



Gambier Island Local Trust Committee

Regular Meeting Agenda

Date: July 28, 2016
Time: 9:45 am
Location: Keats Camp - Pilot House
Keats Camp, Keats Island, BC

	Pages
1. CALL TO ORDER	9:45 AM - 9:50 AM
<i>"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."</i>	
2. APPROVAL OF AGENDA	
3. TOWN HALL AND QUESTIONS	
4. COMMUNITY INFORMATION MEETING - none	
5. PUBLIC HEARING - none	
6. MINUTES	9:50 AM - 9:55 AM
6.1 Local Trust Committee Meeting dated May 19, 2016 for adoption	4 - 14
6.2 Section 26 Resolutions-Without-Meeting Report dated July 19, 2016	15 - 15
6.3 Advisory Planning Commission Minutes - none	
7. BUSINESS ARISING FROM MINUTES	9:55 AM - 10:45 AM
7.1 Follow-up Action List dated July 19, 2016	16 - 17
7.2 Regulations for Recreational Camps on Gambier Island	
7.2.1 <u>Staff Report dated June 21, 2016</u>	18 - 22
7.3 Halkett Bay Marine Park Expansion Recently Adopted - for discussion	
7.4 Formal Use of the Squamish Language on the Islands - for discussion	
8. DELEGATIONS	
9. CORRESPONDENCE	
<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	

9.1	Letter dated June 2, 2016 to Chair Morrison from Jordan Sturdy, MLA West Vancouver - Sea to Sky regarding Sunshine Coast Fixed Link Study	23 - 24
10.	APPLICATIONS AND REFERRALS	10:45 AM - 11:30 AM
10.1	GM-RZ-2004.1 (DL696 Keats Camp)	
10.1.1	<u>Staff Report dated July 14, 2016</u>	25 - 64
11.	LOCAL TRUST COMMITTEE PROJECTS	11:30 AM - 12:15 PM
11.1	Riparian Areas Regulation and Streamside Protection for Keats Island	
11.1.1	<u>Staff Report dated July 28, 2016</u>	65 - 87
11.2	Gambier Island Official Community Plan Review	
11.2.1	<u>Staff Report dated July 12, 2016</u>	88 - 99
12.	BREAK	12:15 PM - 12:30 PM
13.	REPORTS	12:30 PM - 12:50 PM
13.1	Work Program Reports	
13.1.1	<u>Top Priorities Report dated July 19, 2016</u>	100 - 100
13.1.2	<u>Projects List Report dated July 19, 2016</u>	101 - 101
13.2	Applications Report dated July 19, 2016	102 - 103
13.3	Trustee and Local Expense Report dated May, 2016	104 - 104
13.4	Adopted Policies and Standing Resolutions	105 - 105
13.5	Local Trust Committee Webpage	
13.6	Chair's Report	
13.7	Trustee Reports	
13.8	Electoral Area Director's Report	
13.9	Trust Fund Board Report	
14.	NEW BUSINESS	12:50 PM - 1:30 PM
14.1	Local Trust Committee Budget Request for 2017-2018	
14.1.1	<u>Staff Report for July, 2016</u>	106 - 109
14.2	Surveys in West Bay, Gambier Island - for discussion	
15.	UPCOMING MEETINGS	
15.1	Next Regular Meeting Scheduled for Thursday, August 25, 2016 at 10:30 am at Gambier Island Community Centre, Andy's Bay Road, Gambier Island, BC	
16.	TOWN HALL	1:30 PM - 1:40 PM

17. CLOSED MEETING

1:40 PM - 1:50 PM

17.1 Motion to Close the Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(a) and (d) for the purpose of considering appointments of Board of Variance Members and Adoption of In-Camera Meeting Minutes dated March 17, 2016 and that the recorder and staff attend the meeting.

17.2 Recall to Order

17.3 Rise and Report

18. ADJOURNMENT

1:50 PM - 1:50 PM



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: May 19, 2016
Location: Gambier Island Community Centre
 Andy's Bay Road, Gambier Island, BC

Members Present Susan Morrison, Chair
 Dan Rogers, Local Trustee
 Kate-Louise Stamford, Local Trustee

Staff Present Aleksandra Brzozowski, Island Planner
 Diane Corbett, Recorder

Also Present Members of the Public – 7 (a.m. and p.m.); 1 (p.m. only)

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:48 a.m. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. Chair Morrison introduced trustees and staff in attendance.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 7.6 Coastal Douglas Fir Conservation Partnership - Funding Application to Real Estate Foundation of BC
- 7.6.1 Email dated May 12, 2016 from Kate Emmings, Ecosystems Protection Specialist, Islands Trust Fund
- 7.6.2 Draft Letter of Support for Review
- 13.9 Trust Fund Board Report - May 2016
- 14.2 Request for Decision - 2015/16 Annual Report
- 14.4 Fence at West Bay

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Concern was raised regarding a barbecue that had been placed at the old dock at New Brighton. The use of the barbecue was for a planned weekly social event and the fact that it was unattended for a lot of the rest of the time was viewed as a potential fire

hazard. Trustee Stamford was asked to report this to her contact with the Gambier Island volunteer fire brigade.

4. COMMUNITY INFORMATION MEETING

Island Planner Brzozowski gave a presentation on implementation of the Riparian Areas Regulation (RAR) on Gambier Island, which included a review of the following topics:

- Description of “riparian area” and associated values;
- Timeline on development of BC regulations for protection of riparian areas and watersheds;
- How the RAR works;
- Islands Trust RAR implementation;
- Watersheds and watershed mapping on Gambier Island;
- Initial newsletter to Gambier residents for public feedback;
- Decision to create a blanket Development Permit Area (DPA) for Gambier Island, with all mapped and unmapped streams on Gambier Island designated as DPA-3 (Riparian Areas);
- Development Permit process, RAR assessment, activities requiring a Development Permit and exemptions;
- The bylaw process and community input period.

A question and answer session followed, during which the following points were raised:

- Description and comparison of a simple QEP (Qualified Environmental Professional) assessment and a detailed QEP assessment;
- Costs of QEP assessments and determining whether to choose a simple or detailed assessment (a checklist to decide simple versus detailed was requested);
- Enquiry about changing watercourses and RAR;
- Erosion, washout and sedimentation flowing from roads onto properties and the role of the Ministry of Transportation and Infrastructure;
- Madrone report with information about Gambier watersheds (available on website);
- Enquiry on how to get streams pulled out of the RAR before the bylaw is in place, and the role of the QEP in that action;
- A Ministry of Forests, Lands and Natural Resource Operations (FLNRO) review board exists in cases where development proposals cannot meet the RAR regulations on a property;
- Work done within a watercourse falls under other legislation than RAR;
- Discussion about setbacks in the land use bylaw.

Chair Morrison thanked the public for the good questions and the Island Planner for the presentation.

5. PUBLIC HEARING – none

6. MINUTES

6.1 Local Trust Committee Meeting dated March 17, 2016 for adoption

The following amendments to the minutes were presented for consideration:

- Page 4, line 1: correct spelling to read “Curt Shepard” not “Kurt Shepherd”.

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated May 12, 2016

Received.

6.3 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated May 10, 2016

Received.

7.2 Howe Sound Community Forum

Trustees Rogers and Stamford commented on a successful Howe Sound Community Forum at Camp Fircom on April 29, 2016. The event was under budget, with over 85 people in attendance, including MLA Sturdy and MP Goldsmith-Jones, and was a day of celebration and information sharing. Trustees will present a report on the forum to Trust Council in June.

GM-2016-024

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee release \$200 to Camp Fircom for the use of facilities for the Howe Sound Community Forum on Friday, April 29, 2016.

CARRIED

7.3 Community-to-Community Forum

Trustees discussed highlights of the Community-to-Community Forum with the Squamish Nation and the Gambier community, held on Gambier Island on March 31, 2016.

GM-2016-025

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee write a letter of thank you to the Squamish Chiefs and Council outlining the topics discussed at the Community-to-Community Forum on March 31, 2016, and recommend further avenues for ongoing communication.

CARRIED

For the next meeting, it was proposed that a topic of discussion be how to utilize the Squamish language more formally on the islands, such as on signage and in geographical names.

7.4 Industrial Applications in Howe Sound

7.4.1 Memorandum dated May 9, 2016

The BURNCO working group has started screening the BURNCO application, scheduled for completion by June 7, 2016. Trustee Stamford and Island Planner Brzozowski are on the steering committee. Following the screening and submission of the final application, there will be forty-five days for the public review period. Updated information will be posted on the Gambier latest news webpage when the public review period begins.

7.5 Trustee Rogers' Report on Salish Sea Ecosystem Conference

Trustee Rogers reported on his attendance at workshops at the Salish Sea Ecosystem Conference, an event that happens every two years, coordinated by the University of Western Washington, attended mostly by academics, planners, and people working “in the field”. The geographic area referenced is from the bottom of Puget Sound to Cortes Island. The trustee noted there is a lot of ecosystem repair being conducted, especially in Washington State. Trustee Rogers remarked there is “lots of scary information” about the state of the oceans, toxins, and micro-plastics. He commented that he came away with believing in the need to get rid of Styrofoam docks.

For the convenience of the public, Chair Morrison moved item 12.2 forward for discussion at 12:33 p.m.

Chair Morrison recessed the meeting at 1:00 p.m. and reconvened the meeting at 1:20 p.m.

7.6 Coastal Douglas Fir Conservation Partnership - Funding Application to Real Estate Foundation of BC

7.6.1 Email dated May 12, 2016 from Kate Emmings, Ecosystems Protection Specialist, Islands Trust Fund

The Local Trust Committee considered the nature of participation with Coastal Douglas Fir Conservation Partnership (CDFCP), and implications of this in the Gambier Island OCP review process. There was discussion of the LTC making a contribution to the CDFCP funding application to the Real Estate Foundation of BC. Key deliverables would be to develop mapping and to assist with development of goals and language for policies that would go into the OCP and that have a basis in science.

GM-2016-026

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee provide \$1000 from the 2016-17 OCP project budget to the Coastal Douglas Fir Conservation Partnership bid for a grant from the Real Estate Foundation in order to provide mapping and policy language for the Gambier Island OCP review.

CARRIED

7.6.2 Draft Letter of Support for Review

GM-2016-027

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee authorize the Chair to send the draft letter, as provided, to the Real Estate Foundation of BC, specifying a contribution amount of \$1000.

CARRIED

8. DELEGATIONS – none

9. CORRESPONDENCE

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

10. BREAK

11. APPLICATIONS AND REFERRALS – none

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Gambier Island Riparian Areas Regulation (RAR)

12.1.1 Staff Report dated April 11, 2016

Island Planner Brzozowski responded to questions and comments from the LTC regarding RAR. Trustees proposed suggestions for clarity in Draft Bylaws No. 140 and No. 141.

There was a public request that the LTC hold a community meeting with trustee(s) and a knowledgeable person present to respond to questions from the public in order to help people know about the process they have to go through.

Chair Morrison commented on the possibility that Denman Island may be developing a RAR brochure that could be available as a model.

GM-2016-028

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend Draft Bylaw No. 140, in advance of First Reading, by amending Plan No. 1 to clarify the boundaries of Development Permit Area No. 3.

CARRIED

GM-2016-029

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend Draft Bylaws No. 140 and No. 141, in advance of First Reading, by removing all reference to “feet” as a unit of measurement.

CARRIED

GM-2016-030

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend Draft Bylaw No. 141 prior to First Reading to add “information notes” regarding “Qualified Environmental Professionals or other professional”, and regarding the review process under Ministry of Forests, Lands and Natural Resource Operations for properties entirely affected by Riparian Areas Regulation.

CARRIED

GM-2016-031

It was MOVED and SECONDED,

by the Gambier Island Local Trust Committee that Bylaw No. 140, cited as “Gambier Island Official Community Plan, Bylaw 73, 2001, Amendment No. 1, 2016”, be read, as amended, a first time.

CARRIED

GM-2016-032

It was MOVED and SECONDED,

by the Gambier Island Local Trust Committee that Bylaw No. 141, cited as “Gambier Island Land Use Bylaw, Bylaw 86, 2004, Amendment No. 1, 2016”, be read, as amended, a first time.

CARRIED

GM-2016-033

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to refer Bylaws No. 140 and No. 141, as amended, to the Islands Trust Fund, Islands Trust – Bylaw Enforcement, Ministry of Transportation and Infrastructure, Ministry of Forests, Lands, and Natural Resource Operations – Ecosystems Branch, Agricultural Land Commission, Sunshine Coast Regional District, Bowen Island Municipality, Squamish Nation, and Tsleil-Waututh Nation.

CARRIED

12.2 Riparian Areas Regulation for Keats, Anvil, Bowyer and Thormanby Islands

Island Planner Brzozowski gave a verbal update on the RAR for Keats, Anvil, Bowyer and Thormanby Islands. The Sechelt Nation had responded that they would review the bylaw proposed for Anvil, Bowyer and Thormanby Islands. There has been agency response to the proposed Keats bylaws. Staff noted she was waiting to hear feedback on whether a pre-determined setback is a preferred option for two Keats properties.

Qualified Environmental Professional (QEP) Tom Watson gave an overview of his and Curt Shepard’s meeting in Victoria with Andrew Appleton (RAR Coordinator at FLNRO) to clarify some points regarding the RAR. Mr. Watson shared RAR-related information in light of his experience as a QEP. Mr. Watson and Mr. Shepard discussed their concerns regarding the determination of setbacks from watercourses, questioning why they would differ from a SPEA.

Staff described distinctions between the land use bylaw and RAR setbacks.

Mr. Watson handed a letter to the LTC with comments on the RAR.

12.3 Gambier Island Official Community Plan Review

Island Planner Brzozowski gave a verbal update on recent developments pertaining to the Gambier Island OCP review.

- Staff had reported to the Ministry of Community, Sport and Cultural Development about the meeting with the Squamish Nation, and forwarded a report and summary regarding the Community-to-Community Forum to the Tsleil-Waututh Nation and the Union of BC Municipalities (Forum funders).
- Staff has enquired if the Squamish would like to meet with Gambier residents on August 25, but has not heard back to date.
- The community survey is almost complete, and will include an advertisement for the Advisory Planning Commission.

There was discussion of the timeline for the survey.

GM-2016-034

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee review the timeline on the Gambier Island Official Community Plan Project Charter at the next Gambier Island Local Trust Committee meeting.

CARRIED

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated May 10, 2016

Received.

13.1.2 Projects List Report dated May 10, 2016

Received.

GM-2016-035

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend proposed Bylaws No. 129 and No. 130 to include protection for Silver Creek, which has been identified as a sensitive ecosystem in the Madrone Report.

13.2 Applications Report dated May 10, 2016

Received.

There was a request to staff for an update on GM-DVP-2011.2. Staff noted the Sandy Beach covenant would not likely come forward to the Trust Fund Board until 2017.

13.3 Trustee and Local Expense Report - March, 2016

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

Staff was requested to post a list of Squamish names in the "Trustee Corner".

13.6 Chair's Report

Chair Morrison reported on the following:

- She announced that the transition plan likely would not be ready for the June, 2016 Trust Council meeting, and that a visioning session would likely be done at that time.

13.7 Trustee Reports

Trustee reports were distributed by email prior to the meeting.

Trustee Rogers reported on the following:

- It has been a very busy month on Keats with the BC Hydro shed construction, which is almost complete. Some of the materials from the old shed were re-utilized to re-roof two fire sheds.
- Roadwork was done, including the road to the dock in Eastbourne.
- The barge ramp at Coopers Green has no solution yet.

There was discussion of a three-day all-inclusive event with an open bar being planned for Camp Latona; concerns around health, safety and licensing were raised.

GM-2016-036

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request a staff report regarding recreational use in Recreation Service S3 zone in light of third party rentals.

CARRIED

GM-2016-037

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee write a letter to the owner of Camp Latona and to the third party renter of the facility regarding concerns around the "Wild Rumpus Weekend", June 30-July 3, 2016.

CARRIED

Trustee Stamford reported on the following:

- Director Winn attended a meeting at the SCRD regarding a questionnaire to go out on trails in the southwest peninsula of Gambier Island. Broader community dialogues are planned for the summer.
- There is minor reduction in SCRD property taxes.
- The SCRD is looking at significantly increasing building permit fees for people who do not get a permit before construction.

13.8 Electoral Area Director's Report – none

13.9 Trust Fund Board Report - May, 2016

Received. It was noted that the Trust Fund Board is looking for new board members.

14. NEW BUSINESS

14.1 Letter to Province regarding Halkett Bay Marine Park Expansion

Not discussed. Add to next agenda.

14.2 Request for Decision - 2015/16 Annual Report

GM-2016-038

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee approves the attached text for inclusion in the 2015-2016 Annual Report for approval by Trust Council and submission to the Minister of Community, Sport and Cultural Development.

CARRIED

14.3 Changes to 2016 Meeting Schedule

GM-2016-039

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend the meeting schedule to move the September 22 meeting in Gibsons to August 25 on Gambier Island.

CARRIED

14.4 Fence at West Bay Dock

There was discussion of a fence that was constructed by a private party at West Bay dock that is understood to jut out into public land. Trustee Stamford had spoken with the Ministry of Transportation and Infrastructure earlier in the day about the matter. Staff was requested to forward a report by email regarding how the Islands Trust could be involved to help resolve this.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, July 28, 2016 at 10:45 am at Keats Camp, Keats Island, BC

16. TOWN HALL

17. CLOSED MEETING – none

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:58 pm.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder

Resolutions Without Meeting

Gambier Island

Resolution #	Action	Resolution Description	Resolution Date
2016-06	In Favour	"That the Gambier Island Local Trust Committee request staff contact the Ministry of Forests, Lands and Natural Resource Operations to request a written response to the letter from Tom Watson dated May 18, 2016 regarding implementation of the Riparian Areas Regulation."	08-Jun-2016

Follow Up Action Report

Gambier Island

29-Nov-2013

Activity	Responsibility	Target Date	Status
Staff to provide Trustees with possible provisions and/or strategies to protect shoreline ecosystems along DL 696. Update: Options for LTC presented in GM-RZ-2004.1 Staff Report at July 28, 2016 meeting.	Aleksandra Brzozowski	20-Mar-2014	Done

19-Nov-2015

Activity	Responsibility	Target Date	Status
Staff to review current Gambier Official Community Plan policies against technical information gathered in recent years, and to draft proposed policies to protect sensitive ecosystems for Local Trust Committee consideration.	Aleksandra Brzozowski	21-Jan-2016	On Going

17-Mar-2016

Activity	Responsibility	Target Date	Status
Advertise for an Advisory Planning Commission for the purpose of reviewing specific aspects of the Gambier Island Official Community Plan review.	Aleksandra Brzozowski	31-May-2016	Done
Add Discussion of a letter to the Province regarding Halkett Bay Marine Park expansion to the agenda ONCE THE LEGISLATION IS ADOPTED.	Becky McErlean Aleksandra Brzozowski	30-Sep-2016	Done

Follow Up Action Report

19-May-2016

Activity	Responsibility	Target Date	Status
release \$200 to Camp Fircom for the use of facilities on April 29, 2016.	Aleksandra Brzozowski	31-May-2016	Done
Write a thank you letter to the Squamish Nation Chiefs and Council, outlining topics discussed at the C2C Forum and recommended further avenues for ongoing communication.	Aleksandra Brzozowski Kate-Louise Stamford Dan Rogers	16-Jun-2016	Done
Revise Gambier OCP Review Project Charter.	Aleksandra Brzozowski	28-Jul-2016	Done
Provide update on DVP-2011.2	Marnie Eggen	14-Jul-2016	Done
Present an amendment to Keats RAR bylaws (Bylaws 129 +130) to include a new DPA for riparian protection in Silver Creek watershed as suggested in the Madrone report.	Aleksandra Brzozowski	28-Jul-2016	Done
Prepare report on Service Recreation zoning on Gambier to review the strength of current wording and definitions.	Aleksandra Brzozowski	28-Jul-2016	Done
Draft a letter for the Chairs signature to relay concerns about the upcoming third party rental event on Camp Latona. Letter to be sent to the property owner and event organizer.	Kate-Louise Stamford Dan Rogers	03-Jun-2016	Done
Staff to research if LTC can contribute to survey costs for the West Bay dock fence situation. Update: the LTC is not able to contribute to financial costs for a survey.	Aleksandra Brzozowski	31-May-2016	Done

Date: June 21, 2016

File No.: GM-6410-02
(Enquiries)

To: Gambier Island Local Trust Committee
For the meeting of July 28, 2016

From: Aleksandra Brzozowski
Island Planner

CC: Ann Kjerulf, Regional Planning Manager

Re: Gambier Island Land Use Bylaw Recreation Service Zone

Project Objectives and Background

The question arose recently about whether or not third party rentals are a permitted use in the Recreation Service (S3) zone on Gambier Island. At their regular business meeting on May 19, 2016, the LTC passed the following resolution.

