, reconstructed, moved, extended or located within 15 metres (49.2 feet) of the natural boundary of the sea.”
 - 1.3 **PART 2 – GENERAL LAND USE REGULATIONS**, Section 2.7 **MEASUREMENT OF SETBACKS Buildings and Structures**, Subsection 2.7.5 is amended by replacing “3.0 metres” with “5.0 metres”.
 - 1.4 **PART 2 – GENERAL LAND USE REGULATIONS**, Section 2.7 **MEASUREMENT OF SETBACKS Buildings and Structures**, is amended by inserting the following new subsection as follows:

“**2.7.6** Private floats and docks shall be sited at least 10 metres from any existing dock or structure.”
 - 1.5 **PART 2 – GENERAL LAND USE REGULATIONS**, Section 2.7 **MEASUREMENT OF SETBACKS Buildings and Structures**, is amended by renumbering Subsection 2.7.6 – Sewage Disposal Fields to Subsection 2.7.7.
 - 1.6 **PART 4 – ZONE REGULATIONS**, Section 4.1 **COMMUNITY RESIDENTIAL 1 (CR1) ZONE**, Subsection 4.1.4 is amended by inserting the words “, dock ramps” after “docks” and before “and stairs”.
 - 1.7 **PART 4 – ZONE REGULATIONS**, Section 4.1 **COMMUNITY RESIDENTIAL 1 (CR1) ZONE**, Subsection 4.1.6 is amended by replacing “65 square metres (700 square feet)” with “35 square metres (377 square feet)”.
 - 1.8 **PART 4 – ZONE REGULATIONS**, Section 4.1 **COMMUNITY RESIDENTIAL 1 (CR1) ZONE**, Subsection 4.1.7 is amended by replacing “47 square metres (500 square feet)” with

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“25 square metres (269 square feet)” and by replacing “158 square metres (1,700 square feet)” with “85 square metres (915 square feet)”.

- 1.9 **PART 4 – ZONE REGULATIONS**, Section 4.1 **COMMUNITY RESIDENTIAL 1 (CR1) ZONE**, Subsection 4.1.8 is amended by replacing “2.4 metres (8 feet)” with “1.5 metres (4.9 feet)”.
- 1.10 **PART 4 – ZONE REGULATIONS**, Section 4.4 **RURAL RESIDENTIAL (RR) ZONE**, Subsection 4.4.6 is amended by replacing “65 square metres (700 square feet)” with “35 square metres (377 square feet)”.
- 1.11 **PART 4 – ZONE REGULATIONS**, Section 4.4 **RURAL RESIDENTIAL (RR) ZONE**, Subsection 4.4.7 is amended by replacing “47 square metres (500 square feet)” with “25 square metres (269 square feet)” and by replacing “158 square metres (1,700 square feet)” with “85 square metres (915 square feet)”.
- 1.12 **PART 4 – ZONE REGULATIONS**, Section 4.4 **RURAL RESIDENTIAL (RR) ZONE**, Subsection 4.4.8 is amended by replacing “2.4 metres (8 feet)” with “1.5 metres (4.9 feet)”.
- 1.13 **PART 4 – ZONE REGULATIONS**, Section 4.5 **RURAL COMPREHENSIVE (RC) ZONE**, Subsection 4.5.7 is amended by replacing “Article 6 of this subsection” with “Subsection 4.5.6”.
- 1.14 **PART 4 – ZONE REGULATIONS**, Section 4.5 **RURAL COMPREHENSIVE (RC) ZONE**, Subsection 4.5.6 is amended by replacing “65 square metres (700 square feet)” with “35 square metres (377 square feet)”.
- 1.15 **PART 4 – ZONE REGULATIONS**, Section 4.5 **RURAL COMPREHENSIVE (RC) ZONE**, Subsection 4.5.7 is amended by replacing “47 square metres (500 square feet)” with “25 square metres (269 square feet)” and by replacing “158 square metres (1,700 square feet)” with “85 square metres (915 square feet)”.
- 1.16 **PART 4 – ZONE REGULATIONS**, Section 4.5 **RURAL COMPREHENSIVE (RC) ZONE**, Subsection 4.5.8 is amended by replacing “2.4 metres (8 feet)” with “1.5 metres (4.9 feet)”.
- 1.17 **PART 4 – ZONE REGULATIONS**, Section 4.6 **PRIVATE INSTITUTIONAL 2 (PI2) ZONE**, Subsection 4.6.5 is amended by replacing “3,000 square metres (32,970 square feet)” with “1,000 metres (10,764 square feet)”.
- 1.18 **PART 4 – ZONE REGULATIONS**, Section 4.10 **PROVINCIAL MARINE PARK (P2) ZONE**, Subsection 4.10.6 is amended by replacing “dock floats” with “a wharf float”.
- 1.19 **PART 4 – ZONE REGULATIONS**, Section 4.10 **PROVINCIAL MARINE PARK (P2) ZONE**, Subsection 4.10.7 is amended by replacing “dock” with “wharf”.
- 1.20 **PART 4 – ZONE REGULATIONS**, Section 4.12 **MARINE 2 – COMMUNAL MOORAGE (M2) ZONE**, Subsection 4.12.5 is amended by replacing “2.4 metres (8 feet)” with “1.5 metres (4.9 feet)”.

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- 1.21 **PART 4 – ZONE REGULATIONS**, Section 4.12 **MARINE 2 – COMMUNAL MOORAGE (M2) ZONE**, Subsection 4.12.6, **Table 4.1**, Site Specific Regulation (a) is amended by replacing “65 square metres (700 square feet)” with “35 square metres (377 square feet)” and by replacing “47 square metres (500 square feet)” with “25 square metres (269 square feet)” and by replacing “158 square metres (1,700 square feet)” with “85 square metres (915 square feet)”.
- 1.22 **PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES**, is amended by adding a new Section **9.3 DP-3 SHORELINE** as shown on Appendix 1 attached to and forming part of this bylaw.

**GAMBIER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 153**

Appendix 1

9.3 DP-3 SHORELINE

Applicability

.1 The following activities shall require a development permit whenever they occur within the Development Permit Area 3: Shoreline (DP-3), unless specifically exempted under Subsection 9.3.2:

- construction of, addition to or alteration of a building or structure;
- land alteration, including vegetation removal and disturbance of soils; and
- subdivision of land.

Exemptions

.2 The following activities are exempt from the requirement to obtain a development permit for DP-3:

- a) Development or alteration of land to occur outside the designated Development Permit Area, as determined by a BC Land Surveyor;
- b) Repair and maintenance of pre-existing lawful buildings, structures or utilities, except for shoreline protection structures, provided there is no alteration of undisturbed land or vegetation and that they are entirely within the existing building or structure footprint. For clarity, repair, maintenance, alteration or reconstruction of shoreline protection works such as retaining walls, requires a development permit whether or not they meet the definition of 'structure' in the Keats Island Land Use Bylaw;
- c) Construction, reconstruction or repair of the following structures sited within the setback from the natural boundary of the sea:
 - i. A platform not exceeding 5 square metres in area;
 - ii. A set of stairs or a walkway for the purpose of accessing the foreshore or a permitted marine related structure;
- d) Small-scale manual removal of non-native, invasive plants or noxious weeds, conducted in accordance with best management practices;
- e) Construction of a fence so long as no trees of native species are removed and the disturbance of native vegetation is restricted to 0.5 metres on either side of the fence;
- f) The construction of a trail if all of the following apply:
 - i. Trail design and location must minimize vegetation disturbance;
 - ii. No native trees are removed;
 - iii. The trail is 1 metre wide or less;
 - iv. The trail is for personal, non-vehicular use only;
 - v. The trail is constructed of soil, gravel, mulch or other pervious surface;
 - vi. The trail is designed to prevent soil erosion where slopes occur;
- g) Repair and maintenance of existing roads, driveways, paths and trails, provided there is no expansion of the width or length of the road, driveway, path or trail, and no creation of additional impervious surfacing, including paving, asphaltting or similar surfacing;
- h) Gardening and property maintenance activities, not involving artificial fertilizer, pesticides or herbicides, within a pre-existing landscaped area, including lawn mowing, weeding,

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shrub pruning, vegetation planting and minor soil disturbances that do not alter the general contours of the land;

- i) Pruning of not more than two trees in one growing season in accordance with the standards and recommendations of the International Society of Arboriculture (ISA), which does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown, or the pruning or removal of a structural root within the critical root zone;
- j) The removal of trees that have been examined by an International Society of Arboriculture (ISA) certified arborist or registered professional forester and certified in writing to pose an immediate threat to life or property;
- k) Emergency works required to prevent, control or reduce an immediate threat to human life, the natural environment or public or private property, including:
 - i. Forest fire, flood and erosion protection works;
 - ii. Protection, repair or replacement of public facilities;
 - iii. Clearing of an obstruction from a bridge, culvert, dock wharf or stream;
 - iv. Bridge repairs.
- l) A farm operation as defined in the *Farm Practices Protection (Right to Farm) Act*;
- m) Forest management activities, as defined in the *Private Management Forest Land Regulation*, on land classified as managed forest land under the *Private Managed Forest Land Act*;
- n) The subdivision of land parcels where a conservation covenant satisfactory to and in favour of the Gambier Island Local Trust Committee or the Islands Trust Conservancy Board has already been registered for the maintenance of natural drainage and protection of environmentally sensitive areas;
- o) Subdivision involving lot consolidation;
- p) Works conducted and/or authorized by the Province and its Ministries or Agencies, and by Fisheries and Oceans Canada (or subsequent federal department).

Guidelines

- .3 Prior to undertaking any applicable development activities within DP-3, an owner of property shall apply to the Local Trust Committee for a development, and the following guidelines apply:

General Guidelines:

- a) In general, development of the shoreline area should be limited, should minimize negative impacts on the ecological health of the immediate area, should not disrupt coastal sediment transport processes, and should not impede public access.
- b) It should be demonstrated that locating development entirely outside of the Development Permit Area has been considered, and a description of why that is not being proposed should be provided.
- c) New, or additions to, upland buildings or structures should be located and designed to avoid the need for shoreline protection works throughout the life of the structure.
- d) New development on steep slopes or bluffs should be set back sufficiently from the top of the slope or bluff to ensure that shoreline protection measures will not become necessary during the life of the structure, as demonstrated by a geotechnical analysis and recommendations for the site by a Geotechnical Engineer or Professional Geoscientist.
- e) Sea level rise, storm surges and other anticipated effects of climate change should be addressed in all development permit applications.
- f) All development within this Development Permit Area is to be undertaken and completed in such a manner as to prevent the release of sediment to the shore or to

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any watercourse or storm sewer that flows to the marine shore. An erosion and sediment control plan, including actions to be taken prior to land clearing and site preparation and the proposed timing of development activities to reduce the risk of erosion, may be required as part of the development permit application.

