



# Gambier Island Local Trust Committee

## Regular Meeting Revised Agenda

Date: January 31, 2019  
Time: 10:30 am  
Location: John Braithwaite Community Centre  
145 West 1st Street  
North Vancouver, BC

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	<b>Pages</b>
<b>1. CALL TO ORDER</b> <span style="float: right;">10:30 AM - 10:30 AM</span>	
"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."	
<b>2. APPROVAL OF AGENDA</b>	
<b>3. TOWN HALL</b> <span style="float: right;">10:30 AM - 10:40 AM</span>	
<b>4. MINUTES</b> <span style="float: right;">10:40 AM - 10:45 AM</span>	
<b>4.1 Local Trust Committee Meeting dated December 13, 2018 - for adoption</b>	3 - 12
<b>4.2 Section 26 Resolutions-Without-Meeting - none</b>	
<b>4.3 Advisory Planning Commission Minutes - none</b>	
<b>5. BUSINESS ARISING FROM MINUTES</b> <span style="float: right;">10:45 AM - 11:15 AM</span>	
<b>5.1 Follow-up Action List dated January 23, 2019</b>	13 - 15
<b>5.2 Hosting Alt'Kitsem / Howe Sound Forum May 2019 - for discussion</b>	
<b>5.3 Passage Island Access - verbal update</b>	
<b>6. APPLICATIONS AND REFERRALS - none</b>	
<b>7. LOCAL TRUST COMMITTEE PROJECTS</b> <span style="float: right;">11:15 AM - 12:00 PM</span>	
<b>7.1 Keats Shoreline Protection Project - Staff Report</b>	16 - 53
----- BREAK ----- 12:00 PM TO 12:20 PM	
<b>8. DELEGATIONS - none</b>	

9. **CORRESPONDENCE - none**
- (Correspondence received concerning current applications or projects is posted to the LTC webpage)*
10. **NEW BUSINESS** 12:20 PM - 12:40 PM
- 10.1 Updated Islands Trust Climate Change Webpages - Briefing 54 - 55
- 10.2 District of West Vancouver request for Collaboration on "Collective Impact for Seniors' Project" - for discussion 56 - 59
- 10.3 *Advocacy Request for New Brighton Dock - discussion*
11. **REPORTS** 12:40 PM - 1:00 PM
- 11.1 Trustee Reports
- 11.2 Chair's Report
- 11.3 Trust Conservancy Report dated November, 2018 60 - 62
- 11.3.1 Regional Conservation Plan - for discussion
- 11.4 Electoral Area Director's Report
- 11.5 Applications Report dated January 23, 2018 63 - 66
- 11.6 Trustee and Local Expense Report dated November, 2018 67 - 67
- 11.7 Adopted Policies and Standing Resolutions 68 - 69
- 11.8 Local Trust Committee Webpage
- 11.9 First Nations Activities
12. **Work Program Reports** 1:00 PM - 1:30 PM
- 12.1 Top Priorities Report dated January 23, 2019 70 - 70
- 12.2 Projects List Report dated January XX, 2019 71 - 72
13. **CLOSED MEETING - none**
14. **UPCOMING MEETINGS**
- 14.1 Next Regular Meeting Scheduled for Thursday, March 21, 2019 at 10:30 am at John Braithwaite Community Centre, Meeting Room 3, 145 West 1st Street, North Vancouver, BC
15. **ADJOURNMENT** 1:35 PM - 1:35 PM



## Gambier Island Local Trust Committee Minutes of Regular Meeting

**Date:** December 13, 2018  
**Location:** John Braithwaite Community Centre  
 145 West 1st Street  
 North Vancouver, BC

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

**Staff Present:** Sonja Zupanec, Island Planner  
 Jaime Dubyna, Planner 1 (by telephone, 1:40-1:55 pm)  
 Diane Corbett, Recorder

**Also Present:** Members of the Public - 7

### 1. CALL TO ORDER

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

Chair Fast called the meeting to order at 12:00 pm and acknowledged the meeting was being held on the lands of the First Nations of the Salish Sea. Chair Fast congratulated Dan Rogers and Kate-Louise Stamford for returning as Local Trustees and introduced Staff and the Recorder. Also returning for a second term as Islands Trustee and Bowen Island Counsellor, Chair Fast offered introductory remarks and commented on Islands Trust rules of decorum.