GM-2016-036

It was MOVED and SECONDED, that the Gambier Island Local Trust Committee request a staff report regarding recreational use in Recreation Service (S3) zone in light of third party rentals.

Relevant Policy and Land Use Considerations

Trust Council Strategic Plan

None

Islands Trust Policy Statement

The following are relevant Directive Policies from the Islands Trust Policy Statement.

5.5.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address:

- the identification of sites providing safe public access to beaches,*
- the identification and designation of areas of recreational significance, and*
- the designation of locations for community and public boat launches, docks and anchorages.*

5.5.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.

5.7.2 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.

Official Community Plan

The following are relevant objectives and policies in the Gambier Island Official Community Plan (OCP).

COMMUNITY GOALS

Community Goal 2.11: To provide for a variety of quality natural recreational experiences for residents and visitors in a manner that leaves the land in a relatively undisturbed or wilderness condition consistent with maintaining the local trust area's rural tranquility and ecological balance.

ECONOMIC ACTIVITY

Objective 5.3: to allow a limited number of small scale commercial visitor accommodation outlets catering to the needs of persons visiting the Gambier Island Planning Area provided they are located in a manner which does not negatively affect the surrounding neighbourhood or the natural environment.

Policy 5.6 Wilderness camping, where permitted on Crown land, and group accommodations at Gambier Island's existing private camps are recognized as alternative means of addressing the accommodation needs of planning area visitors.

PRIVATE INSTITUTIONAL USE

Objective 6.6: to support the continued operation of private institutional uses in the form of non-profit camps.

Objective 6.7: to recognize that non-profit camps operated on Gambier Island contribute to the planning area's overall character and provide opportunities for year round rustic camping, wilderness experiences and environmental education.

Objective 6.8: to ensure the scale of private institutional uses in the Gambier Island Planning Area remain low impact, nature-based and compatible with residents' vision of the planning area's role in providing recreational based experiences for visitors.

Policy 6.10: The Local Trust Committee should, through land use regulations, ensure that private institutional uses in the Gambier Island Planning Area are limited to low environmental impact, nature-based facilities which are complementary to their natural setting.

Land Use Bylaw

The following are the relevant bylaw provisions and definitions in the Gambier Island Land Use Bylaw regarding the Recreational Service (S3) zone.

5.9 Recreation Service (S3) Zone

The purpose of the Recreation Service Zone is to provide regulations for facility-based recreational uses that are low environmental impact, nature-based, and complementary to their natural setting.

Permitted Uses

(1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:

- (a) Recreational camp use;*
- (b) Assembly use;*
- (c) Moorage;*
- (d) Accessory use.*

ASSEMBLY means the use of land or a building or structure for gatherings or community events for public, charitable, cultural, religious, memorial, philanthropic, recreational, education, political or entertainment purposes.

MOORAGE means the tying of a boat or vessel to a wharf, dock or float, or to a mooring buoy that is in turn anchored to the seabed.

RECREATIONAL CAMP means a use managed by a non-profit society or other noncommercial organization which provides for public or private assembly and overnight accommodation for recreational, educational and religious purposes, and may include upland area facilities for meeting, camping, sleeping and recreation and marine area facilities including moorage, boat launching facilities and swimming floats but excludes correctional and related rehabilitational uses.

Islands Trust Fund

None

Bylaw Enforcement

None

Climate Change Mitigation and Adaptation

None

Sensitive Ecosystem, Hazard, Shoreline, or Archaeological Resources

None

Analysis

The question arose at a previous LTC meeting about whether or not third party rentals are a permitted use in the Recreation Service (S3) zone. Staff has investigated the question and confirms that no provision in Gambier Island Land Use Bylaw No. 86 distinguishes third party rental use of a recreational camp as different from other permitted recreational camp uses.

The current definition of “Recreational Camp”, however, does not specify what is meant by ‘recreation’ or ‘recreational purpose’. In the absence of specific definitions in a bylaw, interpretation follows common dictionary definitions. For instance, the Oxford Dictionary defines recreation as “*Activity done for enjoyment when one is not working*”. Notably, this definition of “recreation” is fairly broad and, similarly, it is expected that most third party rentals of Recreation Service (S3) sites could readily be deemed recreational in nature.

Staff advises that should the LTC wish to review relevant policies or regulations to better address the permission of third party rentals on Recreation Service (S3) properties, bylaw provisions must focus on use rather than user, as per the requirements of Part 14 of the *Local Government Act*.

Gambier Island OCP Policy 6.10 directs the LTC to establish land use regulations that ‘*ensure that private institutional uses in the Gambier Island Planning Area are limited to low environmental impact, nature-based facilities which are complementary to their natural setting*’.

This OCP policy clearly enables the LTC to establish regulations for the Recreational Service (S3) zone. Should the LTC believe that the overarching OCP objectives and policies regarding Private Institutional use do not adequately reflect current realities and overarching land use principles for camps on Gambier Island, the LTC can choose to review these policies. Staff notes that, similar to what is required of land use bylaw regulations, OCP policies should focus on the use as opposed to a particular user.

Lastly, staff notes that both Keats Island Land Use Bylaw No. 78 and Gambier Associated Islands Land Use Bylaw No. 120 include similar definitions and permitted uses, and neither bylaw specifically defines “recreation” or “recreational purpose”.

Options

Staff identifies the following four options to address this issue.

1. No change

The LTC can choose to maintain the status quo at this time and pursue no changes to its bylaws.

2. Educational Outreach

The LTC can choose to focus on outreach to Recreational Service (S3) properties and its users in order to promote the OCP objective that private institutional uses remain low impact, nature-based, and compatible with residents’ vision of providing recreational based experiences for visitors.

3. Review relevant regulations and definitions in Gambier Island Land Use Bylaw

Should the LTC wish to either review the current Land Use Bylaw definitions such as “recreational camp” or contemplate new definitions such as “recreation” or “recreational use”, it may do so by add this project to the the Projects List for future consideration as an LTC Work Program Priority.

4. Review the Private Institutional policies in the Gambier Island OCP

The Gambier Island OCP is undergoing review this year. The approved Project Charter does not include reviewing Private Institutional land use policies. Should the LTC wish to add Private Institutional policies to the Gambier OCP Review, it may do so by amending the Project Charter.

5. Review the recreation regulations in all Local Trust Area land use bylaws.

Staff advises that if the LTC wishes to amend the Gambier Island Land Use Bylaw to clarify permitted recreational uses, that it would be reasonable to amend all land use bylaws in the Local Trust Area as a priority project.

Summary of Planning Recommendations

To reiterate, staff advises that should the LTC wish to pursue any of Options 3, 4, or 5, that any bylaw amendments focus on regulation of land use rather than the user.

Option 2 (Outreach) is an option that can be pursued immediately but the impact of such work is questionable. Should the LTC wish to review overarching policies in the Gambier OCP, the LTC is well positioned to pursue Option 4 (OCP policy review) and add this topic to the OCP review; however, it is staff's opinion that the Gambier OCP policies do not need review at this time.

Staff considers Option 5 (Review of recreational camp regulations in all LUBs) as the best option to ensure consistency between the various official community plans and land use bylaws with respect to recreational uses throughout the Local Trust Area.

Staff notes that pursuing Options 3 or 5 would be possible in the event that other Work Program priorities are removed from the Priority Projects List.

RECOMMENDATION:

1. That the Gambier Island Local Trust Committee add "Review of Recreational Camp and Private Institutional regulations in all Local Trust Area land use bylaws" to the Projects List.

Prepared and Submitted by:

Aleksandra Brzozewski

June 21, 2016

Name, Title

Date

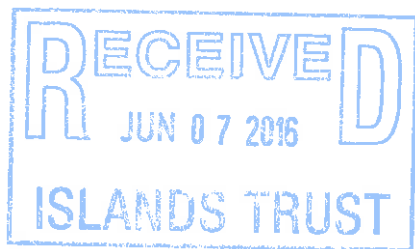
Concurred in by:

Ann Kjerulf

June 24, 2016

Regional Planning Manager

Date



SENT BY EMAIL

June 2, 2016

Susan Morrison, Chair
Islands Trust
1627 Fort Street, Suite 200
Victoria BC V8R 1H8

Reference: 256750

Dear Chair Morrison:

Re: Sunshine Coast Fixed Link Study Meetings

Further to the February 2016 announcement made by the Honourable Todd G. Stone, Minister of Transportation and Infrastructure, about the Sunshine Coast Fixed Link Feasibility Study, I am writing to let you know I will be hosting meetings with First Nations, local governments, Chambers of Commerce and other community leaders to seek input on this study.

Representatives from all areas that have an interest in the feasibility of a Sunshine Coast fixed link, such as West Vancouver and the North Shore, the Sea to Sky area, Howe Sound, the Sunshine Coast and Vancouver Island, will be invited to attend a meeting.

From June 21-23, I will be hosting meetings in Duncan, Nanaimo, Powell River, Sechelt, and Gibsons. On July 7, I will be hosting meetings in Squamish and West Vancouver. I am pleased to invite you or your delegates to participate in one of these meetings and share your organization's interests and priorities on this important matter.

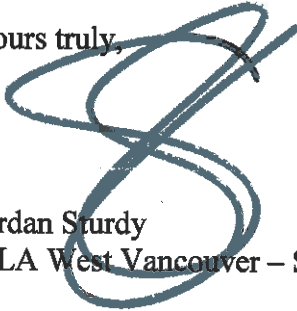
Pam Ryan, the project's public Engagement Director, will follow up with your office next week to provide further details on meeting locations, dates and times, as well as to request participation from your staff in upcoming technical discussions. Pam can be reached toll free at 1 844 301-6680 or by e-mail at fixedlink@lucentquay.ca.

If you would like to discuss the study further, or have any questions or concerns, I invite you to contact Ashok Bhatti, the Ministry of Transportation and Infrastructure's Deputy Regional Director for the South Coast Region, at 604 527-2167 or at Ashok.Bhatti@gov.bc.ca.

.../2

I look forward to meeting with you and learning what is important to your community about the feasibility of a Sunshine Coast fixed link.

Yours truly,

A handwritten signature in blue ink, appearing to be 'Jordan Sturdy', written over the 'Yours truly,' text.

Jordan Sturdy
MLA West Vancouver – Sea to Sky

Copy: Honourable Todd G. Stone
Minister of Transportation and Infrastructure
MLA, Kamloops-South Thompson

Ashok Bhatti, Deputy Regional Director
South Coast Region
Ministry of Transportation and Infrastructure

Pam Ryan, Engagement Director
Sunshine Coast Fixed Link Project



STAFF REPORT

Date: July 14, 2016

File No.: GM-RZ-2004.1 (DL 696)

To: Gambier Island Local Trust Committee
For meeting of July 28, 2016

From: Aleksandra Brzozowski
Island Planner

CC: Ann Kjerulf, Regional Planning Manager
Kevin Healy, Creus Engineering Ltd., agent

Re: Rezoning Application to satisfy requirements in Bylaw No. 4 (District Lot 696, Keats Island Land Use Contract) and Keats Land Use Bylaw No. 78 prior to subdivision

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

Agent: Creus Engineering Ltd.

Location: District Lot 696, Keats Island

THE PROPOSAL:

The purpose of this report is to outline the overall process and immediate next steps for the District Lot 696 rezoning required as part of its application to subdivide.

SITE CONTEXT:

District Lot 696 (DL696) is a 93.5-hectare parcel encompassing the southwestern end of Keats Island. Existing uses on the property include a church camp and more than 80 privately-owned recreational cottages, built on land leased from the owner and used on a seasonal basis. The Sunshine Coast Regional District (SCRD) dock at Keats Landing is located on the northwest shore of DL696 and is connected by a gravel road through DL696 to the eastern portions of the island, as seen in the aerial photograph, Figure 1, below.



Figure 1: Aerial photo of southwestern Keats Island

BACKGROUND:

On November 21, 1978, the Convention of Baptist Churches of British Columbia (CBCBC) entered into a Land Use Contract (LUC) with the Gambier Island Local Trust Committee (LTC) respecting development on District Lot 696. The contract required that the CBCBC provide certain community amenities in exchange for being allowed to subdivide DL696 into 110 residential lots and a large remainder lot for the camp. The amenities required in the LUC include dedication of road access to Keats Landing, dedication of a park at Sandy Beach with an access trail from the public road to Sandy Beach, and protection of a conservation area at Salmon Rock. All of this was to be provided within one year of signing the contract. None of the LUC requirements were met by the Convention, and the subdivision did not proceed.

The CBCBC applied to subdivide in 2004, triggering a rezoning application to amend both the Land Use Contract (LUC) and the Keats Island Land Use Bylaw (LUB) to allow the 110-lot subdivision to proceed. The rezoning application was based on presented servicing and subdivision plans, was processed, and Bylaws 100 and 101 were presented to the LTC in 2007. The bylaws received Third Reading in August 2007 and were given approval by the Executive Committee in October 2007. The bylaws were not adopted, however, as late changes to the subdivision plan, including new details on sewage disposal plans, required changes to

Proposed Bylaws 100 and 101. The applicant did not submit the required information and the application went “on hold” for many years.

In 2013, a new subdivision application was submitted to the Ministry of Transportation and Infrastructure (MoTI). At the LTC meeting on September 26, 2013, the validity of the 2004 rezoning application was considered and deemed to be relevant. However, because of the time lapse since the previous application, LTC rescinded Second and Third Reading of Bylaws 100 and 101 to allow for the necessary modifications to the Proposed Bylaws and trigger the legislative process required for bylaw changes. The LTC also passed the following resolution:

GM 080/13

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request that the applicant provide a communications strategy for public information to inform Keats Islanders and the community at large of the rezoning process and other information pertaining to District Lot 696.

Circumstances changed for the applicant in early 2014, however, and the 2013 application also did not proceed any further. In 2014, the applicant worked with Planning Staff and MoTI staff to explore the possibility of fulfilling the LUC exactly as written, thus rendering Proposed Bylaw 101 moot. This was ultimately determined to not be possible, and all parties agreed that the subdivision application would require amendments to both the LUC and the LUB before subdivision.

On July 12, 2016, the applicant submitted a revised subdivision application for DL696 to MoTI. This subdivision application is the application that will be discussed for the remainder of this staff report.

CURRENT PLANNING STATUS OF SUBJECT PROPERTY:

Please refer to the staff report presented at the November 29, 2013 LTC meeting for detailed information on relevant policies and zoning designations (Attachment 1).

STAFF COMMENTS:

Anticipated Approach

Staff has not yet had the opportunity to analyze the most recent subdivision application; however, Staff confirms the following relevant points.

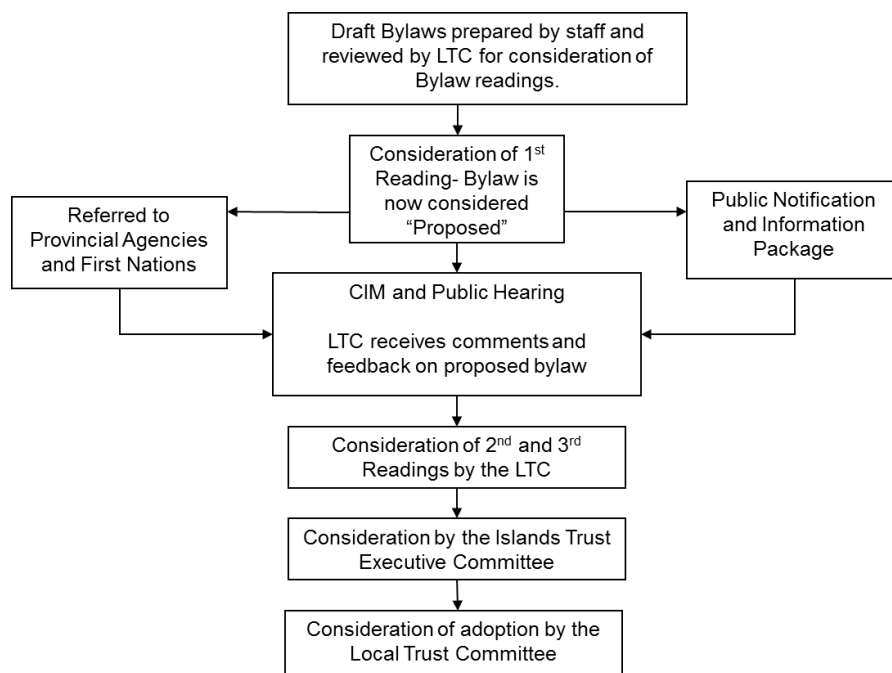
- No amendments are required to the Keats Island Official Community Plan No. 77.
- An amendment (rezoning) bylaw will be required to amend the Land Use Contract No 4.
- An amendment (rezoning) bylaw will be required to amend the Keats Island Land Use Bylaw No 78.
- While the preliminary work for this application remains the same, the submitted site plan and application include different details from previous applications.
- Since 2004, changes have been made to a number of regulations and legislations, including the *Local Government Act*.

- Since 2004, the Islands Trust has received new information regarding shoreline ecosystems, First Nations referrals, and parks planning in the Local Trust Area that will impact this subdivision application.

Reviewing the above points, Staff recommends that new rezoning bylaws be drafted and that Bylaws 100 and 101 be formally abandoned by way of a Proceed No Further resolution. The reasons for this recommendation are three-fold: doing so would allow for easier technical review; it would provide clarity to the public that input on the rezoning is to be based on the new subdivision plan; and it would make clear to all concerned – the LTC, the applicant, and the public – that the fact that Bylaws 100 and 101 reached Third Reading in the past is irrelevant.

Anticipated Timeline and Communications Plan

The timeline for this application will follow the standard bylaw amendment process.



The LTC is scheduled to meet two more times in 2016: August 25, 2016 (Gambier Island) and November 17, 2016 (West or North Vancouver). Staff advises scheduling another meeting in September or early October 2016 for regular business, including consideration of this application.

The LTC has previously noted the need to consult thoroughly with the general public regarding this significant application. In response to the request made by the LTC at the November 29, 2013 meeting, the applicant has submitted a Communications Plan for review by the LTC (Attachment 2).

Anticipated consideration of shoreline structures

In the 35 years since the LUC was signed, public awareness of and concern for the natural environment – and in particular the shoreline environment – has increased exponentially. It is now common knowledge that our shorelines represent habitat for a wide variety of fish, shellfish,

invertebrates, insects, birds and plantlife such as eelgrass. The Keats Island OCP, adopted in 2002, reflects the fact that protection of foreshore ecosystems and coastal processes is important to residents and visitors to the island. A number of goals, objectives and policies in the Keats Island OCP that support this initiative, as follows:

P 3.19 In order to protect the island's foreshore and beaches from pollution, environmental degradation, and inappropriate development or use, zoning regulations for coastal areas should be designed to ensure protection of natural coastal processes and features.

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

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

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

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

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

When the applicant last submitted a subdivision application in 2013, Staff recognized the need to address the shoreline as part of both the subdivision application and attendant rezoning application. Staff recommended establishing a Shoreline Development Permit Area (DPA) as an approach to addressing concerns arising from the DL696 development application. At that meeting, the LTC did not request staff to prepare a Shoreline DPA as part of the rezoning; however, it passed the following resolution:

GM 082/13

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request that staff provide the committee members with further discussion regarding shoreline protection strategies on District Lot 696.

While the details of the required amendments have not yet been assessed comprehensively, Staff will need to review the subdivision application to determine options for bringing all non-conforming buildings and structures including shoreline structures (structures between 0 – 7.5 metres upland from the natural boundary of the sea) into compliance with the LUB. Because this topic was not previously identified in earlier applications, Staff would like to elaborate on the approaches available to the LTC to address this concern. (Staff emphasizes that this following discussion is on upland structures, not structures located in the marine-use area below the natural boundary of the sea.)