- g) Where this Development Permit Area includes critical habitat of any Species at Risk, including terrestrial or aquatic provincial red- and blue-listed species or SARA-listed species; or where a unique, sensitive or rare species has been identified by Islands Trust mapping, these areas should be left undisturbed. If disturbance cannot be entirely avoided, development and mitigation and/or compensation measures shall be undertaken only under the supervision of a Registered Professional Biologist with advice from applicable senior environmental agencies.
- h) Development activities along the foreshore or in marine areas should be conducted during the low risk timing window for spawning and nursery periods.
- i) All development that takes place below the natural boundary of the sea should be done in a way that minimizes degradation of water quality and disturbance of the substrate.

Guidelines for the Construction and Replacement of Docks and Ramps

- j) Construction details such as design, materials, methods, timing of construction and access shall be provided at the time of permit application.
- k) Docks, floats and ramps should be sited to avoid sensitive ecosystems such as eelgrass beds, forage fish habitat and to avoid interference with natural processes such as currents and littoral drift. This may require an environmental assessment by a Qualified Professional Biologist to identify such features and processes on the site in question.
- l) Docks must be designed to ensure that public access along the shore is maintained.
- m) Dock and float design should allow natural light penetration to the submerged land underneath. Natural light penetration can be facilitated by spacing the decking surface of the dock, incorporating grating and minimizing the width of the structure. Where possible, docks should be aligned in a north-south direction to allow for the maximum extent of light.
- n) Piers on pilings and floating docks are preferred over solid-core piers or ramps. Piers should use the minimum number of pilings necessary, with preference to large spans over more pilings.
- o) All docks shall be constructed so that they do not rest on the bottom of the seabed at low water/low tide levels. Dock and float design shall allow the free flow of water beneath it.
- p) Docks should not use unenclosed plastic foam or other non-biodegradable materials that have the potential to degrade over time. Docks should be constructed of stable materials that will not degrade water quality. The use of creosote-treated pilings is not permitted.
- q) The access ramps, walkways and stairs for docks should not exceed a maximum width of 1.5 metres.
- r) Preference is given to mooring buoys that are considered “seagrass-friendly” and are designed to reduce scouring of the sea floor. These include buoys with a mid-line float so as to prevent unnecessary damage to eelgrass habitat.

Guidelines for Shoreline Modifications

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- s) Shoreline protection or stabilization measures shall not be permitted for the sole purpose of reducing the setback regulations in the Land Use Bylaw or for reclaiming land lost due to erosion.
- t) Shoreline protection measures should not be allowed for the purpose of extending lawns or gardens, or to provide space for additions to existing or new structures.
- u) Applications for shoreline protection or stabilization works may be considered to protect existing structures and shall include a report, prepared by a Professional Engineer with experience in coastal and/or geotechnical engineering, which describes the proposed modification and shows:
 - i. The need for the proposed modification to protect existing structures;
 - ii. If any natural hazards, erosion, or interruption of geohydraulic processes may arise from the proposed modification, including at sites on other properties or foreshore locations;
 - iii. The cumulative effect of shoreline protection or stabilization along the drift sector where the works are proposed;
 - iv. Whether there will be any degradation of water quality or loss of fish or wildlife habitat because of the modification;
 - v. Whether conditions should be incorporated into the development permit to achieve the objectives of this Development Permit Area.
- v) Where shoreline protection or stabilization measures are proposed, they shall be designed by a Professional Engineer with experience in coastal and/or geotechnical engineering, and:
 - i. Limit the size to the minimum necessary to prevent damage to existing structures or established uses on the adjacent upland;
 - ii. Apply the 'softest' possible shoreline protection measure that will still provide satisfactory protection;
 - iii. Not be expected to cause erosion or other physical damage to adjacent or down-current properties, or public land;
 - iv. Address compatibility with adjacent shoreline protection works.

Shoreline protection or stabilization measures are modifications to the shoreline, or adjacent seaward or landward areas, for the purpose of protection against erosion. Structural protection measures are often referred to as 'hard' or 'soft'. 'Hard' measures refer to those with solid, hard surfaces, such as concrete bulkheads, while 'soft' measures rely on less rigid materials such as biotechnical vegetation measures (i.e. the specialized use of woody plant materials to stabilize soil) or beach enhancement. There is a range of measures varying from soft to hard that include:

• Vegetation enhancement • Upland drainage control • Biotechnical measures • Beach enhancement • Anchor trees • Gravel placement • Rock (rip rap) revetments • Gabions • Concrete groins • Retaining walls or bulkheads • Seawalls	SOFT  HARD
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In general, the harder the construction measure, the greater the impact on shoreline processes, including sediment transport, geomorphology and biological functions.

- w) Entirely 'hard' structural shoreline protection measures such as concrete walls, lock block or stacked rock (rip rap), may be considered as a last resort only when a geotechnical and biophysical analysis demonstrates that:
 - i. An existing structure is at immediate risk from shoreline erosion caused by tidal action, currents or waves. Evidence of normal sloughing, erosion or steep bluffs, or shoreline erosion itself, without a scientific or geotechnical analysis, is not sufficient demonstration of need;
 - ii. It is not feasible to instead construct a retaining wall that meets the land use bylaw setback;
 - iii. The erosion is not being caused by upland conditions, such as the loss of vegetation and uncontrolled drainage associated with upland development;
 - iv. All possible on site drainage solutions by directing drainage away from the shoreline have been exhausted;
 - v. Non-structural or 'soft' shoreline protection measures are not feasible or not sufficient to address the stabilization issues;
 - vi. The shoreline protection measure is designed so that neighbouring properties are not expected to experience additional erosion; and
 - vii. All shoreline protection structures are installed upland of the present natural boundary of the sea.
- x) An existing shoreline protection structure may be replaced if the existing structure can no longer adequately serve its purpose, provided that:
 - i. The replacement structure is of the same size and footprint as the existing structure;
 - ii. The replacement structure is designed, located, sized and constructed to mitigate the loss of ecological functions, and include habitat restoration measures when feasible;
 - iii. Replacement walls or bulkheads do not encroach seaward of the natural boundary or seaward of the existing structure unless there are significant safety or environmental concerns. In such cases, the replacement structure should utilize the 'softest' approach possible and should abut the existing shoreline protection structure;
 - iv. Where impacts to critical marine habitats would occur by leaving the existing works in place, they can be removed as part of the replacement measure.
- y) Materials used for shoreline protection or stabilization should consist of inert materials. Materials should not consist of debris or contaminated material that could result in pollution of tidal waters.
- z) Placement of fill upland of the natural boundary of the sea greater than (10) cubic metres in volume shall only be considered when necessary to assist in the enhancement of the natural shoreline's stability and ecological function. Such fills shall be located, designed and constructed to protect shoreline ecological functions and ecosystem-wide processes, including channel migration. This may require a sediment and erosion plan prepared by a Professional Engineer or Geoscientist with experience in coastal and/or geotechnical engineering.
- aa) Placement of fill below (seaward of) the natural boundary shall be considered only when necessary to assist in the enhancement of the natural shoreline's stability and ecological function, typically as part of a beach nourishment design. All fill proposals

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below the natural boundary are subject to approval by the appropriate provincial and/or federal authorities.

- bb) All upland fill and beach nourishment materials should be clean and free of debris and contaminated material.

Guidelines for Vegetation Management, Restoration and Enhancement

- cc) Existing native vegetation and trees should be retained or replaced wherever possible to protect against erosion and slope failure, and to minimize disruption to fish and wildlife habitat.
- dd) Existing vegetation and trees to be retained should be clearly marked prior to development, and temporary fencing installed at the drip line to protect them during clearing, grading and other development activities.
- ee) If the area has been previously cleared of native vegetation, or is cleared during the process of development, the development permit may specify replanting requirements to restore or enhance the natural environment or control erosion. Areas of undisturbed bedrock exposed to the surface or sparsely vegetated areas should not require planting. The Local Trust Committee may require provision of a security to be used to fulfill the replanting and vegetation maintenance conditions of the permit if the permit holder fails to do so.
- ff) Vegetation species used in replanting, restoration or enhancement should be selected to suit the soil, light and groundwater conditions of the site, should be native to the area, and be selected for erosion control and/or fish and wildlife habitat values as needed. While native species are preferred, suitably adapted, non-invasive, non-native vegetation may be acceptable.
- gg) All replanting shall be maintained by the property owner for a minimum of 2 years from the date of completion of the planting to ensure survival. This may require removal of invasive, non-native weeds and irrigation. Unhealthy, dying or dead stock will be replaced at the owner's expense within that time in the next regular planting season. The Local Trust Committee may require provision of a security to be used to fulfill the replanting and vegetation maintenance conditions of the permit if the permit holder fails to do so.

Guidelines for Subdivision

- hh) All lots in a proposed subdivision must be configured to have sufficient area for permitted principal and accessory uses without encroaching into land use bylaw setbacks, the Development Permit Area, or creating a likelihood of shoreline protection measures for the permitted level of development.
- ii) New roads, driveways and wastewater disposal (septic) systems should not be located within the Development Permit Area.