### 2. APPROVAL OF AGENDA

**By general consent** the agenda was approved as presented.

### 3. MINUTES

#### 3.1 Local Trust Committee Meeting Minutes dated October 3, 2018

Trustee Stamford noted that, with regard to item 7.1, the meeting scheduled for the end of October with the Ministry of Transportation and Infrastructure had been cancelled and would be re-scheduled.

**By general consent** the Local Trust Committee meeting minutes of October 3, 2018 were adopted.

#### 3.2 Local Trust Committee Special Meeting Minutes dated October 3, 2018

The following amendments to the minutes were presented for consideration:

- Page 1, item 3, bullet 3, seventh word: replace "on" with "in";
- Page 2, line 2: replace "development" with "future";
- Page 4, item 4.7, line 1: replace "Concern about throwing out generalities." with "Concern about using general approaches on the foreshore.";

- Page 4, item 4.8, bullet 1: replace “so member” with “some members”.

**By general consent** the Special Meeting minutes of October 3, 2018 were adopted as amended.

### **3.3 Section 26 Resolutions-Without-Meeting Report dated December 3, 2018**

Received.

### **3.4 Advisory Planning Commission Minutes for Receipt – none**

## **4. BUSINESS ARISING FROM MINUTES**

### **4.1 Follow-up Action List dated December 4, 2018**

The Island Planner gave an overview of the activities listed in the Follow-up Action List dated December 4, 2018.

There was discussion of the Sunshine Coast Regional District water sourcing referral.

## **5. DELEGATIONS**

### **5.1 Howe Sound Biosphere Region Initiative Society – Ruth Simons and Fiona Beaty**

Ruth Simons and Fiona Beaty from Howe Sound Biosphere Region Initiative Society addressed the Local Trust Committee regarding requests for:

- Continued participation of the Local Trust Committee in Howe Sound Community Forums, with a request for a budget up to \$3000 to host a forum within the next four years;
- A letter of support for an application anticipated to be submitted in 2019, to the United Nations Educational, Scientific and Cultural Organization (UNESCO) for the designation of Howe Sound Biosphere Region; and
- To confirm support of staff participation in the Marine Reference Guide so that information in the Guide supports decisions that planners have to make.

Trustees noted that:

- A benefit of the Marine Reference Guide would be the opportunity to interact with the provincial Cumulative Effects Assessment, to help to provide a combined regional plan for Howe Sound;
- Support for hosting a Howe Sound Community Forum and exploring ways to fund that;
- Suggestion that the delegation look for a letter of support also from Trust Council, and make a presentation to staff at Islands Trust as to how the Marine Reference Guide is useful.

## **6. TOWN HALL**

Margo Dunnet, Executive Director of Camp Fircom, addressed the Gambier Island Local Trust Committee regarding bylaw restrictions on the use of shipping containers. The Camp was considering a potential design for a new electrical system that would utilize three containers.

The Island Planner described possible options for consideration by the Camp in moving forward.

Trustee Stamford remarked that the Local Trust Committee would look at what it could do and that she would get back to the Camp Fircom Executive Director regarding this issue.

A Brigade Bay property owner inquired about bylaw enforcement notification follow-up, how Islands Trust resources bylaw enforcement, and how the community can support increased enforcement. Trustee Rogers remarked that he would talk to the owner about this.

The applicant for Development Variance Permit at 668 Walkabout Road on Keats Island described reasons for the application that included: steepness of property; consistency with other homes in the area regarding the setback; and impact on neighbour if trees were removed and the construction were it located higher up on the lot. The applicant regarded the proposed site as the best location for the house in dealing with neighbours, in not interfering with strata trails, and in dealing with wetlands. All of the retaining walls would be dealt with by engineers.