The LUC requires that development on DL696 is to comply with all Keats Island regulations and bylaws, unless otherwise provided for in the LUC. The LUC specifies an irregular density and site plan (a limit of 110 residential lots with approximate sizes denoted on Schedule C); however, the LUC does not specify irregular setbacks or lot coverages. As such, it has always been expected that development must comply with the Keats Island bylaws that speak to such matters. Notably, setback regulations on this property have been in place since 1970 (Sunshine Coast Regional District Bylaw 35).

Many DL696 structures and buildings in the shoreline setback were built before setback regulations were put into place. In this regard, the siting of those buildings and shoreline structures along the 69 waterfront lots of DL696 could have legal non-conforming status for the life span of those buildings and structures. This is similar to many older waterfront lots on Keats Island and all are subject to the same two options of remedy when applying for building permits and subdivisions.

A. Establish Legal Non-Conforming status and adhere to the restrictions of legal non-conformity

For existing structures and buildings along the shoreline, legal non-conforming status applies if all the following conditions specified in Sections 528-534 of the *Local Government Act* are met:

- Proof that construction of a structure occurred prior to the implementation of a setback regulation (note that the burden of proof rests with the property owner);
- That no more than 75% of the structure has been modified; and,
- That no modification further violates the bylaw.

The terms of these sections infer that legal non-conforming status is not a status granted in perpetuity, and that the existing structures will eventually require replacement, at which point size and siting is to comply with current regulations.

B. Apply for LTC approval of the non-compliant structure

Applications can be made to permit structures and buildings in the setback. Depending on the situation, applications are made to either vary the setback by way of a Development Variance Permit (DVP), or by amending the zoning regulation in perpetuity through a rezoning application.

Applying for a DVP or a site-specific rezoning typically happens when legal non-conforming status cannot be proved, or when an existing structure must be replaced with a new one requiring compliance with the current regulations of the day.

Staff expects that while a majority of structures and buildings along the DL696 shoreline (seawalls, rip rap, fill, decks) may satisfy the requirements for legal non-conforming status, there

will be a number of structures that will not meet the requirements and will require approval of the LTC before subdivision can be approved. Below is a table laying out the approaches that could be taken by the LTC in regards to this issue.

ASSESSMENT OF APPROACHES TO ADDRESS NON-COMPLIANT STRUCTURES 0-7.5 METRES UPLAND OF THE NATURAL BOUNDARY OF THE SEA			
<i>Approach</i>	<i>Process</i>	<i>Compliance Trigger</i>	<i>Risk of continued non-compliance</i>
1. Notation in Subdivision Referral Response	Note non-compliance of foreshore structures in Subdivision Referral Response	None	Very High
2. Address shoreline structure setbacks as part of rezoning application.	LTC requires the waterfront structures be addressed as part of the rezoning.	Adoption of rezoning bylaw	Medium
3. Require Restrictive Covenant as part of rezoning application.	LTC requires restrictive covenant requiring non-compliant structures be brought into compliance prior to final subdivision approval, either by way of a Development Variance Permit (DVP), a LTC-initiated Shoreline Development Permit Area (DPA), or removal.	Final Subdivision Approval	Medium
4. Request DVPs post-subdivision	LTC requires individual owners with non-compliant structures to apply for DVPs after PLA is approved.	Bylaw Violation complaints	Very High

Options 1 and 4 are undesirable options for the LTC and are not recommended by staff.

Both Options 2 and 3 each work to ensure that shoreline structures are addressed prior to final subdivision approval. Both will require a site-specific shoreline study to be completed by the applicant in order to provide the LTC with sufficient technical information on the vulnerability of the Keats Landing, Freeman's Bluff, and Campfire Rock shorelines.

Option 2 is a more pro-active approach; the rezoning could incorporate a long-term shoreline management plan that would be referenced when responding to building permit and Crown tenure referrals. In terms of application information to be submitted, it is a front-ended approach to addressing these issues.

Option 3 defers the requirement for a shoreline study and plan for compliance until later in the subdivision process until after the rezoning. If this option is deemed preferable, a restrictive covenant would be essential to ensure that the subdivision is not approved until shoreline issues and non-compliant structures are addressed.

Staff recommends resolution of non-conforming shoreline structures prior to approval of rezoning. The only way to ensure this occurs is to address siting and setbacks of shoreline structures during the rezoning process (Option 2) OR by requiring that a restrictive covenant be registered on title prior to final rezoning approval (Option 3). These are the most practical options for resolving non-compliance of shoreline structures prior to subdivision approval.

NEXT STEPS:

In the Communications Plan, the applicant proposes two public meetings to present the new subdivision application. The first meeting is to be held on August 16, 2016 at Keats Camp on Keats Island, and the second on August 17, 2016 at the Keats Camp office in West Vancouver. Planning Staff will attend one of these meetings.

If the LTC has comments on the Communications Plan presented by the applicant, this plan should be discussed at the July 28, 2016 LTC meeting.

The LTC should formally abandon Proposed Bylaws 100 and 101 through a formal resolution. It is not necessary to request staff to prepare draft bylaws to amend the LUC and LUB, as previous resolutions still stand today.

Staff notes that draft bylaws for this application would not be prepared in time for the August 25, 2016 meeting. Staff expects the LTC will wish to schedule an additional meeting before November 17, 2016; the LTC can choose to schedule an additional regular business meeting, or it can choose to schedule a Special Meeting that focuses on a specific topic (in this case, to consider draft bylaws for the RZ-2004.1 rezoning application).

RECOMMENDATIONS:

1. That the Gambier Local Trust Committee endorse the DL696 Communications Plan in relation to application GM-RZ-2004.1 as amended;
2. That the Gambier Local Trust Committee proceed no further with Proposed Bylaw 100, cited as "Keats Island Land Use Bylaw, 2002, Amendment No. 2, 2007";
3. That the Gambier Local Trust Committee proceed no further with Proposed Bylaw 100, cited as "Gambier Island Local Trust Committee Bylaw No. 4, 1978, Amendment No. 2, 2007";
4. That the Gambier Local Trust Committee require, as part of the rezoning process for application GM-RZ-2004.1, a shoreline assessment report and management plan prepared by a Qualified Professional with expertise in coastal geomorphology and ecosystems; and
5. That the Gambier Local Trust Committee schedule a meeting to be held October XX, 2016.

Respectfully submitted by:

Aleksandra Brzozowski

July 18, 2016

Aleksandra Brzozowski
Island Planner

Date

Concurred in by:

Ann Kjerulf

July 19, 2016

Ann Kjerulf, RPP, MCIP
Regional Planning Manager

Date

Attachment: 1. Staff Report presented November 29, 2013
 2. DL696 Communications Plan, dated July 12, 2016

STAFF REPORT

Date: November 15, 2013

File No.: GM-RZ-2004.1

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

From: Kelly Gesner, RPP, MCIP
Contract Planner

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

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

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

Agent: Creus Engineering Ltd.

Location: District Lot 696, Keats Island

THE PROPOSAL:

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

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

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

SITE CONTEXT:

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

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



Figure 1: Aerial photo of southwestern Keats Island

BACKGROUND:

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

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

LTC also passed the following resolutions:

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

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

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

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

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

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

CURRENT PLANNING STATUS OF SUBJECT PROPERTY:

Trust Policy Statement

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

Official Community Plan

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

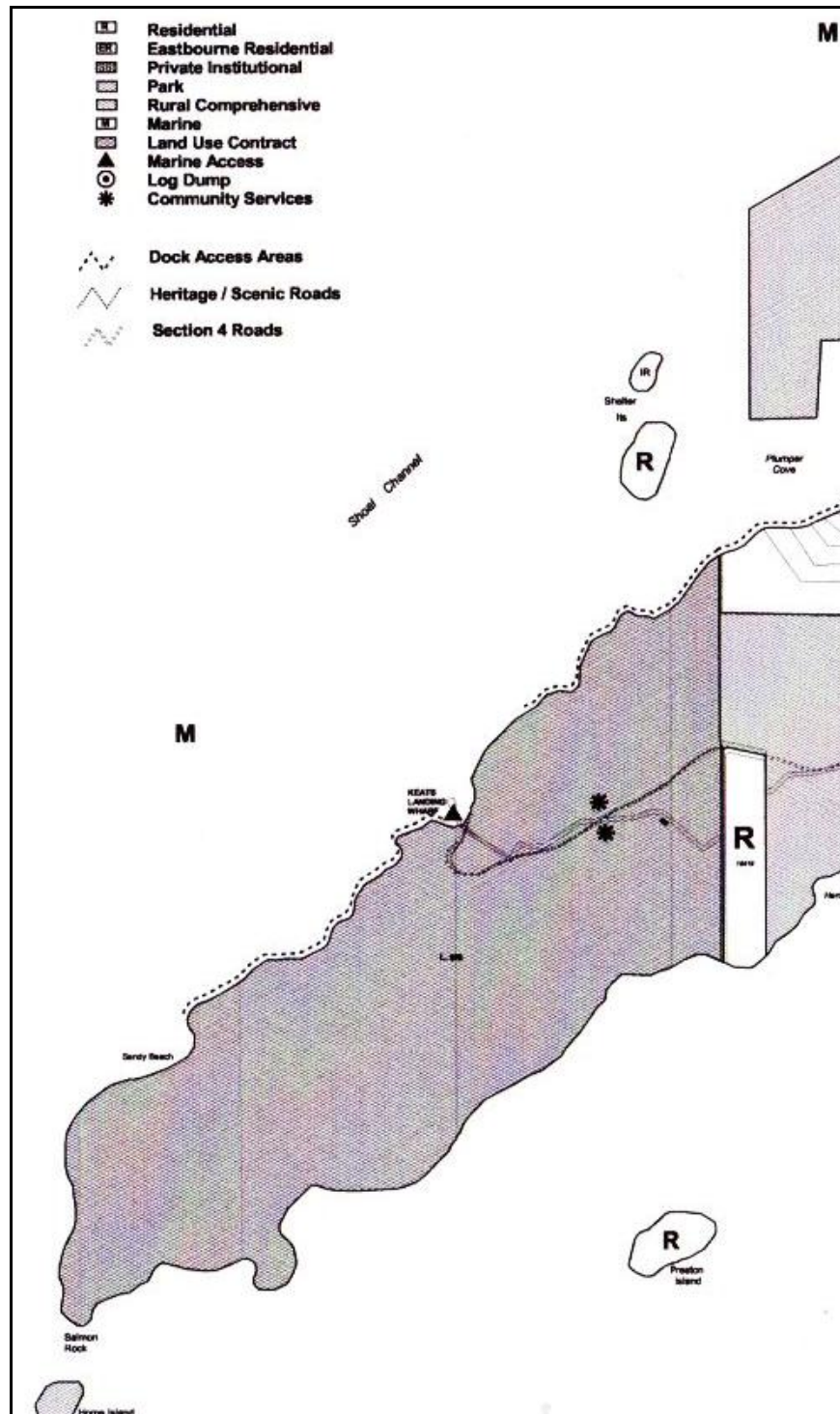


Figure 2: Excerpt from OCP showing DL696

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

Land Use Bylaw

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

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

The foreshore includes the following zones:

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

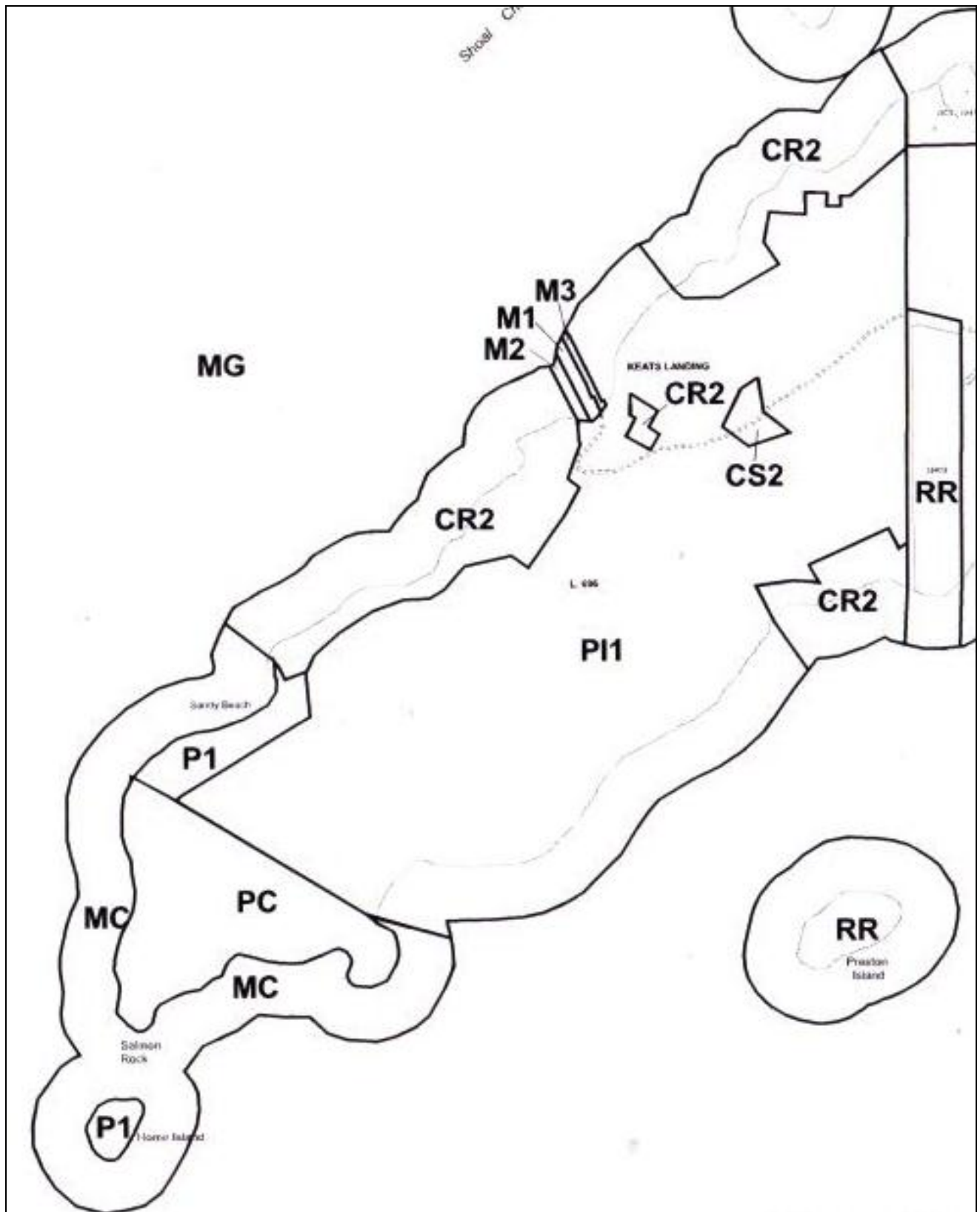


Figure 3: Portion of LUB Schedule B showing DL696

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

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

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

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

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

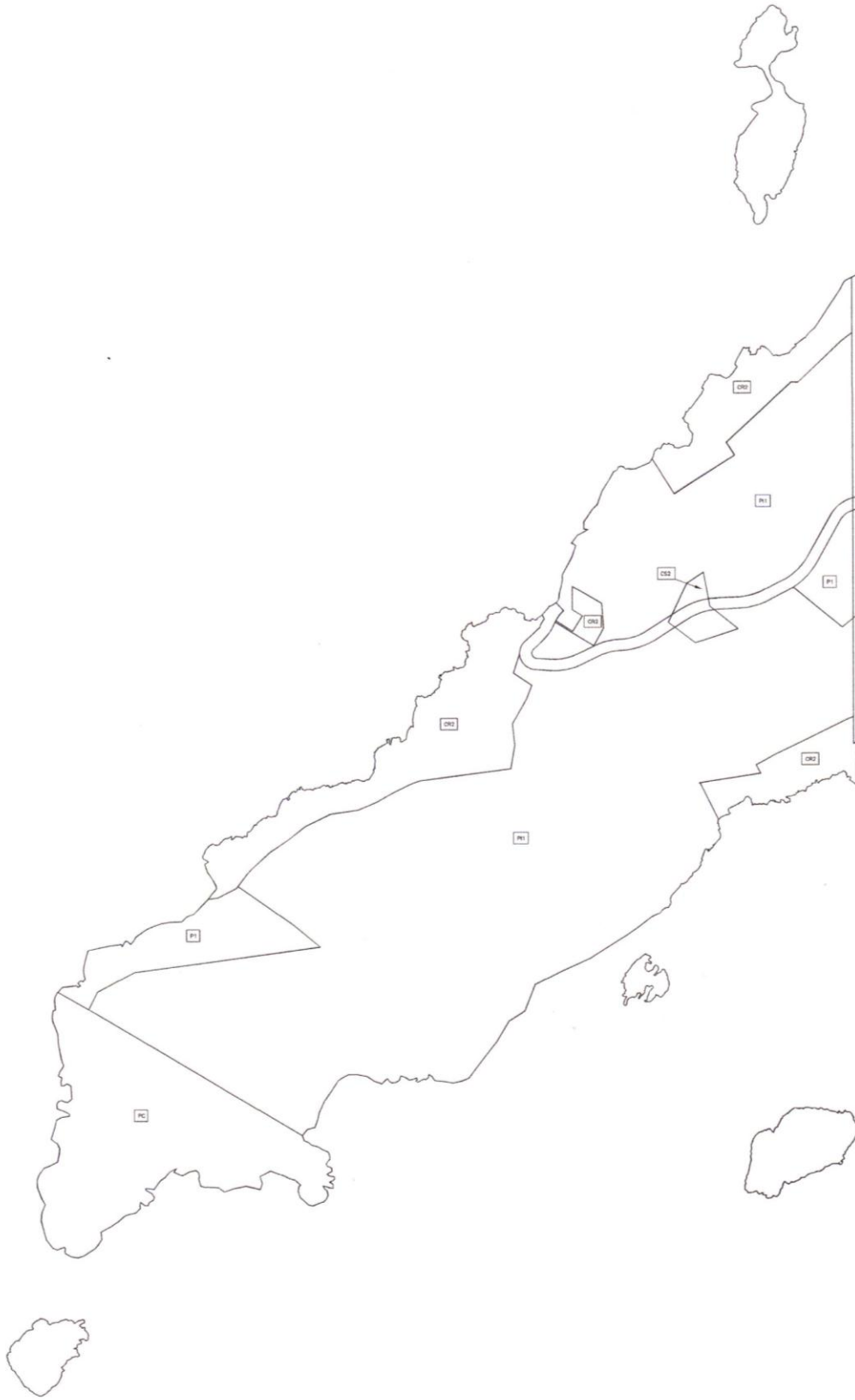


Figure 4: Proposed new zone boundaries

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



Section 4 Roads

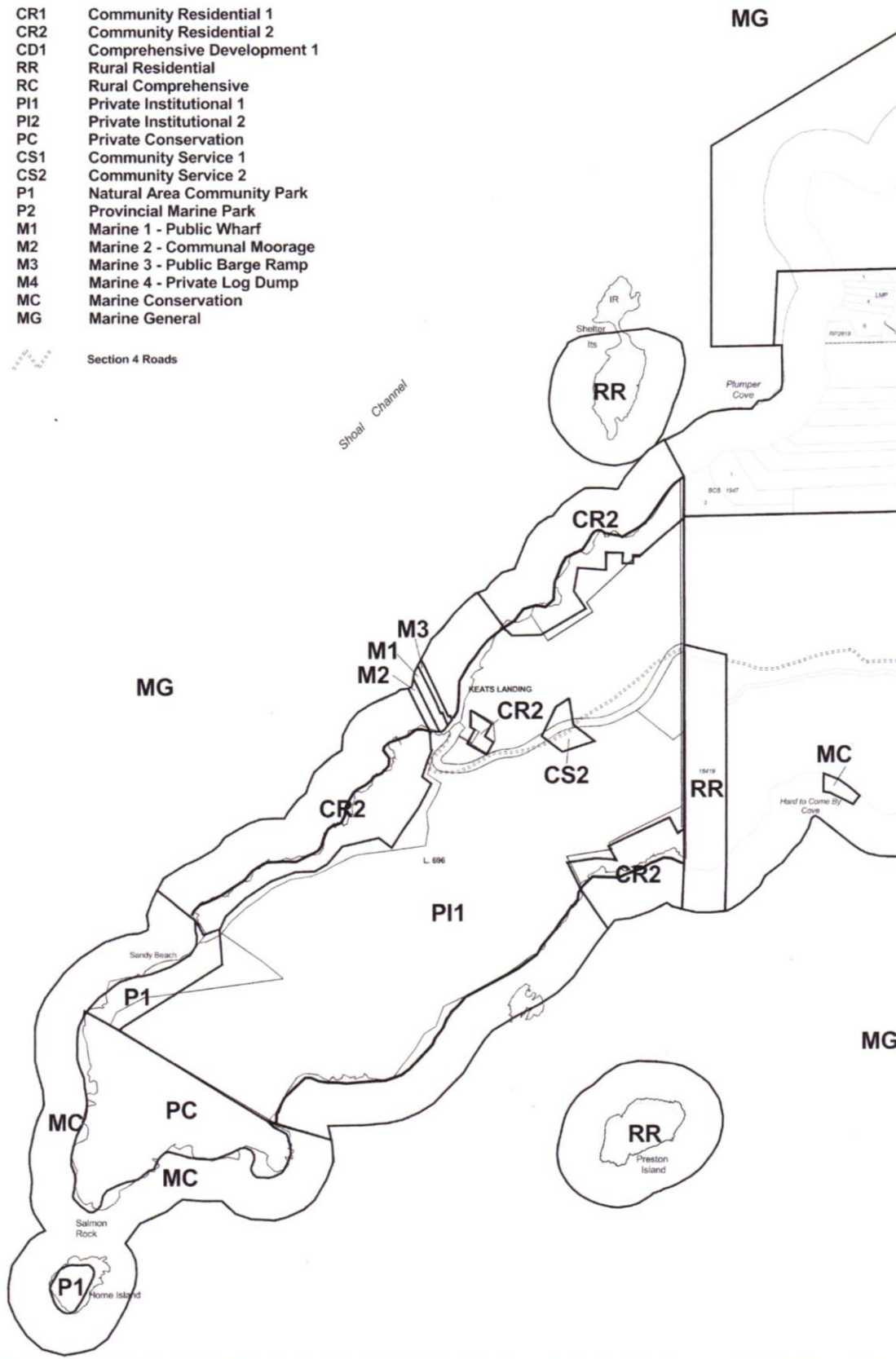


Figure 5: LUB zone boundaries and proposed new boundaries

Land Use Contract

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

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

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

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

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

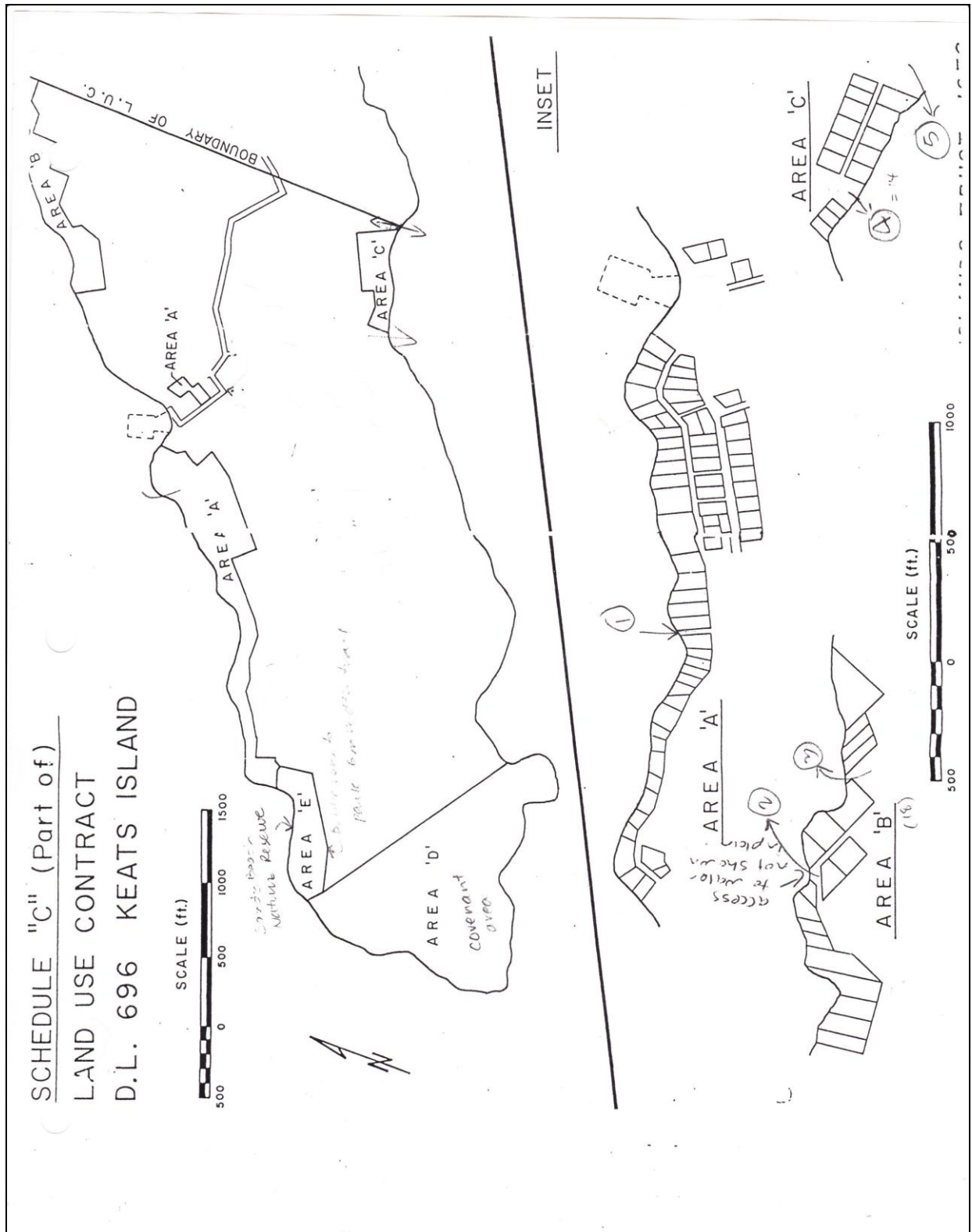


Figure 5: LUC Schedule C

LEGAL DESCRIPTION: D.L. 696, TEARS ISLAND
 WITH REF. NO. 2011-03413
 ISLANDS TRUST FILE DM-SUB-31-2005

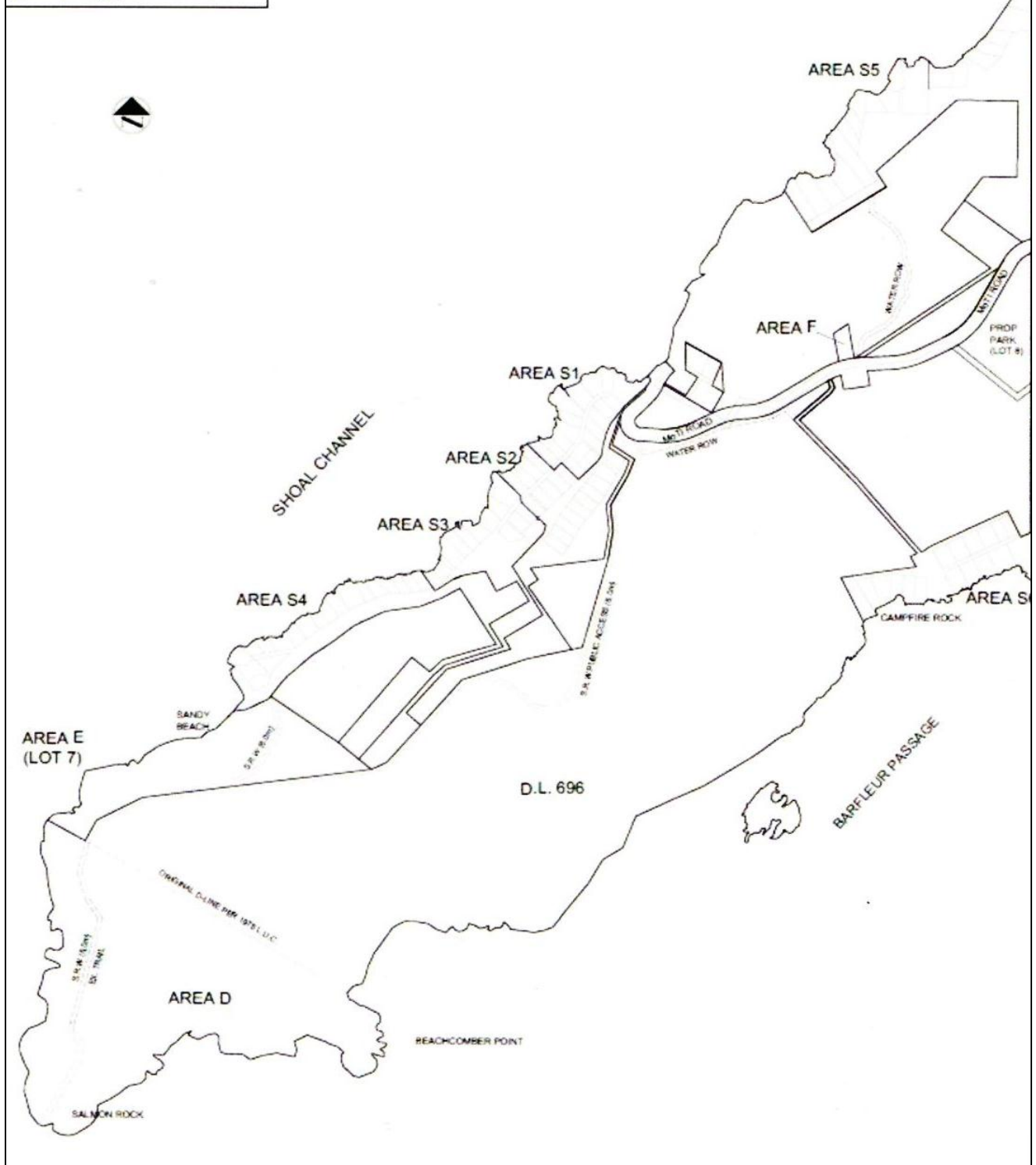


Figure 6: Proposed Schedule 2 to draft Bylaw No. 101

COMMUNITY INFORMATION MEETING

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

RESULTS OF CIRCULATION

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

THE PROCESS AND TIMING:

Stage 1: Rezoning

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

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

Stage 2: Subdivision Approval

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

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

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

Stage 3: Strata Subdivision Approval

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

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

Stage 4: Development Variances

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

DEVELOPMENT ON THE FORESHORE AND WATER AREA:

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

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

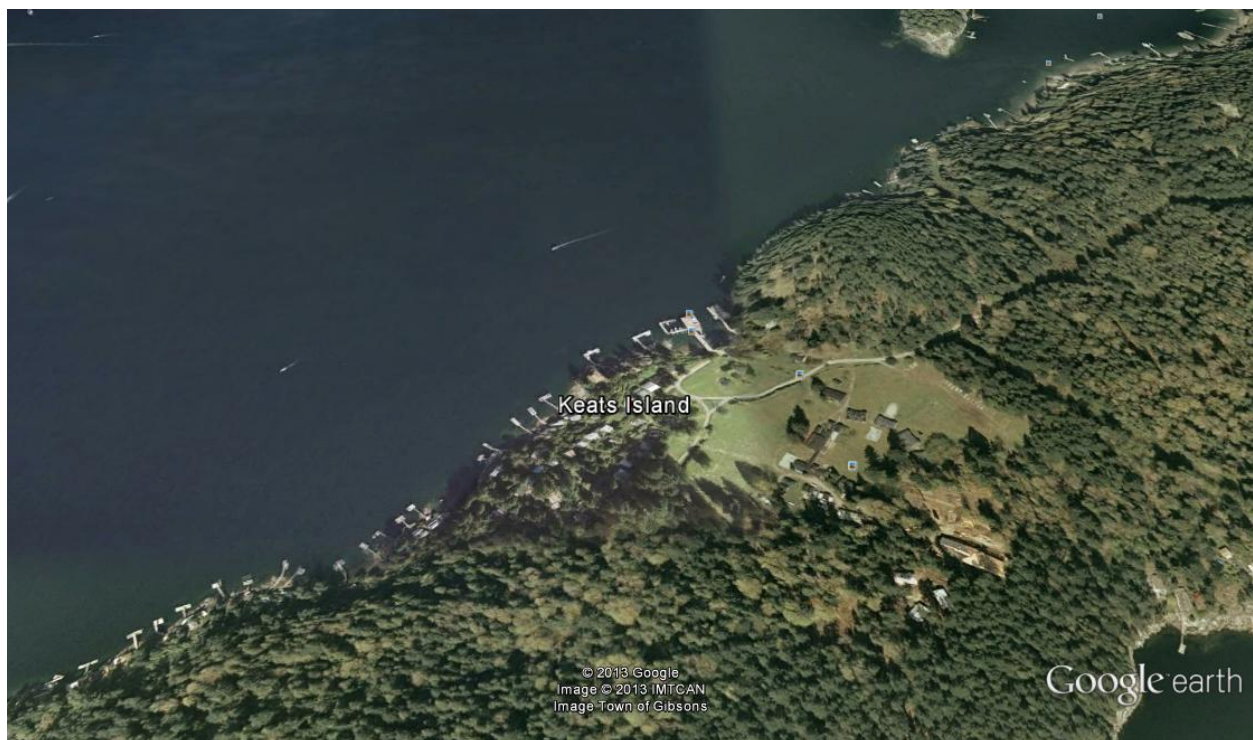


Figure 7: Google Earth image of a portion of DL 696 shoreline

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

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

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

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

The restrictions on marine-based structures are as follows:

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

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

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

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

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

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

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

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

Rationale

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

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

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

OBJ 3.4 TO PROTECT THE MARINE ENVIRONMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

STAFF COMMENTS:

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

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

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

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

RECOMMENDATIONS:

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

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

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

Respectfully submitted by:

Kelly Gesner

November 16, 2013

Kelly Gesner
Contract Planner

Date

Reviewed by:

Courtney Simpson

November 18, 2013

Courtney Simpson, RPP, MCIP
Regional Planning Manager

Date

Appendices:

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

APPENDIX 1: Islands Trust Policy Statement Directives Only Checklist

Part III Policies for Ecosystem Preservation and Protection

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

PART IV: Policies for the Stewardship of Resources

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

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

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

PART V: Policies for Sustainable Communities

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

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

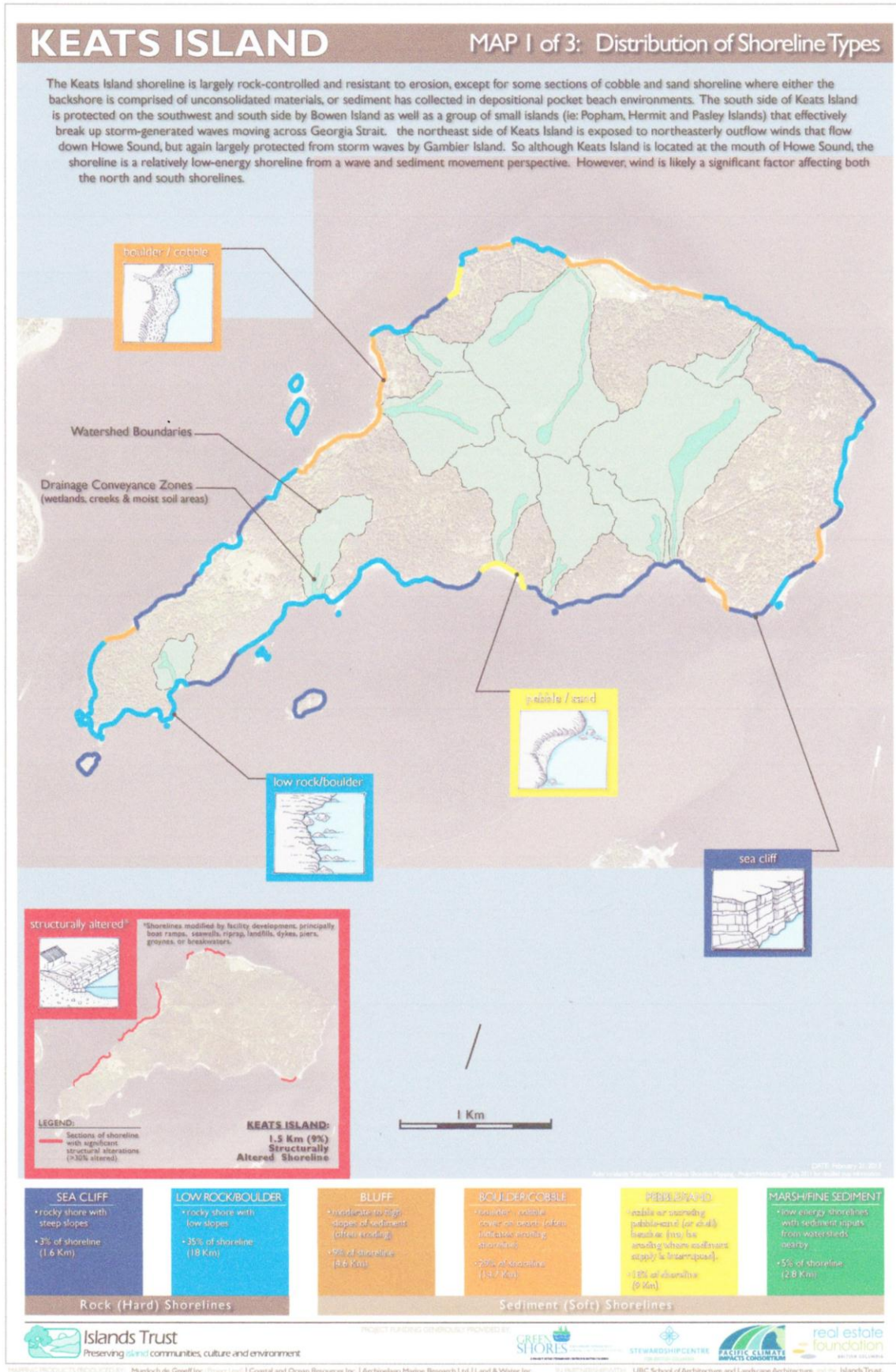
APPENDIX 2: Relevant OCP Policies

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

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

5.98	Proposals to establish any new water supply system serving more than five lots should be conditional on a water management review being prepared by a Professional Engineer that examines: a) the potential impact on existing water users in the immediate area; b) the recharge capability of the water source relative to the anticipated maximum water demand of the proposed system; remedies available in the event of a water system failure; c) means to ensure that, prior to connection, every lot to be served by the proposed water supply system is serviced by an approved sewage and wastewater disposal system capable of handling the maximum anticipated effluent flows from the water supply source; d) ownership and management of the system; e) compliance with the service Delivery requirements of the Letter of Understanding between the GMLTC and the SCRD, if the SCRD provides this service; until such a time as the requirements of the <i>Drinking Water Protection Act</i> are applied to such systems.
5.100	Land-use regulations should specify minimum standards for effluent disposal for new building and subdivisions and should provide for back-up sewage disposal capability to cover cumulative impacts of development from soil infiltration and cross-contamination to adjacent properties.
5.103	In bare-land-strata subdivisions, or on cooperatively-owned land, the joint use or sharing of approved common septic fields on common property is encouraged.
5.105	Septic fields should be set back from any well, spring, watercourse, wetland or high-water mark, in accordance with health regulations.
5.116	The preservation and protection of the heritage value and character of historic Keats Island settlement patterns and remains is encouraged.
5.122	Proposals for any new development should include provisions for fire-fighting equipment and for emergency water storage.