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: 6500-20 (Keats Island Shoreline Protection Project)

File Name: Draft Bylaw No. 153 (OCP)

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

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
n/a	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 affects on agricultural land.
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.
CONSISTENT	No.	DIRECTIVE POLICY
	4.2	Forests
n/a	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.
n/a	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.
CONSISTENT	No.	DIRECTIVE POLICY

	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
n/a	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.
✓	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
n/a	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.
n/a	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.
CONSISTENT	No.	DIRECTIVE POLICY

	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.
n/a	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.
n/a	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
n/a	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
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: 6500-20 (Keats Island Shoreline Protection Project)

File Name: Draft Bylaw No. 154 (LUB)

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

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
n/a	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 affects on agricultural land.
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.
CONSISTENT	No.	DIRECTIVE POLICY
	4.2	Forests
n/a	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.
n/a	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.
CONSISTENT	No.	DIRECTIVE POLICY

	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
n/a	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.
✓	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
n/a	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.
n/a	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.
CONSISTENT	No.	DIRECTIVE POLICY

	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.
n/a	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.
n/a	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
n/a	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
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>

File No.: GM-6500-20 (Gambier Island
OCP-LUB Review)

DATE OF MEETING: July 22, 2021
TO: Gambier Island Local Trust Committee
FROM: Marnie Eggen, Island Planner
Northern Team
COPY: Heather Kauer, Regional Planning Manager
SUBJECT: Gambier Island Official Community Plan and Land Use Bylaw Targeted Review

RECOMMENDATION

1. That the Gambier Island Local Trust Committee endorse the 'Terms of Reference' dated July 2021 for the 'Gambier Island Official Community Plan and Land Use Bylaw Targeted Review' and request staff to solicit expressions of interest for volunteer members from the following:
 - a. Skwxwú7mesh (Squamish) Nation
 - b. səlilwətaʔt (Tsleil-waututh) Nation
 - c. xʷməθkʷəy̓əm (Musqueam) Indian Band
 - d. Gambier Island Conservancy
 - e. Gambier Island Community Association
 - f. Community members at large

REPORT SUMMARY

The purpose of this report is to recommend establishing a working group to help guide the review project and to introduce the outlines for the proposed discussion papers.

BACKGROUND

The LTC passed the following resolutions at their May 27, 2021 business meeting:

GM-2021-034

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee adjust the Project Charter by editing the title to say "Gambier Island Official Community Plan Land Use Bylaw Targeted Review Project Charter".

CARRIED

GM-2021-035

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee adjust the objectives of the Gambier Island Official Community Plan Land Use Bylaw Targeted Review Project Charter to delete bullet "New Brighton dock" and add "Public docks".

CARRIED

GM-2021-036

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend “In Scope” by removing the second bullet and replacing it with “Land Use Bylaw amendments”.

CARRIED

GM-2021-037

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend the “Out of Scope” by removing bullet 1 “Land Use Bylaw amendments” in the Gambier Island Official Community Plan Land Use Bylaw Targeted Review Project Charter.

CARRIED

GM-2021-038

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee endorse the Gambier Island Official Community Plan Land Use Bylaw Targeted Review Project Charter, as amended, dated May 27, 2021.

CARRIED

The amended and endorsed Project Charter is found in Attachment 3. Previous staff reports and background information for this project are found on the LTC Projects [webpage](#).

ANALYSIS

Issues and Opportunities

Discussion Paper Outlines

Draft discussion paper outlines are prepared for the targeted topic areas for the review project: shoreline protection, forest ecosystem protection, archaeological and cultural protection, and public docks. The outlines are found in Attachment 1. The outlines provide the basic framework of each discussion paper and may change or shift as information is reviewed and as each paper is fully developed.

Working Group and Draft Terms of Reference

A draft ‘Terms of Reference’ (TOR) is prepared and found in Attachment 2 should the LTC choose to advance the staff recommendation to solicit community representation with specified terms and scope of work for the members for the duration of the project.

The main focus of the Working Group will be to provide input on the eventual engagement and communications plan and to assist with its implementation, including member participation in consultation events. As such, staff suggest that important attributes for the membership of the Working Group be a focused interest in community engagement and communications in addition to an interest in the targeted topic areas of the project.

Staff recommend a maximum of six members and that additional seats on the working group be reserved for participation from local First Nations. Invitations to participate should be sent to Skwxwú7mesh (Squamish) Nation, səliłwətaʔ (Tsleil-waututh) Nation, and xʷməθkʷəy̓əm (Musqueam) Indian Band. Invitations for expressions of interest to be appointed to the working group should be sent to the Gambier Island Conservancy, Gambier Island Community Association, and the community at large. Staff request the LTC to advise of any other interest group(s) that should be included. For members at large, invitations should be sent out by direct mailout and/or via Trustee communication channels.

Project Progress

In addition to developing the discussion paper outlines and draft Terms of Reference for the Working Group, staff are undertaking the following:

- Proceeding with the process to retain a consultant to support the development of the engagement and communications plan.
- Proceeding with early engagement with First Nations.
- Preparing a budget request for next fiscal.
- Reviewing internal and external resources/data/mapping for each of the targeted topic areas.

Rationale for Recommendation

Staff recommend endorsement of the Terms of Reference and the establishment of a working group in order to support advancement of Phase 1 of this project. The recommendation is included on Page 1 of the report.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Change or expand the list of community/interest groups and request expressions of interest for a Working Group

The LTC may wish to identify other/additional community/interest groups that should be represented on a newly established working group and can add to or delete from the recommended resolution on Page 1 of the report as necessary.

2. Amend the draft Terms of Reference for the Working Group

The LTC may wish to modify the draft TOR and specify additional responsibilities, timelines or deliverables. In this case the recommended resolution on Page 1 of the report should include the words “as amended” and the meeting minutes can reflect the desired changes endorsed by the LTC.

3. Amend the draft Discussion Paper outlines

The LTC may wish to modify the draft discussion paper outlines. In this case, staff recommend the following resolution wording:

That the Gambier Island Local Trust Committee request staff to amend the discussion paper outline on the topic of [insert discussion paper topic] by [insert addition/deletion/modification].

NEXT STEPS

If the LTC concurs with the recommendation, staff will send out invitations to First Nations, community groups, and the community at large. The LTC can consider appointments during a closed session of the next regularly scheduled business meeting on September 30, 2021. Staff will also continue on with developing the discussion papers, retaining a consultant and preparing a budget request for next fiscal.

Submitted By:	Marnie Eggen, RPP, MCIP Island Planner	July 12, 2021
Concurrence:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	July 13, 2021

ATTACHMENTS

1. Discussion Paper Outlines – Archaeological and Cultural Heritage Protection, Shoreline Protection, Forest Ecosystem Protection, Ensuring Access to Public Docks
2. Draft Terms of Reference – Gambier Island OCP-LUB Review Working Group
3. Project Charter, amendment and endorsed May 27, 2021

Archaeological and Cultural Heritage Discussion Paper Outline

List of Figures	
Summary	
1. Introduction	
2. Gambier Island's Archaeological and Cultural Heritage	
3. Policy and Regulatory Framework for Heritage Protection Strategies	
3.1. First Nation role	
3.2. Provincial role	
3.3. Islands Trust/LTC jurisdiction & limitations	
4. External Guiding Documents for Heritage Protection Strategies	
4.1. British Columbia Archaeological Resource Management Handbook	
4.2. Heritage Conservation Tools: Resource Guides from Heritage BC	
5. Islands Trust Policy, Initiatives & Plans	
5.1. Islands Trust Policy Statement	
5.2. Strategic Plan 2018 – 2022	
5.3. Reconciliation Action Plan 2019 – 2022	
5.4. Regional Planning Committee Heritage Protection work	
6. Local Trust Committee Policies and Regulation	
6.1. Gambier Island Official Community Plan	
6.2. Gambier Island Land Use Bylaw	
6.3. Other Local Trust Area Policies and Regulations	
7. Options	
7.1. Heritage Conservation Areas	
7.2. Enhancing Policy and/or Land Use Bylaw Regulations	
7.3. Recognising Heritage Areas on Crown Land	
8. Conclusion	
9. Appendix 1 – Islands Trust Policy Statement Policies	
10. Appendix 2 – Gambier Island OCP Policies	
11. Appendix 3 – Gambier Island LUB Regulations	
12. Appendix 4 – etc.	

Attachment 1: Discussion Paper Outlines

Shoreline Protection Discussion Paper Outline

List of Figures	
Summary	
1. Introduction	
2. Gambier Island's Shoreline	
2.1. Heritage and cultural values	
2.2. Natural assets.....	
3. Policy and Regulatory Framework for Shoreline Protection Strategies	
3.1. First Nation role	
3.2. Federal role	
3.3. Provincial role	
3.4. Islands Trust/LTC authority & limitations	
4. Guidelines for Shoreline Protection Strategies	
4.1. Greenshores Principles	
4.2. Mitigation and Adaptation to Sea Level Rise	
5. Islands Trust Policy, Initiatives & Plans	
5.1. Islands Trust Policy Statement	
5.2. Strategic Plan 2018 – 2022	
5.3. Islands Trust Conservancy Regional Conservation Plan 2018 - 2027.....	
5.4. Protecting the Coastal Douglas-fir and Associated Ecosystems: Islands Trust Toolkit.....	
5.5. Regional Planning Committee Shoreline Project	
5.6. Trust Wide Stewardship Education.....	
6. Local Trust Committee Policies, Regulation & Stewardship Education.....	
6.1. Gambier Island Official Community Plan	
6.2. Gambier Island Land Use Bylaw.....	
6.3. Gambier LTC 2015 Stewardship Education.....	
6.4. Other Local Trust Area work	
7. Options for Shoreline Protection Strategies.....	
7.1. Shoreline Development Permit Area	
7.2. Heritage Conservation Areas	
7.3. Flood Protection Bylaw	
7.4. Development Approval Information Bylaw	
7.5. Enhancing Policy and/or Land Use Bylaw Regulations	
7.6. Stewardship Education, Advocacy, Partnerships.....	
8. Conclusion.....	

Attachment 1: Discussion Paper Outlines

- 9. Appendix 1 – Islands Trust Policy Statement Policies.....
- 10. Appendix 2 – Gambier Island OCP Policies
- 11. Appendix 3 – Gambier Island LUB Regulations.....
- 12. Appendix 4 – etc.