## 7. APPLICATIONS AND REFERRALS

### 7.1 GM-DVP-2018.1 (1113300 B.C. LTD, 668 Walkabout Road, Keats Island)

The Island Planner reviewed the staff report regarding a request for variance to authorize the siting of a new 236 m<sup>2</sup> (2,542 ft<sup>2</sup>) single family dwelling and attached 90 m<sup>2</sup> (965 ft<sup>2</sup>) deck within 0.7 metres from the natural boundary of the sea.

It was noted that recently received correspondence would be attached to the file:

- Email from Joan Pederson, dated December 11, 2018, regarding Notice re: Development Variance Permit - Melody Point;
- Email from Graeme Matthews, dated December 7, 2018, regarding Development Variance Permit Application - GM-DVP- 2018.1.

Discussion ensued.

In response to a trustee inquiry, the applicant explained that the septic tank was located around five to ten feet from the shoreline and was utilized by three adjoining lots; currently there were negotiations with neighbours on where to put an enlarged septic field.

Points raised by trustees included:

- This is a problem that will arise on a more frequent basis on the island, as a lot of properties were built before the bylaws came in, or a number of years ago.
- The inclination to re-site it where the current building is, where there are a lot of other buildings, is difficult because the scenario regarding the septic is really inappropriate.
- Acknowledged issues around tree cutting.
- Concern that even with our current bylaws we aren't consistent with what will be required by the Province to prepare for the next fifty years.
- Appreciate that the applicant is working on getting the existing dock out.
- These kinds of situations are not easy. We are coming into situations of expectation to have buildings close to the foreshore, and climate change. We are seeing issues of buildings slipping into the water. This is a difficult situation.
- Need to uphold the bylaws, based on the OCP.
- Concern about sea level rise and the need to take care of our shorelines.

**GM-2018-070****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee deny issuance of application GM-DVP-2018.1 for the following reasons:

- a) The proposal is inconsistent with several policies in the Keats Island Official Community Plan to ensure the protection of the integrity of foreshore features and shorelines and sufficient setbacks for new structures from the natural boundary of the sea;
- b) An assessment report from an Authorized Person under the *Sewerage System Regulation* was not provided as part of the application to indicate whether or not the design and siting of a new sewage disposal field could be accommodated on the proposed site plan consistent with the Keats Island Land Use Bylaw and *Sewerage System Regulation*; and
- c) Any variance requests for the maintenance, upgrading or additional engineering of the concrete retaining wall along the shoreline of the subject property should be accompanied by an assessment report and plans prepared by a coastal engineer, and address the feasibility of green shore alternatives.

**CARRIED****GM-2018-071****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee notify the owner that as per Development Procedure Bylaw No. 50, 1992, a substantially similar application may not be submitted in respect of the same development less than one year from the date of refusal of a previous application unless the Local Trust Committee has agreed to such reconsideration.

**CARRIED****GM-2018-072****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to update the project charter for the 'Keats Shoreline Protection Project' in-scope list to include the following item "consider floodplain regulations and updated land use bylaw regulations based on Province of BC predicted sea level rise for the year 2100."

**CARRIED**

Chair Fast recessed the meeting at 1:30 pm and reconvened the meeting at 1:40 pm.

Jaime Dubyna, Planner 1, joined the meeting at 1:40 pm.

**7.2 GM-DP-2018.1 (McDonnell - New Brighton, Gambier Island)**

The Planner 1 gave an overview of a development permit application for the construction of a proposed single family dwelling with an attached deck on the subject property, located within Development Permit Area (DPA) No. 3 – Riparian Areas. Discussion ensued.

**GM-2018-073****It was MOVED and SECONDED**

by the Gambier Island Local Trust Committee that section 3.3.3 of the permit be amended to read: "A silt fence shall be installed prior to the time of lot clearing and maintained during construction on the perimeter of the identified SPEA."

**CARRIED****GM-2018-074****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee approve issuance of Development Permit GM-DP-2018.1, as amended.

**CARRIED**

The Planner 1 left the meeting at 1:55 pm.

**8. LOCAL TRUST COMMITTEE PROJECTS****8.1 Riparian Areas Regulation Project**

The Island Planner provided background on the staff report on the Riparian Areas Regulation Project. There was discussion of choosing a webinar option instead of doing a community information meeting, to enable more access to information for the community. This could be followed by a community information meeting on Gambier Island, embedded in a formal Local Trust Committee business meeting, where the community could ask questions. The Island Planner announced it was time to prepare a mail-out package with information about the proposed bylaws.