APPENDIX 3: Keats Island Shoreline Mapping



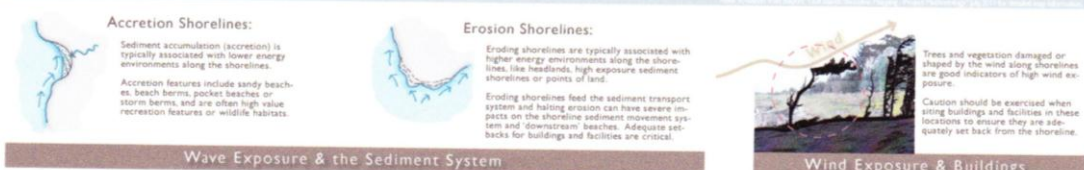
KEATS ISLAND

MAP 2 of 3: Energy & Sediment Movement

ISLAND ENVIRONMENTS are shaped by two primary or formative systems:
1) watershed systems; and
2) longshore systems.

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

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



KEATS ISLAND

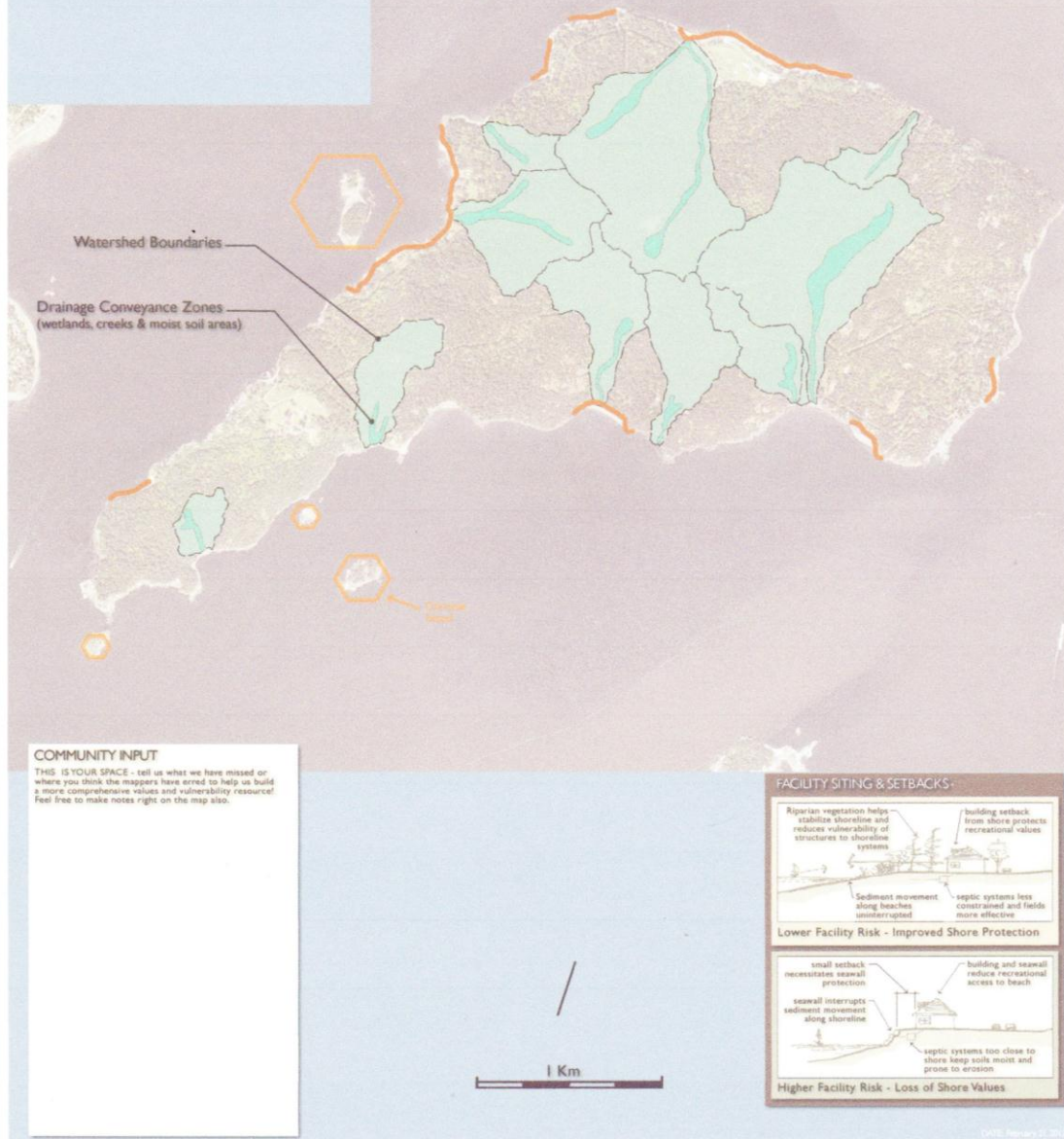
MAP 3 of 3: Shoreline Values & Vulnerability

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

Vulnerability refers to:

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

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



LOW LYING AREAS

- Areas 0-4 m in elevation above existing Mean Sea Level and greater than 50 m. of width from the shore are mapped as "vulnerable" to sea level rise.

Current BC Provincial Government guidelines suggest up to 1 metre of sea level rise over the next 100 years (www.bcgov.bc.ca). Sea level rise may cause increased shoreline vulnerability to land-based activities by causing such effects as increased flooding in low lying areas or softening of sediment shorelines and increased shoreline erosion. These effects could be further exacerbated by storm surges and changing climatic conditions.

SOFT SHORELINES

- Soft shoreline structures typically associated with high recreational values and high drainage values (pasture, recreation, agriculture, etc.).

VERY PROTECTED WATERS

- Shorelines highly protected from wave exposure.
- Poor water circulation increases vulnerability to water pollution.

SALT MARSH

- Valued ecological features.
- Vulnerable to pollution from land-based activities.

ISLETS

- Often important ecologically, islets can be vulnerable to disturbance from recreational users.

Areas of High Ecological or Recreational Significance

Islands Trust
Preserving island communities, culture and environment

PROJECT FUNDING CONTRIBUTORS PROVIDED BY:

GREEN SHORES
Sustainable Development Society of BC

STEWARDSHIP CENTRE
The Stewardship Centre of BC

PACIFIC CLIMATE
PACIFIC CLIMATE FOUNDATION

real estate foundation
BC REAL ESTATE FOUNDATION

MAPS AND PRODUCTS PRODUCED BY: Munkitich de Groen Inc. (Project Lead) | Coastal and Ocean Resources Inc. | Archipelago Marine Research Ltd. | Land & Water Inc.

IN PARTNERSHIP WITH: UBC School of Architecture and Landscape Architecture and the Islands Trust.

Communications Plan Keats Island DL696 Subdivision & Rezoning						
Item	Channel	Frequency	Impact	Owner	Link	Additional Info
1	Keats Newsletter	Update as new information comes available, dates of meetings, IT reports, plans. Is issued monthly to bimonthly	Keats Island Residents	keatsnews@gmail.com	keatsnews@gmail.com	Emailed out on a basic monthly to bi-monthly basis. Will attempt to get them to post summary of status, schedule and link to Facebook page. Will update them at start up after each meeting and after each zoning meeting
2	Email	Update as new information comes available, dates of meetings, IT reports, plans. Is issued monthly to bimonthly	Keats Island Residents	1) Jim Burnham (KILA) 2) Tony Flynn, (Eastbourne)		1) Keats Island Leaseholder distribution 2) Eastbourne contact list Will attempt to get them to post summary of status schedule and link to Facebook page. Will update them at start up and after each zoning meeting
3	Gambier Island Local Board update	To be updated based on IT staff determination	Islands Trust Catchment	Aleksandra Brzozowski	abrzozowski@islandstrust.bc.ca	Will attempt to get them to post summary of status schedule and link to Facebook page. Will update them at start up after each meeting and after each zoning meeting
4	On Island public meeting: 1) DL696 Members 2) All Community	1) July Prior to July 28 IT meeting to update DL 696 residents 2) August 16 2:00 - 4:00PM at Keats Camp for interested members of the public	1) DL696 cottagers 2) Public Meeting aimed at Keats Islands residents	Committee		1) Held at Keats Camp: August 16, 2016 2:00 pm. Notice on Keats email list, mail to non email recipients, notice on Keats Landing. Will be KILA members only as there will be discussion on transfer requirements 2) Held at Keats Camps: Notice via signage on Bulletin boards in items 9, 1, 2,3,4 Direct mail/drop off to adjoining neighbour's and Barnabas Camp
5	Off Island public meeting	August 17, 2016 at 6-8 pm at Keats Camp offices	All interested parties	Committee	100-657 Marine Dr, West Vancouver, BC V7T 1A4	Keats Camp office West Vancouver Notice in 1, 2, 3, 4, 7, 8, 9
6	Information Package – Direct Mail	42576	DL696 Leaseholders	Committee	Graeme Davies has address list	Summary of process as well as costs for internal purposes include drawings, bylaws and intro letter to all leaseholders on DL696
7	Information Direct Mail	42580	Immediate Neighbours	Committee		Newsletter to immediately adjoining neighbours would include those within 300 m including owner of Barnabas Camp. Package to include drawings, bylaws and intro letter.
8	Social Media – Facebook page	Ongoing	Keats Island Residents	Committee	https://www.facebook.com/KeatsDL696/	This will overview of LUC, Rezoning and subdivision, contain, existing bylaw 4, 77, drawings showing Sand Beach, Salmon Rock Trail, highway and triangle park dedications, proposed zoning, proposed covenants, subdivision plans Will have schedule of all events. Will have contact information.
9	Bulletin Boards on Island – Keats Landing, Barnabas, Eastbourne	July – ongoing	Keats Island Residents	Committee	No approval process - simply pin to board. Tony Flynn is contact for Eastbourne	Timely notice of all meetings, Facebook page, contact info.

Communications Plan Keats Island DL696 Subdivision & Rezoning						
Item	Channel	Frequency	Impact	Owner	Link	Additional Info
10	Aleksandra Brzozowski, Planner Island Trust	Ongoing	Islands Trust	Committee	abrzozowski@islands-trust.bc.ca	It is the intent to submit Notice of all posting for items 1 to 8 to be sent for information and comment where possible 24 hours in advance.
11	Michael Braun, Senior Development Technician, MOTI	Ongoing	MOTI	Committee	michael.braun@gov.bc.ca	It is the intent to submit Notice of all posting for items 1 to 8 to be sent for information and comment where possible 24 hours in advance.
12	Andrew Allen, Planner SCRD	Ongoing	SCRD	Committee	Andrew.Allen@scrd.ca	It is the intent to submit Notice of all posting for items 1 to 8 to be sent for information and comment where possible 24 hours in advance.
13	Dan Rogers, Local Island Trustee	Ongoing	Island Trust	Committee	drogers@islandstrust.bc.ca	It is the intent to submit Notice of all posting for items 1 to 8 to be sent for information and comment where possible 24 hours in advance.

File No.: GM-6500-20
(Riparian Areas)

DATE OF MEETING: July 28, 2016
TO: Gambier Island Local Trust Committee
FROM: Aleksandra Brzozowski, Island Planner
SUBJECT: Proposed Bylaws 129 and 130 (Keats Island Streamside Protection)

RECOMMENDATIONS

1. That the Gambier Island Local Trust Committee amend Bylaw No. 129, cited as “Keats Island Official Community Plan, 2002, Amendment No. 1, 2015”, as specified in Attachment 2 of the staff report presented July 28, 2016.
2. That the Gambier Island Local Trust Committee amend Bylaw No. 130, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2015”, as specified in Attachment 3 of the staff report presented July 28, 2016.
3. That the Gambier Island Local Trust Committee advise affected property owners of the changes to Proposed Bylaw No. 129 and Proposed Bylaw No. 130.
4. That the Gambier Island Local Trust Committee request Staff to schedule a Public Hearing for Proposed Bylaw No. 129, cited as “Keats Island Official Community Plan, 2002, Amendment No. 1, 2015”, and Proposed Bylaw No. 130, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2015”.

REPORT SUMMARY

The purpose of this report is to introduce amendments to Proposed Bylaws 129 and 130, which would add a new streamside protection Development Permit Area (DPA) in addition to the Riparian Areas DPA. The rationale for this additional DPA is to provide protection to the habitat values found in the Silver Creek watershed that are not subject to the *Riparian Areas Regulation* (RAR).

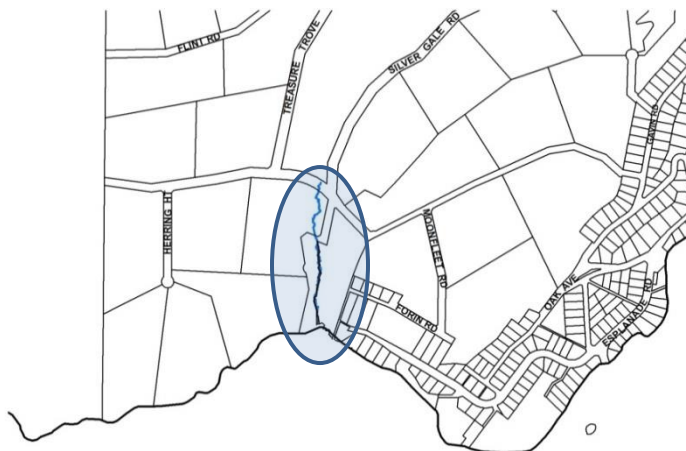


Figure 1: Location of Silver Creek on the Southeast portion of Keats Island

BACKGROUND

In late February 2015, Qualified Environmental Professionals from Madrone Environmental Services conducted mapping on Gambier, Keats, Bowyer, and Anvil Islands. The deliverables of the contract were to conduct an on-site assessment of watersheds identified as being subject to the Provincial *Riparian Areas Regulation* (RAR), and to map the streams in RAR-applicable watersheds. A final report, including discussion on methodology and landowner contact, mapping results, and recommendations, was presented at the June 18, 2015 LTC meeting on Keats Island. The Madrone report identified the Silver Creek watershed on Keats Island as technically non-applicable to the RAR, despite being the most significant stream on Keats Island and a sensitive riparian ecosystem for non-fish species. (Attachment 1)

To date, Proposed Bylaws 129 and 130 for Keats Island have focused solely on the RAR-applicable watersheds. Recognizing the timely opportunity to more broadly protect areas presenting high ecosystem values, the LTC passed the following resolution at its May 19, 2016 regular business meeting:

GM-2016-035

It was MOVED and SECONDED, that the Gambier Island Local Trust Committee amend proposed Bylaws No. 129 and No. 130 to include protection for Silver Creek, which has been identified as a sensitive ecosystem in the Madrone Report.

ANALYSIS

Policy/Regulatory:

The Keats Island Official Community Plan firmly supports the proposal to protect the Silver Creek streamside area, as noted in the four policies below.

Forests and Representative Island Ecosystems

P 3.6 Natural features and areas identified as environmentally sensitive to development may be protected by land use regulation. In considering permits, referrals, applications and rezoning proposals, the Gambier Island Local Trust Committee may request or require, as a condition of approval, the registration of restrictive covenants to maintain undeveloped specified portions of lots in order to protect specific features or retain certain undisturbed natural areas.

P 3.7 New development detrimental to environmentally sensitive features and areas is discouraged. Setbacks for all buildings and structures shall be designed to protect significant riparian and wildlife habitat and encourage maintenance of indigenous vegetation within these areas.

Freshwater and Wetland Ecosystems and Riparian Zones

P 3.17 Freshwater wetlands, bodies of surface water, natural drainage patterns, watercourses, watershed and groundwater recharge areas should be identified, protected and, where possible, restored or rehabilitated.

P 3.18 Actions preventing further loss or degradation of freshwater bodies or water courses, wetlands and riparian zones and which protect freshwater sources is supported by the Local Trust Committee. Adequate setbacks should be maintained to discourage development encroachment and prevent contamination of such freshwater sources.

Issues and Opportunities:

The Development Permit guidelines for DPA-1 (Riparian Areas) focus specifically on fulfilling the requirements of the *Riparian Areas Regulation* (RAR) for the two RAR-applicable streams on Keats Island. The Silver Creek watershed was determined in the Madrone report to be not applicable to the RAR but still warranting protection. In order to protect the Silver Creek, a new development permit area with its own attendant guidelines is justified.

Staff consulted with Trystan Wilmott, the lead biologist for the report regarding his recommendation to protect Silver Creek. His advice is that the protection needed for Silver Creek streamside habitat would be similar to that required to protect fish habitat along RAR-applicable streams. As such, staff has drafted Development Permit Area 2 (Streamside Protection) similar to RAR DPAs, such as:

- a 30 metre development permit area;
- similar exemptions; and
- requirement for an assessment report to be prepared by a qualified professional.

Amendments to Proposed Bylaws 129 and 130 including DPA-2 are provided as Attachments 2 and 3. The LTC should note that it is not required by an external agency as to the specifics of DPA-2 and can therefore amend the development permit area, exemptions, or guidelines as it sees fit provided the objectives of the DPA are still met.

Consultation:

This draft DPA-2 (Streamside Protection) will affect four properties along Silver Creek; one of the properties is already protected, while the other three are private residential properties.

Staff recommends notifying the three residential property owners directly to advise them of the proposed bylaw changes and solicit feedback. Should the LTC wish to further modify these presented amendments based on feedback from the property owners, it can do so at a future LTC meeting before giving Proposed Bylaws 129 and 130 Second Reading.

Rationale for Recommendation:

The recommendations noted on Page 1 of the Staff Report are supported by Keats Island OCP Policies pertaining to ecosystem protection (policies 3.6, 3.7, 3.17, and 3.18). Protection of Silver Creek streamside habitat through designation of a Development Permit Area is also justified due to it being identified in the Madrone Report as a sensitive ecosystem in need of protection. The proposed amendments to Bylaws 129 and 130 include provisions that are consistent with RAR DPAs as such provisions are deemed by Madrone's lead biologist to be most suitable in this case. Direct notification to affected property owners in the Silver Creek watershed supports open and transparent governance.

ALTERNATIVES (TO THE RECOMMENDATION ON P. 1)

1. Request further information

The LTC may request Staff provide further information regarding the proposed amendments.

2. Give Second Reading to Proposed Bylaws 129 and 130 as presented

Alternate Resolution: That the Gambier Island Local Trust Committee Bylaw No. 129, cited as “Keats Island Official Community Plan, 2002, Amendment No. 1, 2015”, be read a second time.

That the Gambier Island Local Trust Committee Bylaw No. 130, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2015”, be read a second time.,

3. Abandon Development Permit Area 2 (Streamside Protection)

The LTC may also choose to not pursue Development Permit Area - 2. No formal resolutions are required. If the LTC chooses this option, Staff recommends authorizing Staff to schedule a Public Hearing date for Proposed Bylaws 129 and 130.

NEXT STEPS

The next step for the LTC would be to consider feedback from affected property owners and other members of the public. Should the LTC wish to further modify these presented amendments, it should confirm changes before giving Proposed Bylaws 129 and 130 Second Reading, as amended, and advising referral agencies and First Nations of the amendments.

Submitted By:	Aleksandra Brzozowski, Island Planner	7/13/2016
Concurrence:	Ann Kjerulf, Regional Planning Manager	7/19/2016

ATTACHMENTS

1. Relevant Excerpts of *RAR Stream Identification – Gambier, Keats, Anvil, and Bowyer Islands*, Madrone Environmental Services Ltd.
2. Proposed Bylaw No. 129 (RAR and Streamside Protection DPAs)
3. Proposed Bylaw No. 130 (RAR and Streamside Protection DPA Guidelines)

3.3 Non-RAR Applicable Watershed Summaries

3.3.1 Gambier Island – Area H

This watershed occurs on the eastern side of Gambier Island (Figure 11) and was first assessed by boat to determine the characteristics of the outlet drainage. While the boat-based assessment confirmed that the watershed outlet was excessively steep (with regard to potential fish access), no outlet drainage could be located, due to an inability to position the boat close enough to the shore. In order to confirm the occurrence and characteristics of any outlet streams, a land-based assessment was also completed. The assessment confirmed the existence of an outlet drainage, which entered the ocean in a small embayment consisting of a cobble beach.

The outlet drainage consists of an unstable channel, with eroding banks and large boulders and cobbles occurring within the channel. The drainage was dry during the assessment, but displayed evidence of short-lived high flow events. The drainage is very steep ($>45\%$) and did not contain any water during the assessment. Close to the top of the slope break, no defined channel exists, and ephemeral water flow will cascade over a near-vertical face consisting of compacted clay. Based on the excessive gradient and lack of water, the watershed comprising Area H does not contain any potential fish habitat.