Attachment 1: Discussion Paper Outlines

Forest Ecosystem Protection Discussion Paper Outline

List of Figures	
Summary	
1. Introduction	
2. Gambier Island's Forest Ecosystems.....	
2.1. Heritage and cultural values	
2.2. Natural assets.....	
2.3. Threats	
3. Policy and Regulatory Framework for Forest Ecosystem Protection Strategies	
3.1. First Nation role	
3.2. Provincial role	
3.3. Islands Trust/LTC authority & limitations	
4. Guidelines for Forest Ecosystem Protection Strategies	
4.1. Coastal Douglas-fir & Associated Ecosystems Conservation Strategy 2021.....	
4.2. Conservation Planning in Coastal Douglas-fir Ecosystems: A Quick Guide for Local Government	
5. Islands Trust Policy, Initiatives & Plans.....	
5.1. Islands Trust Policy Statement.....	
5.2. Strategic Plan 2018 – 2022	
5.3. Islands Trust Conservancy Regional Conservation Plan 2018 - 2027.....	
5.4. Protecting the Coastal Douglas-fir and Associated Ecosystems: Islands Trust Toolkit.....	
5.5. Trust Wide Stewardship Education & Advocacy.....	
6. Local Trust Committee Policies, Regulation & Stewardship Education.....	
6.1. Gambier Island Official Community Plan	
6.2. Gambier Island Land Use Bylaw.....	
6.3. Gambier Local Trust Committee Stewardship Education & Advocacy	
6.4. Other Local Trust Area work	
7. Options for Forest Ecosystem Protection Strategies.....	
7.1. Development Permit Area	
7.2. Development Approval Information Bylaw	
7.3. Enhancing Policy and/or Land Use Bylaw Regulations	
7.4. Stewardship Education, Advocacy, Partnerships.....	
8. Conclusion.....	
9. Appendix 1 – Islands Trust Policy Statement Policies.....	
10. Appendix 2 – Gambier Island OCP Policies	
11. Appendix 3 – Gambier Island LUB Regulations.....	

Attachment 1: Discussion Paper Outlines

12. Appendix 4 – etc.

Ensuring Access to Public Docks Discussion Paper Outline

List of Figures	
Summary	
1. Introduction	
2. Gambier Island's Public Docks	
2.1. Halkett Bay	
2.2. Port Graves.....	
2.3. West Bay	
2.4. Gambier Harbour	
2.5. New Brighton	
3. Policy and Regulatory Framework for Ensuring Access to Public Docks.....	
3.1. First Nation role	
3.2. Federal role	
3.3. Provincial role	
3.4. Regional District role and interests.....	
3.5. Islands Trust/LTC authority & limitations	
4. Islands Trust Policy, Initiatives & Plans	
4.1. Islands Trust Policy Statement	
4.2. Strategic Plan 2018 – 2022	
5. Local Trust Committee Policies, Regulation & Advocacy.....	
5.1. Gambier Island Official Community Plan	
5.2. Gambier Island Land Use Bylaw.....	
5.3. Other Local Trust Area work	
6. Options to Ensure Access to Public Docks on Gambier Island	
6.1. Policy & Regulatory Changes	
6.2. Advocacy	
6.3. Other	
7. Conclusion	
8. Appendix 1 – Islands Trust Policy Statement Policies	
9. Appendix 2 – Gambier Island OCP Policies	
10. Appendix 3 – Gambier Island LUB Regulations.....	
11. Appendix 4 – etc.	

This Terms of Reference (TOR) will guide the Gambier Island Official Community Plan & Land Use Bylaw Targeted Review Working Group (Working Group) in their role to advise the Gambier Island Local Trust Committee (LTC) on matters related to the 'Gambier Island Official Community Plan & Land Use Bylaw Targeted Review' (Bylaw Review Project).

1. Purpose

The Working Group is a select committee of six volunteers serving for a term of two years, advising the LTC on matters specific to the Gambier Island Official Community Plan & Land Use Bylaw Targeted Review.

The Working Group will meet and work with the Islands Trust Planning Staff and contractor(s) to:

- a) Review discussion papers on the topics of shoreline protection, forest ecosystem protection, archaeological and cultural heritage protection, and access to public docks.
- b) Provide advice and recommendations during the development of an engagement and communications plan for the Bylaw Review Project, informing on the engagement approaches and communication techniques to be used during Phase 2: Consultation and Bylaw Development and Phase 3: Legislative Process and Implementation, consistent with the Bylaw Review Project Charter.
- c) Assist with the implementation of the engagement and communications plan.
- d) Participate in LTC sponsored community consultation events on emerging issues in shoreline/forest ecosystem/archaeological and cultural heritage protection and access to public docks.

2. Work Plan Overview

- a) **Summer/Fall 2021 Inaugural meeting of the Working Group** - Member introductions and background presentation/orientation by Islands Trust staff. Develop understanding of tasks, terms of reference for the work and the culture of the engagement for achieving goals. Establish a meeting schedule to achieve work plan goals.
- b) **Working Group Meeting #2 - #4** – Review discussion papers. Provide input on the engagement and communications plan to guide public consultation and communications during Phase 2 and 3 of the Bylaw Review Project.
- c) **Subsequent Working Group Meetings** – to be determined (minimum of 4 per year) as referred by the Gambier Island Local Trust Committee.

3. Membership and Quorum

The LTC shall appoint a maximum of six members to the Working Group, with representation from Gambier Island Conservancy, Gambier Island Community Association, and community members at large. Three additional seats on the Working Group shall be reserved for participation from

Skwxwú7mesh (Squamish) Nation, səilwətaʔt (Tseil-waututh) Nation, xʷməθkʷəy̓əm (Musqueam) Indian Band representatives (or their alternates). Islands Trust planning staff shall assist with meeting scheduling, agenda preparation, meeting summaries to the LTC and technical support as necessary.

Quorum for a meeting shall be 50% of the appointed members.

4. Culture of Engagement

The Working Group will engage with one another in the following ways:

- a) Acknowledge the Traditional Territories within which the meetings are held.
- b) Demonstrate respect for Indigenous protocol as individuals and as a group, pursuant to the Islands Trust First Nations Engagement Principles Policy.
- c) Communication will be open, honest, transparent and unemotional. The Working Group will be comfortable and willing to discuss potentially sensitive topics.
- d) Work collaboratively to reach common goals, be open to new perspectives and seek to share information and beliefs in an environment of trust.
- e) Listen to each other to ensure that everyone has an opportunity to speak.
- f) Arrive and depart at each meeting at ease.

END OF DOCUMENT

Gambier Island OCP and LUB Targeted Review Project Charter

Gambier Island Local Trust Committee

Date: May 27, 2021

Purpose: To conduct a review of the Gambier Island Official Community Plan policies pertaining to forest protection, conservation of the Douglas-fir and associated ecosystems, protection of archaeological and cultural sites, shoreline protection and marine designations across the Plan area.

Background: The LTC identified this project as a Top Priority in February 2015. The project was put on hold in 2018 and recommenced in 2021.

Objectives

- Amend the Gambier OCP with regards to:
 - First Nations Perspectives;
 - Archaeological and cultural site protection;
 - Forest Ecosystem Protection;
 - Shoreline Protection;
 - Public docks;
 - Technical amendments.
- Develop the style and structure of the OCP document as an Islands Trust model.

In Scope

- Amendments to the OCP that include:
 - Language and policies that reflect First Nations perspectives;
 - Policy and schedule updates regarding land and marine use designations, including new or amended use designations;
 - Development Permit Areas to protect forests and shorelines;
 - Heritage Conservation Areas to protect archaeological and cultural sites;
 - Advocacy policies;
 - Technical amendments;
 - Developing a pilot model OCP bylaw in terms of style and structure.
- LUB amendments.

Out of Scope

- OCP amendments regarding:
 - Economic development;
 - Services for island residents;
 - Private institutional policies;
 - Parks and trails.

Work Plan Overview

Phase 1: Project Initiation	Date
LTC endorses project charter	May 27 2021
Planning research & information gathering (early engagement with First Nations, discussion paper prep, community outreach)	Spring - Summer 2021
Formation of an OCP Working Group & development of Terms of Reference	June - July 2021
Retain a consultant to support engagement plan development	Spring – Summer 2021
Development of discussion papers	Summer - Fall 2021
Analysis of data/mapping for priority setting & develop criteria to identify target areas	July 2021 – Spring 2022
Development of Engagement and Communications Plan	Fall - Winter 2021/2022
Phase 2: Consultation and Bylaw Development	Date
Retain a consultant to provide limited support to the engagement plan implementation	Early 2022
Analysis of data/mapping for priority setting & develop criteria to identify target areas – cont.	July 2021 – Spring 2022
First Nation, stakeholder and public engagement as per Plan	Spring - Fall 2022
Develop draft bylaws	Summer - Fall 2022
Phase 3: Legislative Process and Implementation	Date
First Nation, stakeholder and public engagement as per Plan – cont.	2022 - 2023
Bylaw readings, public hearing, approvals, adoption	2022 - 2023
Bylaw consolidation, post bylaw adoption communications	2023

Project Team	
Island Planner	Project Manager
Regional Planning Manager	Project Sponsor
Island Planner/Planner 2	Planning & technical support (limited)
Senior Intergovernmental Policy Advisor	First Nation liaison support
GIS Technician	Mapping support
TAS Program Coordinator/Communications	TAS coordination/Communications support (limited availability)
ITC Ecosystem Specialist	Protection/conservation planning support (limited availability)
Senior Freshwater Specialist	Watershed ecology support (limited availability)
Consultant(s)	Public engagement support, potentially mapping/data development
OAA, PTA, LC	Admin support
RPM Approval: Heather Kauer Date: 2021-07-13	LTC Endorsement: Resolution #: GM-021-038 Date: 2021-05-27

Budget		
Budget Sources: 2021-22: GM LTC OCP: \$4,000.00; RPC OCP: \$8,500.00; First Nations: \$2000.00* 2022-23: GM LTC OCP: \$15,000*; First Nations: \$2000.00* 2023-24: GM LTC OCP: \$10,000*; First Nations: \$2000.00*		
*pending		
Fiscal	Item	Cost
2021-2022	Phase 1: Project Initiation	
	• First Nation engagement	2,000.00
	• Development of Engagement & Communications Plan	6,000.00
	• Analysis of data and mapping for priority setting & developing criteria to identify target areas	3,000.00
2021-2022	Phase 2: Consultation and Bylaw Development	
	• Undertake Engagement & Communications Plan	12,000.00
	• Analysis of data and mapping for priority setting & developing criteria to identify target areas	2,000.00
	• First Nation engagement	2,000.00
2022-2023	Phase 3: Legislative Process	
	• Engagement, referrals	5,000.00
	• Legal review	3,000.00
	• In-person public hearing	3,000.00
	• Bylaw amendment communications	2,000.00
	Total	40,000.00