Points raised by trustees:

- Recommend that protection of water, rather than the protection of amphibians and biodiversity, be at the beginning of the rationalization and introduction to the bylaw.
- Recommend having a presenter or professional at the webinar to explain the rationale for why it is important to do this, beyond the planning aspect.
- Consider a formal response regarding questions raised by the Gambier Advisory Planning Commission.
- Invite participation of the Advisory Planning Commission members in the webinar.
- Preferred time for a webinar: a Wednesday evening.

**GM-2018-075****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to schedule and develop a webinar on Proposed Bylaw Nos. 148 and 149 in early 2019.

**CARRIED****GM-2018-076****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to schedule a Community Information Meeting on Proposed Bylaw Nos. 148 and 149, during a regularly scheduled Local Trust Committee Meeting.

**CARRIED**

**GM-2018-077****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to prepare and distribute a mail out package to residents and property owners, including a webinar/Community Information Meeting notice and a plain language guide to Proposed Bylaw Nos. 148 and 149.

**CARRIED****GM-2018-078****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee endorse the amended project charter dated December 13, 2018.

**CARRIED****8.2 Keats Shoreline Protection Project**

The Island Planner announced that a report on the Keats Shoreline Protection Project would be on the agenda in early 2019.

**9. CORRESPONDENCE**

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

Trustee Stamford noted that a letter from Ocean Watch Task Force requesting continued support of the Local Trust Committee by providing an elected official or planner was located in section 10.4 of the agenda.

**10. NEW BUSINESS****10.1 Local Trust Committee (LTC) Meeting Schedule - 2019**

The memo regarding potential 2019 Local Trust Committee meeting dates was discussed.

**GM-2018-079****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee schedule its regular business meetings on the following dates in 2019: January 31, March 21, May 2, June 13, July 25, October 10, and November 21.

**CARRIED****10.2 Incorporating the Regional Conservation Plan into Land Use Planning**

A briefing regarding incorporating the Regional Conservation Plan into land use planning was received. Discussion ensued on standing resolutions.

Trustee Rogers remarked that he would forward to the Local Trustees examples of standing resolutions from other Local Trust Committees for discussion at the next meeting on using standing resolutions as a tool.

The Island Planner noted that staff would put a clause in project charters that have as an exclusive objective of incorporating the Regional Conservation Plan.

**10.3 Coastal Douglas-fir & Associated Ecosystems Toolkit**

<http://www.islandstrust.bc.ca/media/346674/cdf-toolkit-final-web.pdf>

The staff report on the Coastal Douglas-fir & Associated Ecosystems Toolkit was received.

**10.4 Howe Sound Community Forum's Ocean Watch Task Force**

<http://oceanwatch.ca/howesound/>

The information package and the invitation to continue Local Trust Committee participation in the Ocean Watch Task Force were discussed.

**GM-2018-080**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee support the work of the Ocean Watch Task Force by continuing to provide trustee support to the monthly meeting.

**CARRIED**

**GM-2018-081**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee indicate its willingness to host a Howe Sound Community Forum meeting in the calendar year 2019 and explore the mechanisms to fund that.

**CARRIED**

**11. REPORTS****11.1 Trustee Reports**

Trustee Stamford reported on the following:

- Sent out a written report prior to the meeting.
- Will report on the Islands Trust Conservancy later in the meeting.

Trustee Rogers reported on the following:

- Attended the recent meeting of the Executive Committee. At the meeting, trustees agreed to two items to go to the Association of Vancouver Island and Coastal Communities (AVICC):
  - Using tickets to enforce Development Permit Areas, and
  - Including marine issues in cumulative effects assessments.
- Reminded the other trustees to keep in mind that this is a Stewardship Award year, with a deadline in May for nominations.