3.3.2 Keats Island

Based on observations in the field, the following watersheds do not contain any potential fish habitat. It should be noted that the lack of spatial area covered by the watersheds on Keats Island generally inhibits the development of streams that are of a suitable magnitude to support fish (even seasonally-flowing streams are lacking in the non-RAR applicable watersheds). In addition, where outlet streams were identified, excessive gradient precluded use of the stream by anadromous fish.

3.3.2.1 Silver Creek Watershed

The Silver Creek watershed represents the largest watershed on Keats Island (Figure 12). The confluence of the stream with the ocean occurs over a near vertical bedrock cliff- face, which represents a definitive barrier precluding access to the stream by anadromous fish. The lower segment of the stream immediately above the cliff flows through a steep (20-40%) bedrock-controlled step-pool channel in an incised ravine. The riparian vegetation throughout the ravine consists of mature coniferous forest (western redcedar and Douglas-fir). The gradient of the stream decreases considerably approximately 100m from tidewater, where the channel morphology changes to a riffle-pool system with gradients between 3% and 4%. Large gravel

and cobble occur in the stream above the point where the gradient decreases. At Keats Road, the stream is piped under the road via a perched metal culvert. The headwaters of the stream occur in a wide depression above Keats Road, in a protected park area.

Silver Creek was determined to be a non RAR-applicable stream, as there is no potential for seasonal access to the stream by anadromous fish, due to the occurrence of the definitive barrier at tidewater. Despite being the largest watershed on the island, the relatively short length of low-gradient habitat above the steep reach close to tidewater offers very minimal habitat attributes for resident salmonids. Based on stream magnitude, the stream lacks the necessary deep pools and perennially-available habitat that would be required to support a population of resident fish. Local knowledge suggests that the stream does not flow through the drier summer months.

The stream was mapped where it flows through private property from the tidewater barrier up to the park. While the stream is not applicable under the RAR, it does represent the most significant stream on Keats Island. The stream is a well-defined natural system supporting a unique assemblage of riparian vegetation that is currently relatively undisturbed. This riparian corridor will provide habitat for numerous species of plants and wildlife. The stream also represents an important water resource; protection of the riparian habitat, while not necessarily benefitting fish, will ensure the protection of water quality.

3.3.2.2 Watershed A

This watershed is located immediately to the west of the Silver Creek watershed (Figure 12). The extent of the watershed was traversed from east to west within approximately 50 m of the ocean to check for the occurrence of any outlet streams. Evidence of intermittent scour was observed over the forest floor in the centre of the watershed, but no defined stream channels with connectivity to the ocean were observed. The drainages contained no water at the time of the assessment, and occurred on steep slopes (the slope down to the ocean exceeded 40%).

3.3.2.3 Watershed B

This watershed parallels watershed A, with the outlet occurring approximately 600 m to the west (Figure 12). The steep slope down to the ocean was traversed on foot from east to west across the watershed to determine the characteristics of any outlet drainages. A very poorly defined drainage was observed in the centre of the watershed, with evidence of scour by flowing water over the forest floor. No water was present in the drainage at the time of the



Figure 12:
Non-RAR Applicable Watersheds
(Keats Island)

PROJECT:
Howe Sound Islands RAR Stream
Mapping

CLIENT:
Islands Trust

GEOGRAPHIC AREA:
Howe Sound, BC

ASSESSMENT DATE:
February - March 2015

MAP SCALE:
1:15,000

MAPPING DATE:
March 26, 2015

DOSSIER NO:
15.0021

DRAWN BY:
Anna Jeffries

- Assessed Streams
- Non-RAR Applicable Watershed
- Park or Protected Area
- Crownland

0 100 200 400 600
m



4 Discussion and Recommendations

The assessment of twenty one identified focal watersheds on Gambier, Keats, Anvil and Bowyer Islands resulted in the identification of 14.2 km of RAR-applicable streams. Three out of the four identified watersheds on Gambier Island contained streams that apply to the RAR; two out of the ten watersheds on Keats Island contained RAR-applicable streams; one of the two identified watersheds on Anvil Island contained applicable streams; and one of the five identified watersheds on Bowyer Island contained streams applicable to the RAR. The watersheds mapped on Gambier Island (Grennon Creek, Whispering Creek and Fircom Creek) represent the highest relative fish habitat quality out of the mapped watersheds. Potential fish habitat (albeit marginal) occurs in the applicable watersheds on Keats, Bowyer and Anvil Islands.

Silver Creek, which occurs on Keats Island, was also included in the mapping exercise. Despite the occurrence of a definitive barrier precluding the use of the stream on a seasonal basis by anadromous fish, and a lack of available perennial habitat to support resident fish (based on stream magnitude), the stream represents a well-defined, stable natural system supporting a unique riparian vegetation assemblage. It also represents the most significant stream on Keats Island in terms of magnitude. While lacking the necessary attributes to support fish, wildlife will make use of the unique habitat niche within the stream (e.g. amphibians).

Although not considered an RAR-applicable stream, the un-named creek that flows into the ocean at the southern end of Anvil Island was also mapped. The stream lacks perennial habitat for resident fish and the barrier at tide water is insurmountable by anadromous species, but the mapped portion of the stream is well-defined. The riparian zone adjacent to the stream is providing habitat for wildlife and is supporting unique vegetation assemblages. Despite not being applicable under the RAR, identifying where Silver Creek and the un-named creek on Anvil Island occur will provide Island's Trust with options for protection of these water resources and associated riparian areas.

RAR - applicable streams were mapped for inclusion into appropriate bylaws to be set up by Islands Trust to allow conformance with the provincial RAR process. The edges of lakes, wetlands and ponds located along the stream traverses were not mapped in the field as part of the assessment process, but the edges were delineated using field observations and orthophoto interpretation. It is important that these features are included as RAR-applicable water bodies.

As part of the project scope, bankfull widths were measured on each applicable stream to help determine the width of the SPEA under the RAR methodology (using the Detailed

PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 129

A BYLAW TO AMEND KEATS ISLAND

OFFICIAL COMMUNITY PLAN, 2002

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

Gambier Island Local Trust Committee Bylaw No. 77, cited as “Keats Island Official Community Plan, 2002,” is amended as follows

1. Bylaw No. 77, cited as “Keats Island Official Community Plan, 2002” is amended as shown on Schedule 1.
2. This bylaw may be cited for all purposes as “Keats Island Official Community Plan, 2002, Amendment No. 1, 2015”.

READ A FIRST TIME THIS	19 TH	DAY OF	NOVEMBER	,2015
PUBLIC HEARING HELD THIS	TH	DAY OF		
READ A SECOND TIME THIS	TH	DAY OF		
READ A THIRD TIME THIS	TH	DAY OF		
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	TH	DAY OF		, 201
ADOPTED THIS	TH	DAY OF		, 201

SECRETARY

CHAIRPERSON

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 129

SCHEDULE 1

Gambier Island Local Trust Committee Bylaw No. 77, cited as “Keats Island Official Community Plan, 2002” is amended as follows:

2.1 PART A – ADMINISTRATION AND INTERPRETATION is amended as follows:

- a) A new Subsection is inserted after Section 4. AMENDING THE OFFICIAL COMMUNITY PLAN, Subsection Update and Revision, as follows:

“Development Approval Information – Circumstances and Special Conditions

- 4.7 Development approval information may be required to ensure that development may be accommodated in a manner that sustains natural resources, environmentally sensitive areas and the rural character of the Keats Planning Area. Development approval information may be required to help the Local Trust Committee determine appropriate uses, density and siting of future development.”

2.2 PART B – GOALS, OBJECTIVES AND POLICIES, Section 3. ECOSYSTEM PRESERVATION AND PROTECTION, is amended as follows:

- a) To Subsection **Freshwater and Wetland Ecosystems and Riparian Zones**, a new policy is added with the following text:

“P 3.19 The Province of British Columbia’s *Fish Protection Act* requires that local governments establish regulations to protect riparian areas. This designation is intended, in part, to protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fish life processes.

Areas where land use and related development may have to be restricted to protect riparian areas include lands falling within Development Permit Area 1: Riparian Areas.”

- b) To Subsection **Coastal and Marine Ecosystems**, policy P 3.19 is renumbered to be “P 3.20”.

2.3 SCHEDULE A – OFFICIAL COMMUNITY PLAN TEXT is amended by adding a new PART C, immediately following PART B – GOALS, OBJECTIVES AND POLICIES, as follows:

“PART C - DEVELOPMENT PERMIT AREAS

BACKGROUND

Pursuant to Section 919.1(1) of the *Local Government Act*, a community plan may designate areas as development permit areas for the:

- a) protection of the natural environment, its ecosystems and biological diversity;
- b) protection of development from hazardous conditions;
- c) protection of farming;
- d) revitalization of an area in which commercial use is permitted;
- e) establishment of objectives for the form and character of intensive residential development;
- f) establishment of objectives for the form and character of commercial, industrial and multi-dwelling residential development;
- g) establishment of objectives to promote energy conservation;
- h) establishment of objectives to promote water conservation; and,
- i) establishment of objectives to promote the reduction of greenhouse gas emissions.

For a property in a development permit area, no construction, structural alteration, or addition to a building or structure may take place prior to a development permit being obtained. In addition, a property in a development permit area may not be subdivided, nor the land altered, prior to a development permit being obtained.

As a condition of designating a development permit area in a community plan it is necessary to briefly describe the feature or site to be designated, state the objective to be achieved through designation and outline the guidelines to be complied within the development permit area. This format is used below to describe the development permit areas in the Keats Planning Area. These locations are also shown in map form in Schedule E.

1. DEVELOPMENT PERMIT AREA 1: RIPARIAN AREAS

This development permit area (DPA) is established, pursuant to Section 919.1(1)(a) of the *Local Government Act*, for the protection of the natural environment, its ecosystems and biological diversity.

The Riparian Areas Development Permit Area (DPA-1) is designated as an area for which development approval information may be required as authorized by Section 920.01 of the *Local Government Act*. Development approval information in the form of a report from a qualified environmental professional (QEP) or another professional may be required.

Terms used in this section that are defined in the *Riparian Areas Regulation, BC Fish Protection Act* (RAR) are intended to be interpreted in accordance with the definition given in the *Regulation*.

Location

The Riparian Areas Development Permit Area, DP-1, includes all land designated on Schedule E of this plan, and any of the following that provides fish habitat:

- a) a watercourse, whether it usually contains water or not;
- b) a pond, lake, river, creek or brook; or
- c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

For a stream that is not located in a ravine, the development permit area is a 30 metre (98.4 feet) strip on both sides of the stream measured from the high water mark;

For a stream located within a ravine that is less than 60 metres (197 feet) wide, the development permit area is a strip on both sides of the stream measured from the high water mark to a point that is 30 metres (98.4 feet) beyond the top of the ravine bank;

For a stream located within a ravine that is 60 metres (197 feet) wide or greater, the development permit area is a strip on both sides of the stream measured from the high water mark to a point that is 10 metres (32.8 feet) beyond the top of the ravine bank;

For a lake, wetland or other water body, the development permit area is 30 metres (98.4 feet) around the water body measured from the high water mark of the water body;

The designation and delineation of Development Permit Area 1 consists of a digital record stored and maintained in a Geographic Information System (GIS) at the offices of the Islands Trust. The actual location of the streams and water bodies and the actual extent of the Development Permit Area may need to be determined on a site-specific basis by a qualified environmental professional or a surveyor.

Justification

This development permit area contains streams, lakes and wetlands and their associated riparian areas, which have been identified as potential fish habitat. Riparian areas are necessary for stream and watershed health. Our job as stewards of the land is to ensure that these areas continue to function well into the future.

Riparian ecosystems perform a number of valuable services to humans, plants and animals alike. They support a diversity of plants and animals, provide important refuges and migration routes for birds and wildlife, and support fish life processes. Vegetation in riparian areas moderates the volume and rate of water flowing through the watershed and stabilizes stream banks by holding soil in place. Plant root systems enhance the soil's ability to absorb water by making it more porous. This allows water to be stored and released slowly into the watercourse, reducing potential for erosion and flooding. Soils also filter impurities and sediment from runoff water, improving water quality in the stream channel.

Riparian vegetation provides food and shelter for fish. Shade from trees within the riparian area regulates water temperatures within the stream, which is critical for salmon, trout and other fish species that need cool water to survive. Logs and other woody debris fall into streams from the riparian area influencing stream channel morphology, dissipating the stream's

natural erosive energy and providing habitat for a diverse range of species. Land use practices, including land clearing, road building, construction of buildings and structures, and location of septic systems in or near riparian areas, can jeopardize these habitats and water quality. Protection of riparian vegetation and watercourses is therefore necessary to protect the natural environment, ecosystems and biological diversity of Keats Island.

It is a policy of the Islands Trust Council that local trust committees shall in their Official Community Plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or water courses, wetlands or riparian zones and to protect aquatic wildlife.

Furthermore, the Province of British Columbia's *Fish Protection Act*, requires that local governments establish regulations to protect riparian areas. This designation is intended to protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fish life processes.

Objectives:

The objectives of this development permit area are as follows:

- OBJ 1.1 TO PROTECT THE BIOLOGICAL DIVERSITY AND HABITAT VALUES OF RIPARIAN AND AQUATIC ECOSYSTEMS;
- OBJ 1.2 TO PROTECT THE NATURAL ENVIRONMENT NECESSARY TO CONSERVE PRODUCTIVE FISH HABITAT, INCLUDING BOTH STREAMS AND THE ADJACENT LAND AND VEGETATION; AND
- OBJ 1.3 TO MINIMIZE ADVERSE IMPACTS OF LAND USE PRACTICES ON WILDLIFE HABITATS AND PLANT HABITATS IN RIPARIAN AREAS.

Development Approval Information

Development Permit Area 1 is designated as an area for which development approval information may be required as authorized by Section 920.01 of the *Local Government Act*. Development approval information in the form of a report from a Qualified Environmental Professional (QEP) or another professional may be required due to the special conditions and objectives described above.

"Information Note: Development Permit Area Guidelines for DP-1 Riparian Areas are in the Keats Island Land Use Bylaw."

2. DEVELOPMENT PERMIT AREA 2: STREAMSIDE PROTECTION

This development permit area (DPA) is established, pursuant to Section 919.1(1)(a) of the *Local Government Act*, for the protection of the natural environment, its ecosystems and biological diversity.

The Streamside Protection Development Permit Area (DPA-2) is designated as an area for which development approval information may be required as authorized by Section 920.01 of the *Local Government Act*.

Location

The Streamside Protection Development Permit Area, DP-2, includes all land designated on Schedule E of this plan. The development permit area is 30 metres (98.4 feet) measured from the natural boundary of the stream.

Justification

Streamside areas support a diversity of plants and animals, provide important refuges and migration routes for birds and wildlife, and support aquatic life processes. Vegetation in riparian areas moderates the volume and rate of water flowing through the watershed and stabilizes stream banks by holding soil in place. Plant root systems enhance the soil's ability to absorb water by making it more porous. This allows water to be stored and released slowly into the watercourse, reducing potential for erosion and flooding. Soils also filter impurities and sediment from runoff water, improving water quality in the stream channel.

Logs and other woody debris fall into streams from the riparian area influencing stream channel morphology, dissipating the stream's natural erosive energy and providing habitat for a diverse range of species. Land use practices, including land clearing, road building, construction of buildings and structures, and location of septic systems in or near riparian areas, can jeopardize these habitats and water quality. Protection of riparian vegetation and watercourses is therefore necessary to protect the natural environment, ecosystems and biological diversity of Keats Island.

It is a policy of the Islands Trust Council that local trust committees shall in their Official Community Plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or water courses, wetlands or riparian zones and to protect aquatic wildlife.

Objectives:

The objectives of this development permit area are as follows:

- OBJ 2.1 TO PROTECT THE BIOLOGICAL DIVERSITY AND HABITAT VALUES OF STREAMSIDE AND AQUATIC ECOSYSTEMS; AND,
- OBJ 2.2 TO MINIMIZE ADVERSE IMPACTS OF LAND USE PRACTICES ON HABITATS FOUND IN STREAMSIDE AREAS.

Development Approval Information

Development Permit Area 2 is designated as an area for which development approval information may be required as authorized by Section 920.01 of the *Local Government Act*. Development approval information in the form of a report from a Qualified Environmental Professional (QEP) or another professional may be required due to the special conditions and objectives described above.

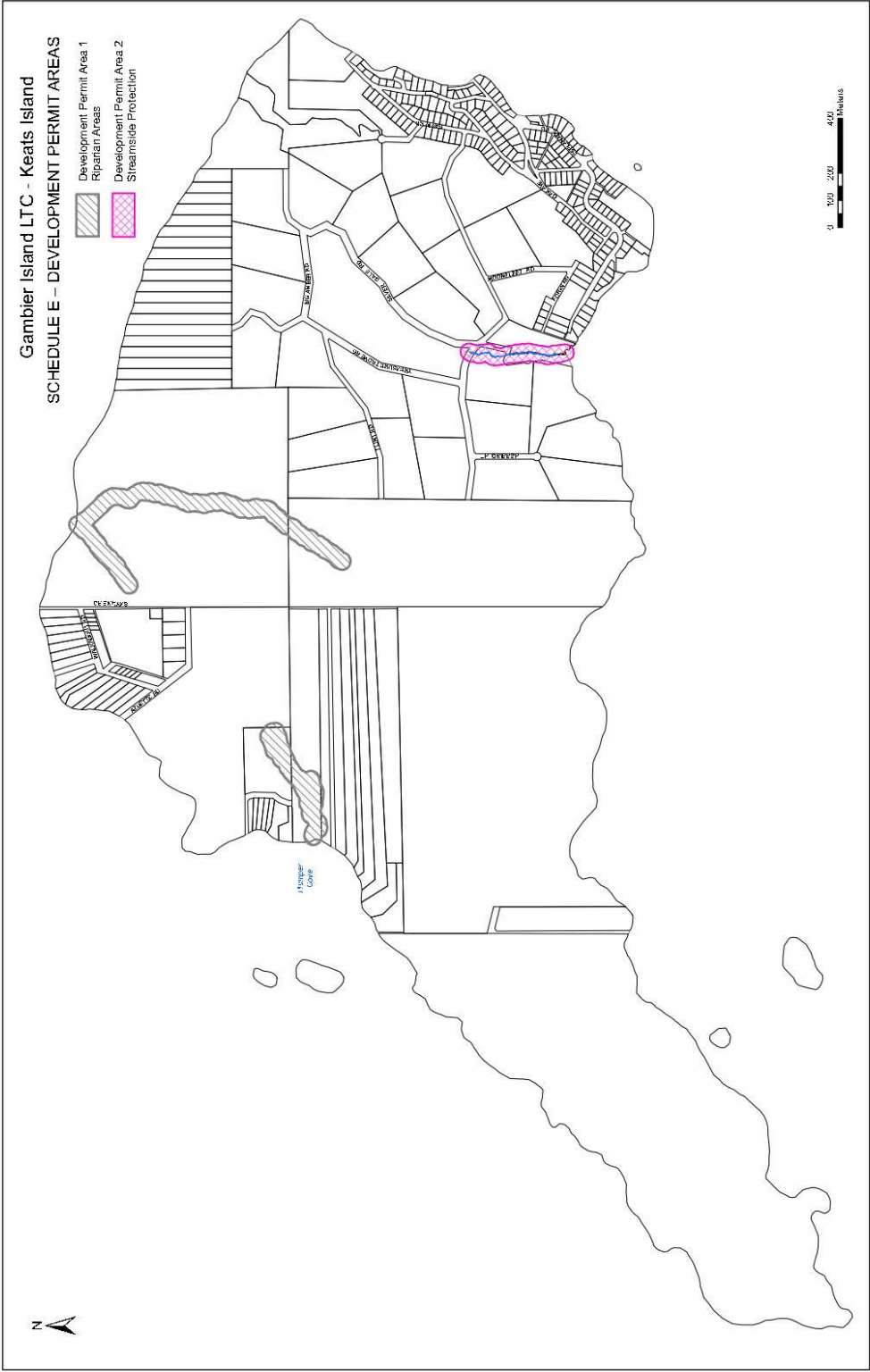
"Information Note: Development Permit Area Guidelines for DP-2 Streamside Protection are in the Keats Island Land Use Bylaw."