From: Karl Gustavson <[REDACTED]>
Subject: Thormanby Island gravel disaster
Date: June 30, 2021 at 4:20:16 PM PDT
To: Lori Pratt <Lori.Pratt@scrd.ca>, [REDACTED] >, Sonja Zupanec <szupanec@islandstrust.bc.ca>, "Sam.Adams@scrd.ca" <Sam.Adams@scrd.ca>, "Andrew.Allen@scrd.ca" <Andrew.Allen@scrd.ca>, "don.legault@gov.bc.ca" <don.legault@gov.bc.ca>, "Garry.Nohr@scrd.ca" <Garry.Nohr@scrd.ca>, "Angie.Legault@scrd.ca" <Angie.Legault@scrd.ca>, "liz.lane@gov.bc.ca" <liz.lane@gov.bc.ca>, "Trevor.Fawcett@scrd.ca" <Trevor.Fawcett@scrd.ca>, "Kattia.Woloshyniuk@gov.bc.ca" <Kattia.Woloshyniuk@gov.bc.ca>, "kstamford@islandstrust.bc.ca" <kstamford@islandstrust.bc.ca>, "drogers@islandstrust.bc.ca" <drogers@islandstrust.bc.ca>, "sfast@islandstrust.bc.ca" <sfast@islandstrust.bc.ca>
Cc: Moira Gustavson [REDACTED]

To all;

I am reaching out to all of you as I have over the last number of years had contact with most of you on different but related issues regarding Thormanby Island and the preservation of its natural habitat. In particular the continued degradation of the foreshore, the continued degradation of the coastal sand ecosystem (see attachment under attached email) and now the ecological disaster that is the result of Highways subcontractor moving roads that were not authorized, leaving gravel all over the park area that is now embedded in the sand and will disrupt the course of revegetation and most recently discovered the pile of gravel that shows itself at low tide by the wharf. So the question to all of you really who is in charge, at the moment it would seem no one as everyone claims authority but it always comes with lack of accountability. Is this really an acceptable way to leave this and what about the bigger picture that I constantly bring forward which is the lowering of the beach head in the park from continued truck traffic resulting in accelerated flooding to our property. The assessment authority recognized this problem with a reduction in our lot value. I am for commercial and residential access but responsible access. We have a designated road by the wharf which is wide enough but needs a ramp.

At this point I am looking for direction from any of you as to who is the best person to contact that can have an immediate result. Certainly the contractor bares responsibility and if not then the department that developed the terms of the RFP that led to the works.

Please let me know what you think the next steps are and realistically I do not think it is reasonable to wait for another promised study next year that is currently unfunded. The last promised study never happened.

I look forward to your responses and recommendations.

Thank you,

Karl W. Gustavson Architect AIBC, FRAIC, LEEDap









From: noreply.newsondemand@gov.bc.ca <noreply.newsondemand@gov.bc.ca>
Sent: Wednesday, June 9, 2021 8:33 AM
To: Clare Frater <cfrater@islandstrust.bc.ca>
Subject: BC Gov News - B.C. releases plan to prepare for climate change, seeks public input



Government of B.C.

News on Demand

B.C. releases plan to prepare for climate change, seeks public input

The Province is taking action to help British Columbia prepare for the impacts of climate change and is seeking public feedback on future work as part of the draft Climate Preparedness and Adaptation Strategy.

► [READ MORE](#)

Environment and Climate Change Strategy, Government Operations

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- Skip to main content
- Skip to footer

<https://news.gov.bc.ca/24644>
June 9, 2021, 8:30 a.m.

British Columbia News

B.C. releases plan to prepare for climate change, seeks public input

Victoria - The Province is taking action to help British Columbia prepare for the impacts of climate change and is seeking public feedback on future work as part of the draft Climate Preparedness and Adaptation Strategy.

"People across British Columbia increasingly understand, first-hand, the serious effects of climate change. Record wildfires, extreme drought and increased flooding all show us that we must prepare and adapt at the same time as we work to reduce and change climate-harming activities," said George Heyman, Minister of Environment and Climate Change Strategy. "Our government is taking action now to build on the important work already underway to understand and prepare for climate change in British Columbia. Public engagement and input is critical to make sure that our strategy best serves and protects people and natural systems in the years to come."

In Phase 1 of the draft Climate Preparedness and Adaptation Strategy, the Province will work with Indigenous Nations and local governments to strengthen community resilience, begin work on a B.C. flood strategy, improve the provincial response to extreme heat and wildfire smoke for people who are unhoused and housing insecure, and assess climate impacts on vulnerable highway culverts and resource roads.

Public consultation on the remaining actions and guiding principles in the draft strategy is open until Aug. 12, 2021, on the government's public engagement website.

"Working together to adapt to climate change is critically important to building a better, more resilient future for everyone," said Lydia Hwitsum, political executive, First Nations Summit and member of B.C.'s Climate Solutions Council. "The Province's draft strategy recognizes that partnerships with First Nations and respect for the rich and diverse knowledge systems Indigenous peoples hold of their territories is central to this work. By working together, we can choose a path that respects First Nations Title and Rights and creates inclusive responses to climate change."

The Province has developed the strategy in collaboration with Indigenous peoples through two working groups and through multiple engagements with Indigenous communities and organizations. Additional input has come from municipalities and regional districts, academics, businesses, non-profits, youth and others.

"Local governments across the province know how important it is to prepare for a changing climate now by building more resilient communities," said Toni Boot, mayor of Summerland and member of the Climate Solutions Council. "The draft provincial adaptation strategy offers important opportunities for new partnerships and increased supports to improve local planning on climate adaptation."

The draft strategy includes proposed actions to expand cultural and prescribed burning to reduce wildfire risks, support nature-based climate solutions, support pilot projects for water supply and demand management and establish an ocean acidification plan, among others.

"By partnering with engineering and geoscience professionals, who are actively figuring out solutions to the challenges our society faces in reducing emissions, the Province is supporting better infrastructure design, a growing role for nature-based solutions and building more resilient communities," said Heidi Yang, CEO,

Engineers and Geoscientists BC. “Integrating climate data into decision-making aligns with the climate adaptation goals of Engineers and Geoscientists BC through our Climate Change Action Plan and is a critical step towards ensuring we are planning ahead using the latest science.”

The Climate Preparedness and Adaptation Strategy is part of the Province’s CleanBC plan. CleanBC is a pathway to a more prosperous, balanced and sustainable future. It supports government’s commitment to climate action in meeting B.C.’s emission targets and building a cleaner, stronger economy for everyone.

Quotes:

Tamara Vrooman, president and CEO, Vancouver Airport Authority, and chair, Canada Infrastructure Bank

“Climate change presents significant risks for businesses and infrastructure in B.C. from increased flooding, wildfires and droughts, among others. By working with partners across sectors and Indigenous knowledge holders, B.C. is helping to build a more resilient future by developing an inclusive plan to prepare for and mitigate climate impacts that will reduce costs and uncertainty in the long run.”

Nancy Olewiler, director, School of Public Policy, Simon Fraser University, and member, Climate Solutions Council –

“Taking early action to prepare for climate change is a smart investment in a better future for people, businesses and communities across the province. The draft climate adaptation strategy outlines necessary initial steps to strengthen our knowledge of climate risks through improved data and support for research institutions that will help reduce the costs of climate-related disasters.”

Aaron Sutherland, vice-president, Western and Pacific, Insurance Bureau of Canada –

“As our climate changes, extreme weather events like flood, wildfire and severe storms are on the rise. Across the country, insured damage from these events now averages \$2 billion annually. British Columbia’s draft Climate Preparedness and Adaptation Strategy is an important step forward in building our resilience and better protecting homes, businesses and communities going forward.”

Quick Facts:

- The draft Climate Preparedness and Adaptation Strategy outlines actions planned to take place from 2022-25. A final version of the strategy is expected for release in early 2022.
- Through StrongerBC, government has invested \$90 million to help the province prepare for climate change and support jobs for people during the pandemic.
- These investments include projects to conserve and restore watersheds and ecosystems through nature-based climate solutions that support more than 1,000 jobs, will reduce the risk of wildfires and create more than 500 jobs in rural communities, and includes projects to upgrade provincial highways and roads to make them more resilient to increased flooding.

Learn More:

To read the draft Climate Preparedness and Adaptation Strategy and provide comments, visit: www.engage.gov.bc.ca/climatereadybc (<http://www.engage.gov.bc.ca/climatereadybc>)

To read more about climate adaptation in B.C., visit: www.gov.bc.ca/BC-Adapts (<http://www.gov.bc.ca/BC-Adapts>)

To read more about CleanBC, visit: www.cleanbc.ca (<http://www.cleanbc.ca>)

Ministry of Environment and Climate Change Strategy

Media Relations

250 953-3834

Translations

- Climate_Change_Chinese(traditional).pdf
([https://bcgovnews.azureedge.net/translations/releases/2021ENV0042-001112/Climate_Change_Chinese\(traditional\).pdf](https://bcgovnews.azureedge.net/translations/releases/2021ENV0042-001112/Climate_Change_Chinese(traditional).pdf))
- Climate_Change_French.pdf (https://bcgovnews.azureedge.net/translations/releases/2021ENV0042-001112/Climate_Change_French.pdf)
- Climate_Change_Punjabi.pdf (https://bcgovnews.azureedge.net/translations/releases/2021ENV0042-001112/Climate_Change_Punjabi.pdf)

SUNSHINE COAST NATURAL RESOURCE DISTRICT



BRITISH
COLUMBIA

The Sunshine Coast Natural Resource District (SCNRD) of the Ministry of Forests, Lands Natural Resource Operations and Rural Development is extending the Review and Comment period for an upcoming administrative decision for a Ministerial Order to amend existing scenic areas.