**11.2 Chair's Report**

Chair Fast reported on the following:

- Attended a meeting with elected representatives from the San Juan Islands earlier in the week, where topics of discussion included:
  - A killer whale report by the Southern Resident Orca Task Force;
  - Cannabis regulation;
  - Climate issues; and
  - A look at collaboration with Islands Trust.

**11.3 Trust Conservancy Report dated September, 2018**

The Trust Conservancy Report dated September, 2018 was received. Trustee Stamford announced she had sent out the November 2018 report prior to the current meeting. The Trustee reported there was a recent Gambier reserve workshop to look at issues and to receive input of the Gambier Island Conservancy and Sunshine Coast Conservation Association.

**11.4 Electoral Area Director's Report**

Trustee Stamford reported on behalf of Area F Director, Mark Hiltz, that he now has an Alternate Director, Doug Marteinson. Sunshine Coast Regional District (SCRD) directors are early in the process of budget season, looking at \$315,000 for maintenance for the docks. There is still a need to schedule the SCR-Local Trust Committee protocol meeting.

**11.5 First Nations Activities**

Trustee Stamford reported she had been in contact with members of Squamish Council about the situation at New Brighton dock; there is interest by individual council members about what is happening with the dock. The Trustee planned to speak with Lisa Wilcox about meeting with other members regarding long-term goals.

**11.6 Applications Report dated December 4, 2018**

Received.

**11.7 Trustee and Local Expense Report dated September, 2018**

Received.

**11.8 Adopted Policies and Standing Resolutions**

Received.

**11.9 Local Trust Committee Webpage**

Trustee Rogers urged Chair Fast to post her profile to the LTC web page.

**12. WORK PROGRAM****12.1 List of Top Priorities**

The List of Top Priorities dated December 4, 2018 was received.

**12.2 List of Projects**

The List of Projects dated December 4, 2018 was received.

**GM-2018-082****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee amend the Revised Project Charter endorsed June 2018 for the Gambier OCP Comprehensive Review to include the Coastal Douglas-fir and Associated Ecosystems Toolkit.

**CARRIED**

**GM-2018-083****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee amend the project Gambier LUB Review by adding review of shipping container regulations.

**CARRIED****GM-2018-084****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee move the items from the Gambier LUB Review under Projects and embed them into the Gambier OCP Comprehensive Review under Top Priorities.

**CARRIED****GM-2018-085****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee move from Projects: Development Approval Information Bylaw, Gambier Site-specific Water Zones, and Recreational Camp and Private Institutional Regulation Review, to Top Priorities number 2, Gambier OCP Comprehensive Review.

**CARRIED****13. CLOSED MEETING****13.1 Motion to Close the Meeting****GM-2018-086****It was MOVED and SECONDED**

by the Gambier Island Local Trust Committee that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (d) and (f) for the purpose of considering Adoption of In-Camera Minutes dated October 3, 2018 and Bylaw Enforcement.

**CARRIED**

The Local Trust Committee moved to closed meeting at 3:35 pm.

**13.2 Recall to Order**

Chair Fast recalled the meeting to order at 3:51 pm.

**13.3 Rise and Report**

Chair Fast reported that the Local Trust Committee resolved to provide Bylaw Enforcement staff with specific direction on no further enforcement action for file GM-BE-2018.01.

**14. UPCOMING MEETINGS****14.1 Next Regular Business Meeting scheduled for Thursday, January 31, 2019 (time and location to be announced)**

15. **ADJOURNMENT**

**By general consent** the meeting was adjourned at 3:52 pm.

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Sue Ellen Fast, Chair

Certified Correct:

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Diane Corbett, Recorder

DRAFT



## Follow Up Action Report

### Gambier Island

#### 27-Apr-2017

Activity	Responsibility	Target Date	Status
Staff to prepare written communication materials for distribution to Gambier Island residents regarding the adoption of Bylaws 140 and 141. Update: pending DPA 3 minor amendments	Sonja Zupanec	31-Aug-2017	On Going

#### 08-Mar-2018

Activity	Responsibility	Target Date	Status
Request staff to Defer consideration of #2 re First Nations assessment for Keats Island and bring it back to the LTC for a fall 2018 meeting.	Jaime Dubyna	18-Apr-2018	Done