- 2.4 A new schedule is inserted titled "**SCHEDULE E – DEVELOPMENT PERMIT AREAS**", as shown in Plan 1, which is attached to and forming part of this bylaw.

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW No.129

PLAN NO. 1



PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 130

A BYLAW TO AMEND KEATS ISLAND LAND USE BYLAW, 2002

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

1. Citation

This bylaw may be cited for all purposes as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2015”.

2. Gambier Island Local Trust Committee Bylaw No. 78, cited as “Keats Island Land Use Bylaw, 2002,” is amended as follows:

2.1 PART 1 – ADMINISTRATION AND INTERPRETATION, Section 1.2
INTERPRETATION, Subsection 1.2.1 Referencing is amended by deleting the text of this section and replacing with the following:

“Referencing

.1 In the system used for referencing provisions, the first reference indicates parts of the bylaw, the second indicates sections, the third indicates subsections, the fourth indicates articles, and the fifth indicates clauses:

- Part 1
- Section 1.1
- Subsection .1
- Article a)
- Clause i.”

2.2 PART 1 – ADMINISTRATION AND INTERPRETATION, Section 1.5
DEFINITIONS, Subsection 1.5.1 is amended by inserting the following new definition in alphabetical order:

“landscaped area means an area significantly altered by human activity where there is the continuous maintenance of no vegetation, cultivated vegetation and/or landscape materials, including but not limited to stones, boulders, cobblestones, pavers and decorative concrete.”

2.3 SCHEDULE A – LAND USE BYLAW TEXT is amended by adding a new PART 9, immediately following “PART 8 – PERMITS”, as follows:

“PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES

Information Note: Development Permit Areas are designated and described in Section 7 of the Keats Island Official Community Plan and their locations are shown on Schedule E of that Plan.

9.1 DP-1 RIPARIAN AREAS

Definitions

- .1 Terms used in Section 9.1 that are defined in the Provincial *Riparian Areas Regulation* have the same meaning as the definition given in the *Regulation*.

Applicability

- .2 The following activities shall require a development permit whenever they occur within the Development Permit Area (DPA), unless specifically exempted under Subsection 9.1.3:
- subdivision of land
 - construction of, addition to, or alteration of a building or other structure
 - removal, alteration or destruction of vegetation
 - disturbance of soils
 - creation of non-structural, impervious or semi-impervious surfaces
 - application of artificial fertilizer, pesticides or herbicides
 - any other development, as that term is defined under the Provincial *Riparian Areas Regulation*

Exemptions

- .3 The following activities are exempt from any requirement for a DP-1 development permit:
- a) for certainty, all uses that are not residential, commercial or industrial or accessory to such a use;
 - b) interior or exterior alterations, renovations, maintenance, reconstruction or repair to a pre-existing permanent building or structure to an extent that does not alter, extend or otherwise increase the footprint;
 - c) repair or replacement of a septic field in situ;
 - d) the removal of trees that have been examined by an arborist and certified in writing to pose a threat to life or property;
 - e) With the exception of trees and vegetation containing nests protected under Section 34 of the *Wildlife Act*, cutting of vegetation and trees more than 15 metres (49.21 feet) from the stream's high water mark or the top of the ravine bank, provided the cutting is not a precursor to development, roots and stumps are left in the ground, and the cutting does not result in land alteration;
 - f) gardening and yard maintenance activities, not involving the application of artificial fertilizer, pesticides or herbicides, within a pre-existing landscaped area, including mowing, pruning, planting, and minor soil disturbance that does not alter the general contours of the land;

- g) manual removal of invasive species and manual planting of native vegetation conducted in accordance with best management practices;
- h) pruning of not more than two trees in one growing season in accordance with the standards and recommendations of the International Society of Arboriculture, 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 in one growing season, topping, or the pruning or removal of a structural root within the critical root zone;
- i) ecological restoration or enhancement projects undertaken or authorized by a public body;
- j) work authorized by Fisheries and Oceans Canada under Section 35 of the *Fisheries Act*;
- k) emergency procedures to prevent, control or reduce immediate threats to life or property including:
 - i. emergency actions for flood-protection and erosion protection;
 - ii. clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow; and
 - iii. repairs to bridges and safety fences carried out in accordance with the *Water Act*;
 - iv. creation of a fire break in accordance with the *Wildfire Act*.
- l) The construction of a fence if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 metres (1.6 feet) on either side of the fence, or 1.5 metres (4.9 feet) on either side of the fence in agricultural areas;
- m) The construction of a private trail if all of the following apply:
 - i. The trail is 1 metre (3.28 feet) wide or less;
 - ii. No native trees are removed;
 - iii. The surface of the trail is pervious;
 - iv. The trail is designed to prevent soil erosion where slopes occur; and
 - v. Where the trail parallels the stream, the trail is more than 5 metres (16.4 feet) away from the high water mark of a stream.
- n) Disturbance of soils more than 15 metres (49.21 feet) from the stream's high water mark or the top of the ravine bank if the total area of soil disturbance is less than 5 metres (16.4 feet) squared;
- o) The constructing of a small accessory building more than 15 metres (49.21 feet) from the stream's high watermark or the top of the ravine bank if the building is located within an existing landscaped area and the total area of small accessory building is less than 10 metres (32.8 feet) squared.

Information Note: Despite these exemption provisions, owners are required to satisfy any other applicable local, provincial or federal requirements.

Information Note: Activities not listed here that are regulated under other provincial or federal legislation may not require a development permit.

Information Note: For best management practices on manual removal of invasive species and planting of native vegetation, property owners should contact organizations such as the Invasive Species Council of British Columbia and the Coastal Invasive Species Committee.

Guidelines

- .4 Prior to undertaking any applicable development activities within DP-1, an owner of property shall apply to the Local Trust Committee for a development permit, and the following guidelines apply:
 - a) In general, all development in this development permit area (DPA) should be undertaken in a manner that restores or maintains the proper function and condition of the riparian area, water bodies and ecosystems. Where a Qualified Environmental Professional (QEP) or other professional has made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the riparian area and ecosystems, the Local Trust Committee may impose permit conditions, including a requirement for security in the form of an irrevocable letter of credit, to ensure the restoration and/or protection of riparian areas and ecosystems is consistent with the measures and recommendations described in the report.
 - b) The development permit should not allow any development activities to take place within any Streamside Protection and Enhancement Area (SPEA) identified by the QEP and the owner should be required to follow any measures identified by the QEP for protecting the SPEA over the long term and these measures should be included as conditions of the development permit. The width of the SPEA may be less than the width of the DPA.
 - c) Where a QEP or other professional's report describes an area within the DPA as suitable for development, that is, where the SPEA is less than the width of the DPA, the development permit should only allow the development to occur in compliance with the measures described in the report. Monitoring and regular reporting by a QEP or other professional at the applicant's expense may be required during construction and development phases, as specified in a development permit.
 - d) If the nature of the proposed project within the DPA changes after the professional report has been prepared such that it is reasonable to assume that the professional's assessment of the impact of the development may be affected, the Local Trust Committee may require the applicant to have the professional update the assessment at the applicant's expense and development permit conditions may be amended accordingly.
 - e) The Local Trust Committee may consider variances to the subdivision, siting or size regulations of this Bylaw where the variance may result in enhanced protection of a SPEA, riparian buffer or riparian ecosystem in compliance with recommendations of a professional's report."

9.2 DP-2 STREAMSIDE PROTECTION

Applicability

- .1 The following activities shall require a development permit whenever they occur within the Development Permit Area (DPA), unless specifically exempted under Subsection 9.2.2:
- construction of, addition to, or alteration of a building or other structure
 - removal, alteration or destruction of vegetation
 - disturbance of soils
 - creation of non-structural, impervious or semi-impervious surfaces
 - application of artificial fertilizer, pesticides or herbicides

Exemptions

- .2 The following activities are exempt from any requirement for a DP-2 development permit:
- a) interior or exterior alterations, renovations, maintenance, reconstruction or repair to a pre-existing permanent building or structure to an extent that does not alter, extend or otherwise increase the footprint;
 - b) repair or replacement of a septic field in situ;
 - c) the removal of trees that have been examined by an arborist and certified in writing to pose a threat to life or property;
 - d) With the exception of trees and vegetation containing nests protected under Section 34 of the *Wildlife Act*, cutting of vegetation and trees more than 15 metres (49.21 feet) from the stream's high water mark or the top of the ravine bank, provided the cutting is not a precursor to development, roots and stumps are left in the ground, and the cutting does not result in land alteration;
 - e) gardening and yard maintenance activities, not involving the application of artificial fertilizer, pesticides or herbicides, within a pre-existing landscaped area, including mowing, pruning, planting, and minor soil disturbance that does not alter the general contours of the land;
 - f) manual removal of invasive species and manual planting of native vegetation conducted in accordance with best management practices;
 - g) pruning of not more than two trees in one growing season in accordance with the standards and recommendations of the International Society of Arboriculture, 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 in one growing season, topping, or the pruning or removal of a structural root within the critical root zone;

- h) ecological restoration or enhancement projects undertaken or authorized by a public body;
- i) work authorized by Fisheries and Oceans Canada under Section 35 of the *Fisheries Act*;
- j) emergency procedures to prevent, control or reduce immediate threats to life or property including:
 - i. emergency actions for flood-protection and erosion protection;
 - ii. clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow; and
 - iii. repairs to bridges and safety fences carried out in accordance with the *Water Act*;
 - iv. creation of a fire break in accordance with the *Wildfire Act*.
- k) The construction of a fence if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 metres (1.6 feet) on either side of the fence;
- l) The construction of a private trail if all of the following apply:
 - i. The trail is 1 metre (3.28 feet) wide or less;
 - ii. No native trees are removed;
 - iii. The surface of the trail is pervious;
 - iv. The trail is designed to prevent soil erosion where slopes occur; and
 - v. Where the trail parallels the stream, the trail is more than 5 metres (16.4 feet) away from the high water mark of a stream.
- m) Disturbance of soils more than 15 metres (49.21 feet) from the stream's high water mark or the top of the ravine bank if the total area of soil disturbance is less than 5 metres (16.4 feet) squared;
- n) The constructing of a small accessory building more than 15 metres (49.21 feet) from the stream's high watermark or the top of the ravine bank if the building is located within an existing landscaped area and the total area of small accessory building is less than 10 metres squared (107.6 square ft).

Information Note: Despite these exemption provisions, owners are required to satisfy any other applicable local, provincial or federal requirements.

Information Note: Activities not listed here that are regulated under other provincial or federal legislation may not require a development permit.

Information Note: For best management practices on manual removal of invasive species and planting of native vegetation, property owners should contact organizations such as the Invasive Species Council of British Columbia and the Coastal Invasive Species Committee.

Guidelines

- .3 Prior to undertaking any applicable development activities within DP-2, an owner of property shall apply to the Local Trust Committee for a development permit, and the following guidelines apply:
- a) In general, all development in this development permit area (DPA) should be undertaken in a manner that restores or maintains the proper function and condition of the riparian area, water bodies and ecosystems.
 - b) Native vegetation and trees are to be retained or replaced to control erosion, protect banks and protect fish and wildlife habitat.
 - c) Applicants are to provide a report, prepared by a qualified professional with experience in surface water management and the protection of habitat. The report should indicate the type of conditions that should be incorporated into the development permit to achieve the objectives and comply with the guidelines of this Development Permit Area.
 - d) Where this DPA includes unique native species dependent on streamside habitat identified by a qualified professional as worthy of particular protection, their habitat areas should be left undisturbed. The owner should be required to follow any measures identified by the professional for protecting the streamside habitat over the long term and these measures should be included as conditions of the development permit.
 - e) If the nature of the proposed project within the DPA changes after the professional report has been prepared such that it is reasonable to assume that the professional's assessment of the impact of the development may be affected, the Local Trust Committee may require the applicant to have the professional update the assessment at the applicant's expense and development permit conditions may be amended accordingly."

READ A FIRST TIME THIS 19TH DAY OF NOVEMBER ,2015

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A SECOND TIME 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

Date: July 12, 2016

File No.: GM 6500-20
Gambier OCP Review

To: Gambier Island Local Trust Committee
For the meeting of July 28, 2016

From: Aleksandra Brzozowski, Island Planner

CC: Ann Kjerulf, Regional Planning Manager

Re: Gambier Island Official Community Plan (OCP) Review

Purpose

The purpose of this report is to provide the Local Trust Committee (LTC) with an update on the Gambier Official Community Plan review project including a review of the Project Charter.

Project Background

A review of Gambier's Official Community Plan (OCP) was placed as Priority #4 on the Top Priorities work program at the February 12, 2015 LTC meeting. For information regarding background and relevant policy and land use considerations, please refer to the reports presented at LTC meetings held on March 26, 2015; May 7, 2015; June 18, 2015; November 21, 2015; and March 17, 2016.

On May 19, 2016, the Gambier Island LTC passed the following resolution.

GM-2016-034

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee review the timeline on the Gambier Island Official Community Plan Project Charter at the next Gambier Island Local Trust Committee meeting.

The Gambier OCP Review Project Charter has been revised and is attached for LTC approval (Attachment 1).

Both the Engagement and Bylaw Amendment phases have been revised to reflect anticipated timelines and approaches. Staff notes that the Project Scope has not been revised.

Updates to the Project Charter's Engagement Phase

Community Consultation

The OCP review project is currently in the active consultation stage. An online survey has been distributed to all Gambier property owners (Attachment 2).

Recruitment has also begun for the Gambier Advisory Planning Commission (APC); Staff anticipates that APC appointments can be made at the August 25, 2016 LTC meeting scheduled to be held on Gambier Island.

Summary results of the community survey will be presented at the August 25, 2016 LTC meeting. Staff anticipates that the results of this initial community input will inform the necessary next steps for more in-depth community consultation in Fall 2016.

Squamish Nation Consultation

The Squamish Nation has offered to attend a meeting on Gambier Island to share their OCP-related interests directly with the Gambier community, and to hear from property owners on Gambier Island land use topics. This community session could occur either on August 25, 2016 or at a separate date.

Staff advises that the LTC consider also inviting representatives from the Ministry of Forests, Lands, and Natural Resource Operations (FLRNO) to hear the discussion regarding Wilderness Conservation (Crown) lands.

Updates to the Project Charter's Bylaw Amendment Phase

Establish Referral Working Group

The Squamish Nation has suggested a referral working group to collaborate on early and direct input to the OCP policies. Staff recommends that such a working group could include technical staff representatives from FLNRO – Crown Lands, FLRNO – Archaeology Branch, BC Parks, Recreation Sites and Trails BC, Parks Canada, the Ministry of Transportation and Infrastructure, and Sunshine Coast Regional District when needed. Representatives from the Tsleil-Watuth Nation will also be asked how they wish to participate.

Staff notes that the referral working group would provide input through the Island Planner to the Local Trust Committee, which should also be coordinated with the work of the Advisory Planning Commission, as directed by the Local Trust Committee.

Project Terms of Reference with FLNRO

It is expected that the revision of the protocols and agreements between Islands Trust and the Province regarding Crown lands administration, including forest tenure processes, will not be completed until the end of 2016 at the earliest. As such, Staff recommends establishing project-specific Terms of Reference with FLNRO in advance of Working Group sessions.

Relevant provisions of the 1994 Letter of Understanding on Crown Land Administration within the Islands Trust Area include:

- (5.2) *When planning activities are intended, early consultation will be initiated and terms of reference shall be exchanged. The agencies may enter into joint planning studies for the foreshore or untenured Crown land; and,*
- (6.1(c)) *Should there be mutual agreement that a major community concern has developed over an issue involving Crown land in a community planning process, a BC Lands designate will work with the Trust to address such issues whenever possible.*

Communications

Communications with property owners will be an important part of this project and may require unique approaches. Staff will revise the Communications Plan in August pending the results of the initial community survey.

Project Resources

There is \$5,000 allocated in the 2015/2016 budget for this project. This amount will cover costs required for community consultation needs and early meetings of the APC, the Referral Working Group, as well as any travel required for other inter-agency consultation.

Staff anticipates a \$5,000 budget will be requested for the 2017/2018 fiscal year to see the LTC through the legislative process, which will include meetings for the APC.

RECOMMENDATIONS:

1. That the Gambier Island Local Trust Committee endorse the revised Project Charter as amended;
2. That the Gambier Island Local Trust Committee request staff to work with the Ministry of Forests, Lands and Natural Resource Operations to establish terms of reference for the Gambier Island Official Community Plan review project; and,
3. That the Gambier Island Local Trust Committee request staff to coordinate a Gambier Official Community Plan referral working group to include staff of Squamish First Nation, FLRNO – Crown Lands, Ministry of Transportation and Infrastructure, FLNRO – Archaeology Branch, BC Parks, Recreation Sites and Trails BC, Parks Canada, Sunshine Coast Regional District, and other government agencies as required.

Prepared and Submitted by:

Aleksandra Brzozowski

July 14, 2016

Aleksandra Brzozowski,
Island Planner

Date

Concurred in by:

Ann Kjerulf

July 18, 2016

Ann Kjerulf, RPP MCIP
Regional Planning Manager

Date

Attachments:

- 1) Gambier OCP Review Project Charter – Draft Revision July 2016
- 2) Initial Online Community Survey for Gambier Island OCP Review

Gambier OCP Review - Engagement Phase Project Charter

Gambier Island Local Trust Committee

Date: April 20, 2015

November 19, 2015

Purpose To review the OCP to address topics deemed out-of-date or problematic to better reflect the Gambier community and achieve the object of the Islands Trust.

Background The LTC identified this project as a Top Priority in February 2015.

Objectives

- To adopt policies that advance the stewardship of sensitive ecosystems on Gambier Island
- To address community needs that are within the scope of land use planning
- To engage and collaborate with First Nations
- To revise land use and advocacy policies with the aim to reflect current realities

In Scope

- Land uses and policies for the Wilderness Conservation lands
- Park and trail prioritization
- Updating OCP schedules with current mapping data
- Protection of archaeological and cultural sites
- Shoreline protection
- Policies to promote economic development
- Policies to promote revitalization of New Brighton
- Review of advocacy policies
- Review of DPAs

Out of Scope

- Review of Density/Build-Out
- Review of Land Use Designations outside of WC
- Operational concerns under the authority of other agencies

Workplan Overview

Deliverable/Milestone	Date
Early consultation with local governments, agencies, and First Nations	September 2015—March 2016
Information gathering and mapping regarding environmental topics (Shoreline info, OCP Schedules to update, Sensitive Ecosystems)	October 2015— August 2016
Engagement with First Nations to share histories and interests	March—August 2016
Preliminary community survey for consultation	Summer 2016
Appoint and orient Advisory Planning Commission	Summer—Fall 2016
Stakeholder engagement regarding park and trail prioritization, Wilderness Conservation lands, and ecosystem protection	Fall 2016
Stakeholder engagement regarding economic development and advocacy	2017
Report to LTC regarding results of stakeholder engagement	2017

Project Team

Aleksandra Brzozowski	Project Manager
Ann Kjerulf	Project Sponsor
Penny Hawley	Admin Support
Barb Dashwood	GIS technician

Budget

Budget Source: \$ 5,000 (2016/2017 Fiscal)

Fiscal	Item	Cost
2016-2017	Program work	\$ 5,000

RPM Approval:

Date: June 3, 2015

LTC Endorsement:

Resolution: GM-2015-033 (June 18, 2015)

Gambier OCP Review Bylaw Amendment Phase Project Charter

Gambier Island Local Trust Committee

Date: May 26, 2015

November 15, 2015

Purpose To review the OCP to address topics deemed out-of-date or problematic to better reflect the Gambier community and achieve the object of the Islands Trust.

Background The LTC identified this project as a Top Priority in February 2015.