The purpose of the Order is to update the Visual Quality Objectives (VQO), through Sections 7(1) and 7(2) of the Government Actions Regulation (GAR) for the Forest and Range Practices Act.

The proposed Order and associated maps are publicly available for review and comment for the extended period until April 30, 2021 at the following website:

ftp://ftp.for.gov.bc.ca/dsc/external/!publish/2020_DSC_VQO_GAR

Please follow these additional access instructions:

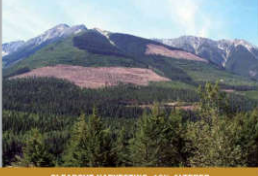
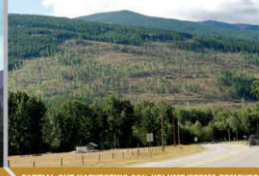
Press the Alt key which will bring up a menu at the top of the screen; Click on "View" then select "Open FTP site in File Explorer"; Then just drag and drop files into a folder on your desktop

Comments or questions concerning this Order can be made by email with "SCNRD VQO" included in the subject line and directed to FTA.DSC@gov.bc.ca.

Comments will be received by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development until April 30, 2021.

A Guide to Visual Quality Objectives

Categories of Visually Altered Forest Landscapes

VISUAL QUALITY OBJECTIVES	CLEARCUT HARVESTING		RETENTION CUT HARVESTING		PARTIAL CUT HARVESTING	
PRESERVATION Alteration is very small in scale, and not easily distinguishable from the pre-harvest landscape. <i>Percent alteration in perspective view: 0% to 1.6% of ground may be visible</i>						
	CLEARCUT HARVESTING 0% ALTERED	CLEARCUT HARVESTING 0% ALTERED	RETENTION CUT HARVESTING 0% ALTERED	RETENTION CUT HARVESTING 0% ALTERED	PARTIAL CUT HARVESTING 0% VOLUME/STEMS REMOVED	PARTIAL CUT HARVESTING 0% VOLUME/STEMS REMOVED
RETENTION Alteration is difficult to see, small in scale, and natural in appearance. <i>Percent alteration in perspective view: 0% to 1.6% of ground may be visible</i>						
	CLEARCUT HARVESTING 1% ALTERED	CLEARCUT HARVESTING 1% ALTERED	RETENTION CUT HARVESTING 0.6% ALTERED	RETENTION CUT HARVESTING 1.4% ALTERED	PARTIAL CUT HARVESTING 46% VOLUME/STEMS REMOVED	PARTIAL CUT HARVESTING 60% VOLUME/STEMS REMOVED
PARTIAL RETENTION Alteration is easy to see, small to medium in scale, and natural and not rectangular or geometric in shape. <i>Percent alteration in perspective view: 1.6% to 7% of ground may be visible</i>						
	CLEARCUT HARVESTING 3.1% ALTERED	CLEARCUT HARVESTING 4.7% ALTERED	RETENTION CUT HARVESTING 7.0% ALTERED	RETENTION CUT HARVESTING 7.0% ALTERED	PARTIAL CUT HARVESTING 44% VOLUME/STEMS REMOVED	PARTIAL CUT HARVESTING 64% VOLUME/STEMS REMOVED
MODIFICATION Alteration is very easy to see, and is: A very large in scale and natural in its appearance, or B small to medium in scale but with some angular characteristics. <i>Percent alteration in perspective view: 7.1% to 18% of ground may be visible</i>						
	CLEARCUT HARVESTING 12.4% ALTERED	CLEARCUT HARVESTING 6.6% ALTERED	RETENTION CUT HARVESTING 15% ALTERED	RETENTION CUT HARVESTING 17% ALTERED	PARTIAL CUT HARVESTING 72% VOLUME/STEMS REMOVED	PARTIAL CUT HARVESTING 92% VOLUME/STEMS REMOVED
MAXIMUM MODIFICATION Alteration is very easy to see, and is: A very large in scale, or B rectilinear and geometric in shape, or C both. <i>Percent alteration in perspective view: 18.1% to 30% of ground may be visible</i>						
	CLEARCUT HARVESTING 18.1% ALTERED	CLEARCUT HARVESTING 18.3% ALTERED	RETENTION CUT HARVESTING 15.8% ALTERED	RETENTION CUT HARVESTING 19.1% ALTERED	PARTIAL CUT HARVESTING 85% VOLUME/STEMS REMOVED	PARTIAL CUT HARVESTING 90% VOLUME/STEMS REMOVED

THE DEFINITIONS

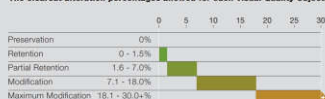
Visual Quality Objectives
Visual Quality Objectives are defined in the Forest Planning and Practices Regulation to provide qualitative descriptions of expected visual conditions.

Achieving Visual Quality Objectives
The application of Visual Design Concepts and Principles are essential to the success of achieving Visual Quality Objectives.

Indicators for Achieving Visual Quality Objectives
Visual Quality Research suggests that scale of alteration for clearcutting and retaining tree density (volume/stems per hectare) for partial cutting are useful indicators of achieved visual condition.

CLEARCUT HARVESTING ALTERATION GUIDE

The clearest alteration percentages allowed for each Visual Quality Objective



ALTERATION GUIDE APPLIED TO AN IDENTIFIABLE LANDFORM

Calculate percent alteration using this equation:

$$\left(\frac{\text{OUTLOOK B} + \text{OUTLOOK C}}{\text{LANDFORM A}} \right) \times 100 = \% \text{ ALTERATION}$$

Percentage alteration numbers must be applied to readily identifiable landforms (not applied against an entire visible landscape). A landform is a distinct topographic feature, is three-dimensional in form, and is generally defined by ridges, valleys, shorelines, and skyline. Landform examples include hills and mountains. For more information:

www.for.gov.bc.ca/hfp/values/visual/index.htm



PARTIAL CUT HARVESTING ALTERATION GUIDE

Use this table to calculate volume/stems per hectare removed for partial cutting

This Partial Cut Harvesting Alteration Guide may be applied across the landscape as this measure is landform independent.

Harvest Types

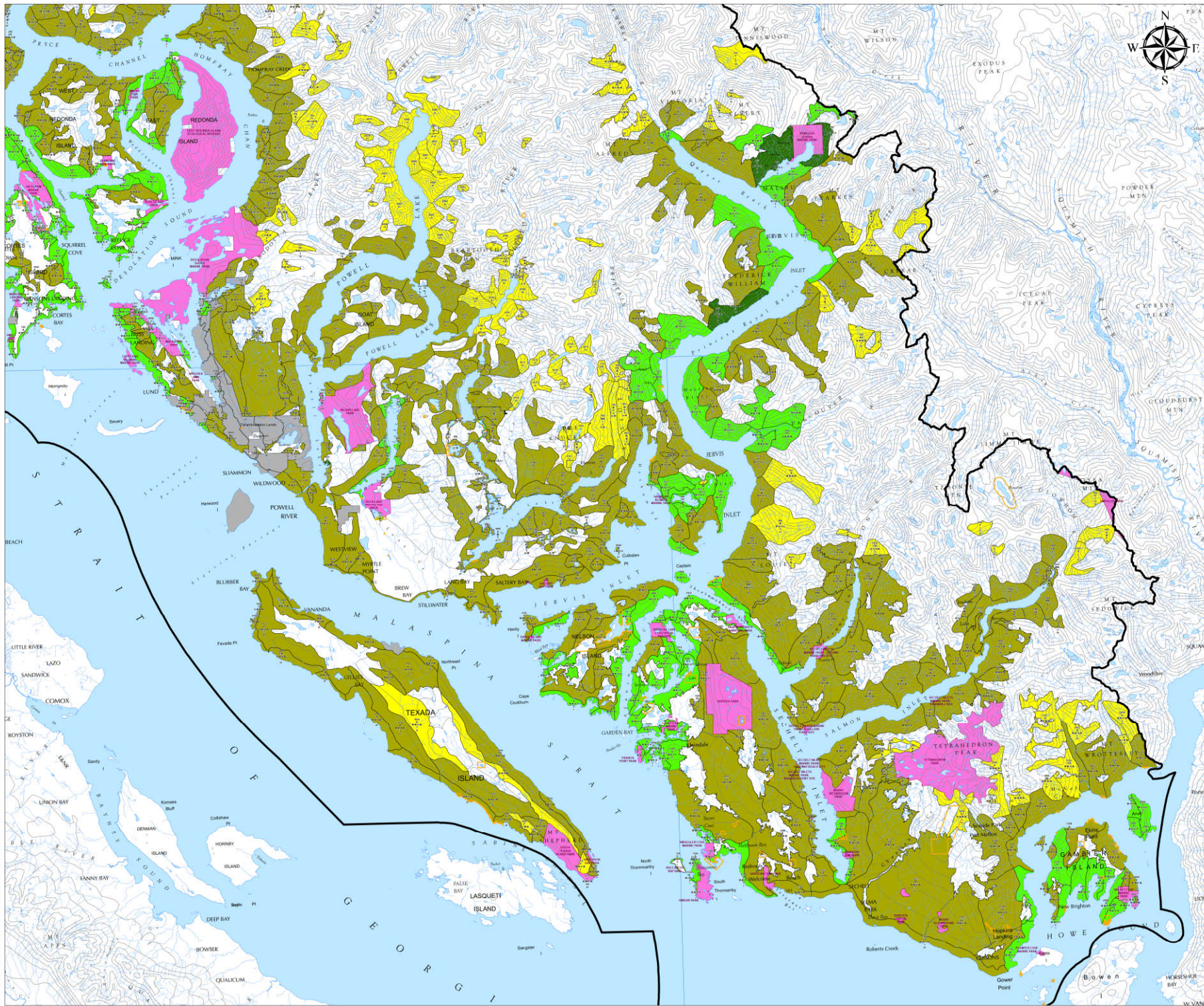
- RETENTION
- PARTIAL RETENTION
- MODIFICATION

Visual Quality Objective	Tree Density (Vol. of Harvested Trees)															
	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Preservation	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Retention	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Partial Retention	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Modification	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Maximum Modification	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R



For more information about managing visual resources, please contact
Ministry of Forests, Lands and Natural Resource Operations
Resource Practices Branch
PO Box 9013 Stn Prov Govt
Victoria, B.C. V8W 9C2
www.for.gov.bc.ca/hfp/values/visual/index.htm

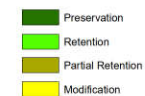
QPR/1601 MAR/2013



Sunshine Coast Natural Resource District

Visual Landscape Inventory For Review Sunshine Coast District-South

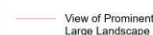
Recommended Visual Quality Classes (RVQC)



Viewpoint Type



View Direction



Base Data



Label Description

POLY_NO
VAC_FINAL BR_FINAL VVC_FINAL VR_FINAL
VSC_FINAL
RVQC_FINAL_VSR

Note: Labels are stacked vertically or stretched horizontally if necessary to avoid overlapping.