#### 19-Apr-2018

Activity	Responsibility	Target Date	Status
LTC requests staff to coordinate a meeting with Trustees and MOTI Sechelt branch staff before October 2018.	Sonja Zupanec Wil Cottingham		On Going

#### 28-Jun-2018

Activity	Responsibility	Target Date	Status
Gambier Official Community Plan Comprehensive Review Project: -post revised, endorsed project charter to project website with June 2018 staff report -prepare budget work plan for Director's approval -notify LTC of status of budget approval and commence Phase 1 work. -incorporate Howe Sound Sustainable Development Framework (ie goals)	Sonja Zupanec		On Going

## Follow Up Action Report

### 03-Oct-2018

Activity	Responsibility	Target Date	Status
SCRD Water Sourcing Policy: LTC requests staff to investigate the existence of a water pipe to any Associated Islands for the purposes of the responding to the SCR D water sourcing policy on potential impacts.	Sonja Zupanec		On Going
LTC resolution requesting a Bylaw Enforcement update on November 15th, 2018.	Miles Drew		Done
LTC resolution requesting staff close the Keats Shoreline Protection project community questionnaire on Wednesday October 17, 2018. Staff to prepare a report summarizing results and options for next steps.	Jaime Dubyna		Done

### 13-Dec-2018

Activity	Responsibility	Target Date	Status
GM-DVP-2018.1 LTC denied issuance of the DVP. Notify applicant, update applications log and close file.	Sonja Zupanec Penny Hawley		Done
GM-DP-2018.1 LTC issued DP as amended - permit condition 3.3.3 to require silt fence to be installed prior to lot clearing. See minutes for resolution wording.	Becky McErlean Jaime Dubyna		Done
Gambier RAR implementation: Trustee Stamford to reply to APC; Staff to schedule a webinar and CIM and prepare a mail out package for Trustee review/comment. Update project charter and post to web.	Sonja Zupanec Wil Cottingham		On Going
LTC endorsed 2019 meeting dates as presented.	Wil Cottingham		Done



## Follow Up Action Report

Amend project charter for the Gambier OCP review project to include implementation of the coastal Douglas-fir and associated ecosystems toolkit and development of a DAI bylaw.

Sonja Zupanec

Done

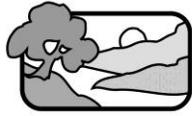
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Bring forward a revised project charter for the Gambier OCP review to address LTC request (Dec 2018) to take projects on the projects list related to Gambier and add to OCP review project - including review of shipping container regulations; DAI for Gambier; review of water zones and recreational/institution zones. As these are part of a comprehensive LUB review, the current OCP project charter does not include a LUB review and would need to be expanded.

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Sonja Zupanec

On Going



DATE OF MEETING: January 31, 2019  
TO: Gambier Island Local Trust Committee  
FROM: Jaime Dubyna, Planner 1  
Sonja Zupanec, Island Planner  
Northern Team  
SUBJECT: Keats Island Shoreline Protection Project

## RECOMMENDATION

1. That the Gambier Island Local Trust Committee endorse the 'Keats Island Shoreline Protection Project Phase 2' Project Charter v.1 dated January 2019.
2. That the Gambier Island Local Trust Committee deem 'Phase 1' of the Keats Island Shoreline Protection Project to be complete and amend the Top Priorities item to read, "Keats Island Shoreline Protection Project Phase 2".
3. That the Gambier Island Local Trust Committee request staff to prepare a work plan and budget for the Keats Island Shoreline Protection Project – Phase 2, and request funding confirmation for the 2018/19 and 2019/20 fiscal years.
4. That the Gambier Island Local Trust Committee endorse the 'Terms of Reference' dated January 2019 for the 'Keats Island Shoreline Protection Working Group' and request that staff solicit expressions of interest for volunteer members from the following:
  - a) Skwxwú7mesh / Squamish Nation
  - b) Tseil-Waututh Nation
  - c) xʷməθkʷəy̓əm / Musqueam First Nation
  - d) Keats Island Conservation Group
  - e) Sunshine Coast Conservation Association
  - f) Keats Island Leaseholders Association
  - g) Eastbourne Community Association

## REPORT SUMMARY

This report summarizes 'Phase 1' of the Keats Island Shoreline Protection project, now substantially complete, and recommends the Gambier Island Local Trust Committee (LTC) endorse a 'Phase 2' project charter and establish a Keats Island shoreline protection working group to help guide the project.