Objectives

- To adopt policies that advance the stewardship of sensitive ecosystems on Gambier Island
- To address community needs that are within the scope of land use planning
- To engage and collaborate with First Nations
- To revise land use and advocacy policies with the aim to reflect current realities

In Scope

- Land uses and policies for the Wilderness Conservation lands
- Park and trail prioritization
- Updating OCP schedules with current mapping data
- Protection of archaeological and cultural sites
- Shoreline protection
- Policies to promote economic development
- Policies to promote revitalization of New Brighton
- Review of advocacy policies
- Review of Development Permit Areas

Out of Scope

- Review of Density/Build-Out
- Review of Land Use Designations outside of WC
- Operational concerns under the authority of other agencies

Workplan Overview

Deliverable/Milestone	Date
Establish Terms of Reference for joint working group with FLNRO and Squamish Nation regarding Wilderness Conservation lands	Fall 2016
Report to LTC on approaches to bylaw amendments (omnibus v. several)	Winter 2017
Prepare draft language for amendments (inc working group sessions with Squamish Nation, FLNRO, APC, and SCRD as needed)	Winter—Spring 2017
Referral to Gambier APC on first draft of bylaw	Spring 2017
First Reading	Fall 2017
Formal referrals and community consultation	Fall 2017
Second Reading	Winter 2018
Public Hearing and Third Reading	Winter 2018

Project Team

Aleksandra Brzozowski	Project Manager
Ann Kjerulf	Project Sponsor
Penny Hawley	Admin Support
Barb Dashwood	GIS technician

Budget (Budget Source: anticipated 2017/2018 budget)

Fiscal	Item	Cost
2017-2018	Communication Materials	\$1,000
2017-2018	APC / working group meetings	\$2,000
2017-2018	Meetings and Public Hearing	\$2,000
	Total	\$5,000

RPM Approval:

Date: June 3, 2015

LTC Endorse-

ment: GM-2015-033 (June 18, 2015);



Gambier Island Official Community Plan Review

ABOUT THIS SURVEY

The Gambier Island Official Community Plan (OCP) is our community's high level, overall land use plan. It has been almost 15 years since we last reviewed the plan, so we would like to check in on some parts of it.

Over the next few months, we are asking you to share your ideas on key aspects of the OCP and weigh in on how you see Gambier over the next 20 years. The Local Trust Committee (LTC) will also engage with First Nations and other agencies (the Province, the SCRD) on the OCP and report back to the community.

We want to look at the following topics, to review whether the policies are current and relevant to the community of Gambier today:

- Land uses and policies for the Wilderness Conservation (Crown) lands
- Prioritizing park and trail planning for Gambier Island**
- Protecting shoreline ecosystems
- Protecting sensitive ecosystems
- Protecting archaeological and cultural sites
- Policies to promote economic development
- Policies to promote revitalization of New Brighton
- Review of advocacy policies

***this topic focuses on the entire island; the South West peninsula is working on a separate trails project with SCRD Parks directly.*

(Note that we are only talking about the OCP this year – topics like setbacks and lot sizes are in the Land Use Bylaw and won't be part of this review.)

Your input is crucial to this review. Please fill out the following initial community survey so we can learn more about how you want to be contacted, how you use the island, and how you see Gambier today and into the future.

The survey has 14 questions and should take about 15-20 minutes. Please complete it by Sunday August 7, 2016.

Thank you,
the Gambier Island Local Trust Committee

Responses will not be individually published; rather, all responses will be compiled and summarized. Please do not provide

any third-party information (i.e. talk about others) in your responses to the survey. This survey is voluntary and a response is encouraged, not required.

The Islands Trust will not collect, use, or disclose personal information using SurveyMonkey. Please be aware, however, that IP addresses are collected by SurveyMonkey itself, and these IP addresses and other information collected will be stored on SurveyMonkey's servers located outside of Canada.



Gambier Island Official Community Plan Review

ABOUT CONSULTING WITH YOU

1. In which Gambier neighbourhood do you live?

2. How often are you on Gambier Island?

- ☐ Full-time – it is my main residence, where I live most of the year
- ☐ Part-time and only in the summer months
- ☐ Part time and throughout the year (weekends or similar short stays)
- ☐ I haven't visited Gambier in some time
- ☐ Other (please specify)

3. How do you usually access Gambier Island?

- ☐ By private boat
- ☐ By water taxi (Stormaway or other)
- ☐ Other (please specify)

4. How would you prefer to give input in this OCP review?

- ☐ Online
- ☐ Face to face
- ☐ Paper-based forms and surveys
- ☐ Any of the above / Doesn't Matter
- ☐ Other (please specify)

5. If we hold in-person community meetings, where would you like the meetings to take place? (Please check all that apply)

- ☐ Gambier Island Community Centre
- ☐ Camp Fircom
- ☐ Gibsons
- ☐ West Vancouver
- ☐ North Vancouver
- ☐ Other (please specify)



Gambier Island Official Community Plan Review

ABOUT THE TOPICS

WE WOULD LIKE SOME FEEDBACK ON THE TOPICS WE HAVE CHOSEN FOR REVIEW.

6. Which of the following topics are you interested in seeing reviewed? (Please check all that apply)

☐ Permitted land uses in the Wilderness Conservation (Crown) land

☐ Parks and trails on Gambier Island

☐ Protecting shoreline ecosystems

☐ Protecting sensitive ecosystems

☐ Protecting archaeological and cultural sites

☐ Promoting economic development

☐ Promoting the revitalization of New Brighton

Other (please specify)

7. Are there other topics in the OCP that you would like to see reviewed?



Gambier Island Official Community Plan Review

ABOUT THE WILDERNESS CONSERVATION LAND

ONE OF THE TOPICS WE WISH TO REVIEW IS WHICH USES SHOULD HAPPEN IN THE WILDERNESS CONSERVATION (CROWN) LAND USE DESIGNATION. (Feel free to skip this question if you don't have comments on this issue.)

8. Which uses do you think should be possible in the Wilderness Conservation (Crown) lands?

	We should allow it	Unsure	We shouldn't allow it	No opinion	I need more information
Conservation of ecosystem / biodiversity	☐	☐	☐	☐	☐
Network of green space	☐	☐	☐	☐	☐
Open space for water recharge	☐	☐	☐	☐	☐
Protected Park with limited access	☐	☐	☐	☐	☐
Recreation Park (hiking, camping)	☐	☐	☐	☐	☐
Community Forest Initiatives (partnerships with communities, First Nations)	☐	☐	☐	☐	☐
Small Scale Woodlots (Bidders)	☐	☐	☐	☐	☐
Hunting	☐	☐	☐	☐	☐

Comments



Gambier Island Official Community Plan Review

ABOUT PARKS AND TRAILS

ANOTHER TOPIC WE WANT TO LOOK AT IS PLANNING FOR PARKS AND TRAILS ON GAMBIER.
(Feel free to skip these questions if you don't have comment on this issue.)

9. Which of the following parks and trails do you use on Gambier Island? (Please check all that apply)

- ☐ Public parks
- ☐ Mount Artaban Nature Reserve
- ☐ Official trails for public use
- ☐ Unofficial trails on private property
- ☐ Trails on my property
- ☐ None

Other (please specify)

10. What do you use Gambier parks and trails for? (Please check all that apply)

- ☐ Walking / Hiking
- ☐ Getting across the island
- ☐ Beach Access
- ☐ View Access
- ☐ Dog Walking
- ☐ Biking

Other (please specify)

11. What keeps you from using parks and trails on Gambier? (Please check all that apply)

- ☐ I don't feel anything keeps me from using them
- ☐ There aren't trails in the areas I want them
- ☐ Lack of servicing
- ☐ Too difficult to use (too steep, inaccessible, challenge for those with mobility issues)
- ☐ I am not interested in parks or trails

Other (please specify)

12. Where on Gambier should trails and parks be established or improved?



Gambier Island Official Community Plan Review

ABOUT THE OTHER TOPICS

13. Do you have anything to comment on any of the other topics we have chosen for review?

PROTECTING
SHORELINE
ECOSYSTEMS

PROTECTING
SENSITIVE
ECOSYSTEMS

PROTECTING
ARCHAEOLOGICAL AND
CULTURAL SITES

PROMOTING
ECONOMIC
DEVELOPMENT

PROMOTING THE
REVITALIZATION OF
NEW BRIGHTON

POLICIES ON LAND
USE ISSUES GOVERNE
D BY
OTHER AUTHORITIES
(eg. marine navigation)

14. If there is anything else you would like the Local Trust Committee to know as it begins the Gambier OCP review?



Top Priorities

Gambier Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Riparian Areas Regulation Implementation Project for Gambier Island Local Trust Area.		26-Oct-2011	Aleksandra Brzozow	31-Dec-2012
2	Gambier OCP comprehensive review.		12-Feb-2015	Aleksandra Brzozow	01-Aug-2017
3	Foreshore protection/stewardship and clarity; implementation of Development Approval Information Bylaw (DAI) or Development Permit Areas (DPA's).	Investigate and recommend options for protection/stewardship within the local trust area through the use of existing land use planning tools.	31-Jan-2012	Aleksandra Brzozow	27-Nov-2014
4	OCP advocacy policies - implementation & support	Work related to supporting the advocacy policies stated in the Gambier, Keats, and Associated Islands OCPs and in the IT Strategic Plan. Ex. Woodlots, industrial facilities, cross-jurisdictional management of Howe Sound	24-Oct-2013	Kate-Louise Stamford Dan Rogers	31-May-2015

**Projects****Gambier Island**

Description	Activity	R/Initiated
Keats Island OCP Map Amendment - add trail map used during public process developing OCP.		08-Mar-2007
Development Approval Information Bylaw	Develop and adopt a D.A.I bylaw for the Gambier Trust Area.	
Consultation with Squamish First Nation	Scope interim strategies pending completion of a possible protocol agreement to address protection of archaeological and heritage resources.	31-Jan-2012
Strategic Planning Review for Howe Sound		31-Jan-2012
Review Gambier LUB to address:	- 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.	22-May-2014
Staff to research the history of Site-Specific water zones on Gambier.		26-Sep-2013
Riparian Sensitive Ecosystem protection	Review Madrone stream mapping reports and consider addressing other sensitive ecosystems on the islands identified in reports.	17-Mar-2016



Islands Trust

Print Date: July 19, 2016

Applications

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 Keats Island - Keats Camp cottage lots - siting variances DL 696

Planner: Aleksandra Brzozowski

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.

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

Planner: Marnie Eggen

Planning Status

Status Date: 11-Jul-2016

Staff sent letter requesting information to complete the DVP application. Property owner given 90 days to respond to request.

Status Date: 09-Jun-2015

no change

Status Date: 02-Feb-2015

no change

Rezoning

File Number	Applicant Name	Date Received	Purpose
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Islands Trust

Print Date: July 19, 2016

Applications

GM-RZ-2004.1

LandPlan Group Inc.

16-Jun-2004

PID: 014-385-694

Keats Island - Keats Camp rezoning application
DL 696

Planner: Aleksandra Brzozowski

Planning Status

Status Date: 12-Jul-2016

New Subdivision application submitted to MOTI, SCR D, and Islands Trust. Planner reviewing application to prepare draft bylaws.

Status Date: 12-Jul-2016

Cost Recovery account updated.

Status Date: 10-May-2016

Confirmed that the applicant will require a rezoning. Staff to send an update to the CBCBC on required budget for Cost Recovery account.

Subdivision

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

Planner: Aleksandra Brzozowski

Planning Status

Status Date: 28-Mar-2014

Under review by planner

Islands Trust
LTC EXP SUMMARY REPORT F2017
Invoices posted to Month ending May 2016

630 Gambier	Invoices posted to Month ending May 2016	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	3,000.00	329.96	2,670.04
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	4,750.00	251.83	4,498.17
65210-630	LTC - Local Exp - APC Meeting Expenses	500.00	0.00	500.00
65220-630	LTC - Local Exp - Communications	1,000.00	0.00	1,000.00
65230-630	LTC - Local Exp - Special Projects	500.00	0.00	500.00
TOTAL LTC Local Expense		<u>6,750.00</u>	<u>251.83</u>	<u>6,498.17</u>
Projects				
73001-630-2016	Gambier OCP/LUB	5,000.00	0.00	5,000.00
73001-630-3003	Gambier RAR	2,500.00	0.00	2,500.00
73001-630-4052	Gambier Howe Sound Community Forum	1,000.00	1,400.00	-400.00
73001-630-4066	Gambier First Nations Relations	1,500.00	0.00	1,500.00
TOTAL Project Expenses		<u>10,000.00</u>	<u>1,400.00</u>	<u>8,600.00</u>

Gambier Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: March 26, 2015

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		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.



DATE OF MEETING: July 12, 2016

TO: Denman Island Local Trust Committee
Gabriola Island Local Trust Committee
Gambier Island Local Trust Committee
Hornby Island Local Trust Committee
Lasqueti Island Local Trust Committee
Thetis Island Local Trust Committee
Executive Committee Acting as a Local Trust Committee (**Ballenas-Winchelsea Islands**)

FROM: Ann Kjerulf, Regional Planning Manager

SUBJECT: 2017-18 Local Trust Committee Budgets

RECOMMENDATION

1. That the (*insert name of local trust committee*) approve and forward the draft 2017-18 budget submission to Financial Planning Committee as presented (*or as revised, noting requested changes*).

REPORT SUMMARY

Each Local Trust Committee (LTC) is asked to consider its anticipated workplan and corresponding project budget requirements for the 2017-18 fiscal year, and to forward budget requests, via LTC resolution, to Financial Planning Committee (FPC). Proposed LTC expense budgets have been prepared by Administrative Services based on historical spending and Local Trust Area (LTA) assessed values (Attachment 1). Staff have prepared proposed project budgets for consideration of LTCs based on current and anticipated workplan priorities (Attachment 2).

BACKGROUND

Islands Trust fiscal budget preparation generally begins early in the current fiscal year. Local Planning Services (LPS) staff have been asked to forward budget request for LTCs to be considered initially by FPC in October 2016, and eventually for adoption by Islands Trust Council in March 2017.

Proposed LTC budgets are broken into two key categories: LTC expenses and LTC projects. LTC expense budgets include anticipated expenses related to meeting administration, communications, and special projects. LTC expense budgets, prepared by Corporate Administration, reflect historical (actual) spending by LTCs and are intended to be proportionate to assessed values for LTAs. Project budgets support LTC work plan priorities through the fiscal year.

Key criteria for LTC project budget consideration include the following:

- Supports work that is a provincial requirement;
- Supports an activity identified in the Islands Trust Council Strategic Plan;
- Supports work that is a continuation of a current OCP/LUB program; and
- Supports recently adopted OCP policies.

Budget Process Timeline:

The timeline for the budget process is as follows:

June 2016	LPS (Northern, Southern and Salt Spring) units develop budget estimates for LTCs;
July – Sept. 2016	LTCs review and approve project budget requests at LTC meetings;
Aug. 24, 2016	FPC reviews draft budget principles;
Oct. 7, 2016	Senior management staff finalize budget recommendations to FPC;
Oct. 19, 2016	FPC reviews draft budget and considers changes;
Nov. 16, 2016	FPC approves draft budget and budget principles to be submitted to Trust Council;
Dec. 6, 2016	Trust Council reviews and endorses draft budget; approves public consultation process;
Jan. 2017	Public consultation on draft budget; LTCs consider special tax requisition to fund additional operations;
Feb. 2017	LTCs proposing special tax requisition hold public consultation meetings; Executive Committee and FPC review proposed budget;
Mar. 2017	Trust Council considers and approves budget, and budget bylaws; Budget bylaws forwarded to the Minister;

ANALYSIS

LTC budget requests should support anticipated 2017-18 workplan priorities. Preliminary project requests have been drafted based on all Top Priority work program items which are currently anticipated to commence in or carry over to the next fiscal year. Items from the Projects List which staff anticipate commencing in the coming year and requiring dedicated funding are also included. These requests are preliminary recommendations and may subsequently be revised by LTCs. However, attention should be paid to the noted budget process timeline.

When reviewing the draft project budget requests, LTCs may wish to consider the following:

- Projects planned for the current (2016-17) fiscal year which are not completed should be considered as new projects for the 2017-18 fiscal year with resources allocated to support that work;
- For projects that would begin in 2017-18, LTCs should consider the necessary resources; for instance, a new project may involve in-house staff only or could necessitate external consultant expertise;
- LTCs should review their Projects List to identify projects that may be prioritized in 2017-18;
- LTCs may wish to review their long-term 2014-18 goals in determining priorities for completion in 2017-18, the last full fiscal year prior to the next election.
- LTCs whose bylaws are not yet compliant with the Provincial *Riparian Areas Regulation* (RAR) or those wishing to make RAR-related amendments should consider RAR budget requests for 2017-18;
- LTCs which anticipate receiving grant funding from the Union of BC Municipalities to hold Community to Community (C2C) Forums with First Nations should note that grant funding is matched dollar for dollar by the local government and, as a result, should include a First Nations project budget line item.
- LTCs are generally encouraged to include a budget line item for First Nations Relationship Building.

Staff have prepared project budget requests for Northern LTCs taking these factors into consideration.

Submitted By:	Ann Kjerulf, Regional Planning Manager	July 12, 2016
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ATTACHMENTS

1. Proposed LTC Expense Budgets for 2017-18
2. Proposed LTC Project Budgets for 2017-18

ATTACHMENT 1: PROPOSED LTC EXPENSE BUDGETS FOR 2017-18

Total 2017-18

	615-Denman	620-Gabriola	625-Galiano	630-Gambie	635-Hornby	640-Lasqueti	645-Mayne	650-N.Pende	655-Salt Sprin	660-Saturna	665-S.Pender	670-Thetis	EC as LTC	
population	1095	4050	1258	313	1074	359	1112	1996	9780	359	236	372		22004
	5%	18%	6%	1%	5%	2%	5%	9%	44%	2%	1%	2%		
LTC EXPENSES **														
LTC Meeting Expenses	4,500	4,750	5,500	4,750	2,750	1,250	1,500	4,000	7,000	2,500	2,000	1,000		41,500
APC Meeting Expenses	600	600	500	500	500	500	500	600	1,500	500	500	500		7,300
Communications	500	1,250	500	1,000	1,000	1,000	1,000	500	1,250	300	300	1,000		9,600
Special Projects	500	1,000	500	500	500	500	500	500	1,000	500	500	500	500	7,500
SUB-TOTAL EXPENSES	6,100	7,600	7,000	6,750	4,750	3,250	3,500	5,600	10,750	3,800	3,300	3,000	500	65,900
Program	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	6,100	7,600	7,000	6,750	4,750	3,250	3,500	5,600	10,750	3,800	3,300	3,000	500	65,900
	9%	12%	11%	10%	7%	5%	5%	8%	16%	6%	5%	5%		

ATTACHMENT 2: PROPOSED LTC PROJECT BUDGETS FOR 2017-18 (DRAFT JULY 12, 2016)

LTC	Project	Cost	Notes	Provincial Requirement	Supports Strategic Plan	Continues OCP/LUB work	Supports OCP policies
Denman	First Nation Relationship building	\$1,000	Potential protocol agreement with K'omoks		x		
	Denman Farm Plan Implementation	\$3,500					
	Targeted OCP/LUB Amendments	\$1,500	Potential for RAR or housing-related amendments		x		
Gabriola	Housing Options Review	\$2,500	For discussion July 21		x		x
	Housing Needs Assessment	\$15,000	For discussion July 21		x		x
	First Nations Relationship Building	\$1,000	Potential protocol agreement with Snuneymux'w		x		
Gambier	Gambier Island OCP Targeted Review	\$5,000			x		
	DAI Bylaws	\$1,500			x		
	Keats Island Foreshore Protection	\$8,000			x		
	First Nations Relationship Building	\$500	Continuation of St'pas working group				
Hornby	First Nation Relationship building	\$500	Potential C2C with K'omoks		x		
	Ford Family Orchard heritage protection	\$500					x
	Develop a TOR for APC review of vacation home rentals	\$1,000					x
Lasqueti	Targeted OCP/LUB Review	\$5,000			x		
	First Nations Relationship Building	\$1,000	Potential protocol agreement with Qualicum		x		
Thetis	RAR Implementation	\$1,500		x	x		
	Targeted OCP/LUB Review and Maintenance	\$3,000			x	x	
	First Nations Relationship Building	\$500			x		
Ballenas-Winchelsea	First Nations Relationship Building	\$500	Potential C2C with Nanoose		x		
	Crown Islet Advocacy	\$500			x		x