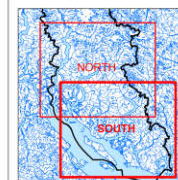
EVC = Existing Visual Condition
VAC = Visual Absorption Capability
BR = Biophysical Rating
VVC = Visual Condition
VR = Viewing Rating
VSC = Visual Sensitivity Class
NVS = Not Visually Sensitive
UA = Unclassified Area

rvqc (lower case) = Recommended Visual Quality Class

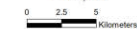
EVQC (upper case) = Established Visual Objective Quality

P or p = Preservation
R or r = Retention
PR or pr = Partial Retention
M or m = Modification
MM or mm = Maximum modification

Overview Map



1:125,000



Date: 2022

99



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY, CC TO EXECUTIVE May 25, 2021

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY BOARD MEETING (OPEN PORTION)

Islands Trust Conservancy has made changes to the format of this report to make its production and delivery more efficient. For more detail on Conservancy meetings, including meeting minutes, please visit <https://islandstrust.bc.ca/whats-happening/meetings-and-events/>

1. ORGANIZATION UPDATES/TEAM

- Islands Trust Conservancy Manager Kate Emmings introduced the board to Islands Trust Conservancy's newest staff member: Conservation Technician Co-op Student Devin Hentschel. The Conservation Technician role will assist Islands Trust Conservancy Covenant and Outreach Specialist Jemma Green and Property Management Specialist Nuala Murphy with covenant and property monitoring this summer. Devin Hentschel is a fourth-year student at the University of Victoria, majoring in Biology and minoring in Anthropology, has a passion for environmental and wildlife conservation, and is interested in citizen science projects that aim to involve, support, and collaborate with First Nations.

2. STRATEGIC PLANNING/ADMINISTRATION

- Islands Trust Senior Policy Advisor Dilani Hippola presented information on the Islands Trust Policy Statement Amendment Project, confirming that the board would be able to provide a written response after first reading by Trust Council, and emphasizing that it is a living document that will continue to change and evolve over time, with more frequent (e.g., annual) reviews. The board suggested that the project and document re-write focus more on the importance of *island* biodiversity and ecology (as opposed to biodiversity, in general). It was noted that Ecosystem Protection Specialist Kathryn Martell contributed substantively to the current draft, as did Islands Trust Conservancy Manager Kate Emmings. It was also noted that Islands Trust Conservancy is not subject to the Policy Statement as it operates under a separate Five-year Plan. While there are some references to the Conservancy in the current draft, it is not included in the policy directives.

3. COVENANT AND PROPERTY ACQUISITIONS

- Islands Trust Conservancy approved a Morrison-Waxler Biodiversity Protection Legacy Fund Grant of \$5,500 for survey and baseline report costs for a NAPTEP covenant on lands owned by Lisa Baile and Peter Paré, of North Pender Island. The Morrison-Waxler Biodiversity Protection Legacy Fund Grant Program is only available on North and South Pender and is available to landholders who wish to place conservation covenants on their lands.



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY, CC TO EXECUTIVE May 25, 2021

4. COVENANT AND PROPERTY MANAGEMENT

- The Islands Trust Conservancy Board reviewed a number of updates to the Crystal Mountain Society proposal to create a new nature reserve on Galiano Island as part of a rezoning process with the Galiano Island Local Trust Committee. The board passed several resolutions and forwarded them to the applicant.¹
- The Islands Trust Conservancy Manager and Covenant and Outreach Specialist outlined the Sidney Island Ecological Restoration Plan to the board, who noted that the plan was compatible with the Islands Trust mandate and actions around First Nations reconciliation and climate change. They also noted their appreciation towards the plan's emphasis on ecosystem restoration and animal welfare.

5. COMMUNICATIONS AND OUTREACH

- Acting Islands Trust Conservancy Fundraising Specialist Carla Funk gave a presentation to board members on how to cultivate a culture of philanthropy, explaining why people give and describing how to inspire others through storytelling.
- The Islands Trust Conservancy Board approved a draft for the 2020/2021 Annual Report after calling for a number of slight rewording amendments, and also asked that the contents of the Annual Report be repurposed or otherwise made available to a wider audience – to which staff replied that a donor-oriented “Impact Report” version of this material was planned for publication in the near term.

6. FUNDRAISING AND CONSERVANCY SUPPORT

- Islands Trust Conservancy approved two Opportunity Fund Grants: one of \$4,000 to be awarded to the Denman Conservancy Association, and one of \$2,500 to be awarded to the Salt Spring Island Water Preservation Society.

¹ Islands Trust Conservancy Manager Kate Emmings left the meeting for the Crystal Mountain Society application due to a previously declared conflict of interest.



Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
GM-DP-2020.2	Swain, Nicholas & Christine	06-Nov-2020	PID: 026-162-903 Returning land to nature. Civic address: Lot 28, Brigade Bay, Gambier Island, BC.

Planner: Ian Cox

Planning Status

Status Date: 06-Jul-2021

No change in status.

Status Date: 10-Jun-2021

Applicant to provide required professional report presently.

Status Date: 25-May-2021

No change in status.

File Number	Applicant Name	Date Received	Purpose
GM-DP-2021.1	Miller Thomson	02-Mar-2021	PID: 005-937-051 To obtain adjustments in advance of a strata approved subdivision.

Planner: Sonja Zupanec

Planning Status

Status Date: 03-Mar-2021

File opened. Waiting for payment.

File Number	Applicant Name	Date Received	Purpose
GM-DP-2021.3	V. Nathan Atchison	27-May-2021	PID: 008-054-134 Lot clearing in DP area. Civic: 507 Shawanabe Road, Gambier Island, BC.

Planner: Jaime Dubyna

Planning Status

Status Date: 09-Jul-2021

File opened & assigned. Survey to follow in October, 2021.



Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
GM-DP-2021.4	V. Nathan Atchison	27-May-2021	PID: 013-387-219 Land clearing in DP area. Civic: Lot 80 West Bay Road, Gambier Island, BC.

Planner: Jaime Dubyna

Planning Status

Status Date: 09-Jul-2021

File opened & assigned. Survey to follow in October.

Development Variance Permit

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

Planner: Sonja Zupanec

Planning Status

Status Date: 10-Apr-2008

still on hold pending rezoning

Status Date: 13-Aug-2007

on hold pending rezoning application

Status Date: 16-May-2006

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



Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2020.3	Miller Thomson	24-Jul-2020	PID:005-936-021 To obtain minor setback variance in advance of strata approved subdivision

Planner: Sonja Zupanec

Planning Status

Status Date: 10-May-2021

Early notification sent to Squamish Nation. Nation has advised staff they wish to discuss proposal prior to any further processing of the file. ON HOLD pending meeting with Nation staff.

Status Date: 15-Sep-2020

Pending receipt of further information.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2020.7	Miller Thomson	24-Jul-2020	PID: 004-567-455 To obtain a minor setback variance in advance of a strata approved subdivision

Planner: Sonja Zupanec

Planning Status

Status Date: 15-Sep-2020

Pending receipt of further information.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2020.8	Miller Thomson	24-Jul-2020	PID: 005-936-764 To obtain a minor setback variance in advance of a strata approved subdivision

Planner: Sonja Zupanec

Planning Status

Status Date: 15-Sep-2020

Pending receipt of further information.



Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2020.9	Miller Thomson	24-Jul-2020	PID: 003-420-787 To obtain a minor setback variance in advance of a strata approved subdivision

Planner: Sonja Zupanec

Planning Status

Status Date: 15-Sep-2020

Pending receipt of further information.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2021.1	Miller Thomson	03-Mar-2021	PID: 005-936-195 To obtain minor setback variance in advance of strata approved subdivision.

Planner: Sonja Zupanec

Planning Status

Status Date: 04-Mar-2021

File opened & waiting for payment.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2021.2	Miller Thomson	03-Mar-2021	PID: 005-936-675 To obtain minor setback variance in advance of strata approved subdivision.

Planner: Sonja Zupanec

Planning Status

Status Date: 04-Mar-2021

File opened & assigned. Waiting for payment.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2021.3	Miller Thomson	03-Mar-2021	PID: 005-936-705 To obtain minor setback variance in advance of strata approved subdivision.

Planner: Sonja Zupanec

Planning Status

Status Date: 04-Mar-2021

File opened & assigned. Waiting for payment.



Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2021.4	Miller Thomson	03-Mar-2021	PID: 005-937-167 To obtain minor setback variance in advance of strata approved subdivision.

Planner: Sonja Zupanec

Planning Status

Status Date: 04-Mar-2021

File opened & assigned. Waiting for payment.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2021.6	Richards, Michael	29-Apr-2021	PID: 010-211-811 Application for existing gazebo and deck. Civic address: Lot 4, Block 10, Keats Island, BC.

Planner: Bronwyn Sawyer

Planning Status

Status Date: 17-May-2021

Preliminary planner review underway

Status Date: 03-May-2021

File opened & assigned. Waiting for Etransfer.



Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2019.1	G.L. Development Corp.	10-Sep-2019	PID: 012-824-941 Two lot subdivision. Civic address: 650 Dulcie Road, Gambier Island, BC.

Planner: Bronwyn Sawyer

Planning Status

Status Date: 11-May-2021
Information from MOTI received

Status Date: 21-Oct-2019
Referral response sent to MOTI

Status Date: 01-Oct-2019
Under review by planner

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2021.1	Pedersen, Ken & Joan	29-Jun-2021	PIDs: 010-892-486 and 010-892-567 Lot line adjustment. Civic address: 123 and 119 Esplanade Road, Eastbourne, Keats Island.

Planner: Jaime Dubyna

Planning Status

Status Date: 13-Jul-2021
Planner completed review and sent referral report to MOTI and applicant. Several conditions listed for PLA which must be met prior to final subdivision approval.

Status Date: 12-Jul-2021
Planner reviewing file.

Status Date: 29-Jun-2021
File material requested May 19; sent June 7, but went to junk folder; cheque arrived June 29; file opened and assigned.

Islands Trust
LTC EXP SUMMARY REPORT F2022
Invoices posted to Month ending May 2021

630 Gambier	Invoices posted to Month ending May 2021	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	323.00	0.00	323.00
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	4,120.00	676.50	3,443.50
65210-630	LTC - Local Exp - APC Meeting Expenses	370.00	0.00	370.00
65220-630	LTC - Local Exp - Communications	250.00	0.00	250.00
65230-630	LTC - Local Exp - Special Projects	294.00	0.00	294.00
TOTAL LTC Local Expense		<u>5,034.00</u>	<u>676.50</u>	<u>4,357.50</u>
Projects				
73001-630-2016	Gambier OCP/LUB	4,000.00	0.00	4,000.00
73001-630-3003	Gambier RAR	3,500.00	610.00	2,890.00
73001-630-4094	Gambier Keats Island Shoreline Protection Review	3,500.00	0.00	3,500.00
TOTAL Project Expenses		<u>11,000.00</u>	<u>610.00</u>	<u>10,390.00</u>

Gambier Island Local Trust Committee Policies & Standing Resolutions

No	Meeting Date	Resolution No.	Issue	Policy
1.	October 6, 2010	GM-082-2010	Guidelines for the appointment of members to the advisory planning commission	It was MOVED and SECONDED that the Gambier Island Local Trust Committee endorses the following guidelines for the appointment of members to the advisory planning commission and requests that such guidelines be posted on the Islands Trust website and are used in any posting to solicit expressions of interest from candidates for advisory planning commission membership: “The Gambier Island Local Trust Committee shall make all reasonable efforts, in the consideration of appointments to the advisory planning commission that members are: - Representative of a broad cross section of the geographical areas of the Gambier Island Local Trust Committee area; - Representative of a range of backgrounds and expertise that is supportive to each other in the consideration of matters referred to the advisory planning commission; - Where feasible and practical of a balanced representation of gender and age groups. Consideration shall be given to the following criteria in any appointment: • Previous experience as a member of a Board of Variance; • Experience on a local government council, board, local trust committee, commission or other body; • Experience with other volunteer boards, commissions or committees; • Experience and credential in a planning, design or related profession; • Experience and credentials in a building or design trade; • Educational background; • Length of residency in the local trust area; • Availability, and willingness to travel between local trust areas.
2.	March 26, 2015	GM-2015-018	Amend APC appointment guidelines	It was MOVED and SECONDED, that the Gambier Island Local Trust Committee amend the APC appointment guidelines to allow for representation of members to be weighted to a geographic area subject to a current top priority project.

No	Meeting Date	Resolution No.	Issue	Policy
3.	October 26, 2017	GM-2017-065	Development Permit Area (DPA) No. 3: Riparian Areas administration	It was MOVED and SECONDED that the Gambier Island Local Trust Committee adopt a Standing Resolution which directs staff to administer Development Permit Area (DPA) No. 3: Riparian Areas in the interim before formal amendments are made to the DPA, as follows: a. The “Designated Area” provisions of Section 12.3.1 of Gambier Island Official Community Plan No. 73 should be used to determine whether or not a proposed development is subject to DPA No. 3: Riparian Areas; b. When development is proposed within the “Designated Area”, applicants shall be required to have a Qualified Environmental Professional assess the water feature to determine whether or not it is subject to the Riparian Areas Regulation; c. When development is proposed within the “Designated Area” of a water feature which is determined to be subject to the Riparian Areas Regulation, a DPA No. 3: Riparian Areas Development Permit shall be required; d. When development is proposed within the “Designated Area” of a water feature which is determined not to be subject to the Riparian Areas Regulation, a DPA No. 3: Riparian Areas Development Permit shall not be required.
4.	December 11, 2017	GM-2017-078	Adding item to agenda	It was MOVED and SECONDED that the Gambier Island Local Trust Committee request staff to add to each agenda “First Nations Activities” under the Reports section.
5.	January 25, 2018	GM-2018-009	First Nations Words, Phrases and Place Names	It was MOVED and SECONDED that the Gambier Island Local Trust Committee adopt the following standing resolution: a) That staff incorporate First Nations’ words, phrases, and place names in Local Trust Committee communications, as appropriate.

No	Meeting Date	Resolution No.	Issue	Policy
6.	November 21, 2019	GM-2019-061	First Nations Reconciliation engagement	It was MOVED and SECONDED that the Gambier Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area: Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavors to: a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.
7.	July 23, 2020	GM-IC-2020-001	Bylaw Enforcement investigation	It was MOVED and SECONDED that the Gambier Island Local Trust Committee request Bylaw Enforcement staff to cease investigation and enforcement of complaints on Keats Island regarding otherwise lawful accessory uses, buildings and structures on a parcel where no principal use exists if the adjacent parcel has a principal use and both parcels are held under common ownership.

Top Priorities Report

Gambier Island

1. *Riparian Areas Regulation*

Implement RAR and protect all watercourses across the Gambier Island Local Trust Area

Responsible

Marnie Eggen

Dates

Rec'd: 26-Oct-2011

2. *Gambier OCP Comprehensive Review*

Revised Project Charter scope Dec. 2018

Responsible

Marnie Eggen

Dates

Rec'd: 12-Feb-2015

3. *Keats Island Shoreline Protection Project - Phase 3*

Review of OCP and LUB to implement shoreline protection measures. Establish Shoreline DPA and updates marine structure regulations.

Responsible

Jaime Dubyna

Dates

Rec'd: 31-Jan-2019

4. *OCP Advocacy Policies - Implementation & Support*

Supporting the advocacy policies of the Gambier, Keats, and Associated Islands OCPs, and Islands Trust Strategic Plan (e.g. woodlots, industrial facilities, Howe Sound)

Responsible

Dan Rogers
Kate-Louise
Stamford

Dates

Rec'd: 24-Oct-2013

Projects Report

Gambier Island

1. *Development Approval Information Bylaw*

Responsible

Date Received

Develop and adopt a D.A.I bylaw for the Gambier Trust Area.

2. *Squamish First Nation Consultation*

Responsible

Date Received

Scope interim strategies pending completion of a possible protocol agreement to address protection of archaeological and heritage resources.

31-Jan-2012

3. *Gambier LUB Review*

Responsible

Date Received

Review Gambier LUB to address:

22-May-2014

- May 2020: clarification around water storage tanks as structures, requirements for screening, and the need for setback placement as part of their use as community amenities in fire protection.
- definition of breakwater
- trams (currently silent)
- advocacy policies around pump out stations
- review of title Wilderness Conservation
- 2013: REVIEW KEATS AND GAMBIER LUBS FOR ACCOMMODATION of OCEAN LOOP GEO-EXCHANGE SYSTEMS
- 2010: GHG Emissions (a more proactive approaches to plan for GHG reductions especially in relation to Policies 6.1 and 6.2 in consultation with SCRD.) Initiative arises from recommendation of SCRD in comments about bylaws 111 & 112.



Projects Report

Gambier Island

4. *Gambier site-specific Water Zones*

Responsible

Date Received

Staff to research the history of Site-Specific water zones on Gambier.

26-Sep-2013

5. *Recreational Camp and Private Institutional Regulation Review*

Responsible

Date Received

Review Recreational Camp and Private Institutional regulations in all Local Trust Area land use bylaws.

28-Jul-2016

Review to ensure that regulations properly balance ecological protection with current realities re: rentals as income source for rec camps.

6. *Keats Island LUB review*

Responsible

Date Received

-review definition of 'structure' to ensure adequate regulation of the siting of underground sewage disposal systems with setbacks to lot lines and the natural boundary of the sea

11-Dec-2017

-review regulations for accessory uses, buildings and structures occurring on parcels where no principal use exists (April 2018 LTC resolution).

7. *Thormanby Islands Foreshore Protection Pilot Project*

Responsible

Date Received

Review of setback regulations and designation of a development permit area for the purposes of protecting the natural environment, its ecosystems and biological diversity and protection of development from hazardous conditions.

26-Jul-2018

Projects Report

Gambier Island

8. *Definition of "dwelling" in Keats Island LUB*

Responsible

Date Received

Review the definition of "dwelling" in the Keats Island Land Use Bylaw No. 78.

28-May-2020



Islands Trust Council Highlights June 8th and 9th , 2021

The following is a list of highlights of Trust Council's activities and decisions during its June 8-9, 2021, meeting held electronically. These highlights are not the official minutes of the Trust Council meeting; Trust Council will adopt those at its Special Electronic meeting scheduled July 7th and 8th, 2021.

Land Acknowledgement / Call to Order

Trust Council members and staff stood for 215 seconds of silence to acknowledge the residential school survivors and their loved ones profound grief and loss over the May 27th discovery of 215 lost children found at the Kamloops residential school.

Amendments to Trust Council Policies

Trust Council amended the following policies: 2.3.1, Council Committee System; 7.4.1, Incoming Local Trust Committee Correspondence; 2.1.6 Legal Advice; 6.9.2 Legal Services Access and Management and repealed 6.9.1 Legal Services Management.

Application Processing Services Policy and Model Fees Bylaw

Trust Council adopted new policy 5.6.1, Application Processing Services, and requested each local trust committee consider adoption of this new policy.

Natural Area Property Tax Exemption Program (NAPTEP) Certificate Issued

Sections of a property located at 3209 Armadale Road and 3210 Clam Bay Road on North Pender Island were issued a NAPTEP certificate subject to registration of the covenanted portion.

Annual Report

Trust Council approved the draft report as presented which will be submitted to the Minister of Municipal Affairs for consideration.

Correspondence

Trust Council received over 40 pieces of correspondence regarding the Policy Statement Review which were referred to the Trust Programs Committee for consideration and inclusion in the review process.