## BACKGROUND

At the February 2, 2017 regular business meeting, the LTC passed a resolution requesting staff to prepare a report regarding the legislative options available to the LTC specifically related to docks that affect identified sensitive ecosystems, or properties that have road access. Upon receipt of a [staff report](#) at the July 27, 2017

regular business meeting, the LTC placed “Keats Island OCP/LUB Amendments” on its Top Priorities List with the specified activity, “amending policies and regulations for docks and other foreshore development”.

The [Phase 1 project charter](#) was endorsed by the LTC in April 2018, and has been available on the project website throughout the duration of the project work.

A community questionnaire was conducted during 2018 and a summary of findings from this consultation is included in this report.

The questionnaire was finalized and endorsed by the LTC and distributed by mail on July 19, 2018 to property owners and residents on Keats Island. The questionnaire was made available online through Survey Monkey on July 19, 2018 and closed on October 17, 2018. Paper copies were also available at community information meetings (CIM) held on July 26, 2018 on Keats Island, and October 3, 2018 in West Vancouver.

Staff note that there is one outstanding resolution from 2018, as follows:

**GM-2018-024**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee defer Recommendation No. 2 from the Staff Report of March 8, 2018, and that it be referred back to the Local Trust Committee at a fall meeting in 2018.

**CARRIED**

This resolution referred to a staff recommendation for the LTC to explore the potential for a comprehensive archaeological overview or impact assessment being conducted for Keats Island. Staff is not recommending this approach as part of Phase 1 or Phase 2 of this project. Instead, First Nation representation in a specialized working group to support Phase 2 of the shoreline protection project is discussed later in this staff report.

## **ANALYSIS**

### **Consultation**

#### ***Summary from Community Questionnaire***

The following is a summary of the community questionnaire responses:

- 165 responses (142 online, 23 paper copies)
- 43% of respondents support enhancing policies and regulations to increase protection of marine and shoreline areas; while 30% oppose enhancing policies and regulations
- Respondents ranked recreational opportunities, sensitive ecosystems, protected and/or undisturbed areas, and maintaining public access to the foreshore, highest as environmental and cultural values
- Over 60% of respondents consider the current level of foreshore development and the current number of docks in the marine areas of Keats Island to be “about right”
- Respondents ranked shared or community docks, waterfront accessibility (i.e. ramps, stairs), and protection from shoreline erosion, highest as private land-related values
- 78% of respondents identified as part-time or seasonal residents.

General themes from the written comments on the questionnaires included:

- Maintaining shoreline access;
- Maintaining access to privately owned waterfront lots;
- Protecting and formalizing existing docks and shoreline structures;

- Protecting property and/or development from erosion, sea level rise, storm surge, etc.;
- Interest in shared (communal, cooperative) docking facilities;
- Focusing regulation and/or enforcement on unauthorized structures along the shoreline, particularly in low bank, beach areas;
- Interest in updating regulations for new development, including docks; and
- Interest in and support for volunteer stewardship.

Full results of the questionnaire can be found in Attachment 1 of this report.

### ***Summary from Community Information Meetings***

Staff presentations at both CIMs identified important shoreline features and functions, sensitive ecosystems, eelgrass beds, rockfish and forage fish habitats. Staff provided an overview of options for policy and regulatory changes as well as voluntary stewardship opportunities to protect shoreline function and integrity.

Generally, CIM attendees expressed concern about existing structures such as seawalls and docks, and whether removal would be required or legal non-conforming status would be granted; the role of the Islands Trust during the permitting process for docks; and, whether this project is restricted to Keats Island, or will include other islands in the Islands Trust or the Province.

There was general support for waterfront property owners having private docks; protecting certain waterfront areas, such as intertidal areas; reviewing bylaws to ensure they are relevant; encouraging shared docks; requiring new structures to be less impactful; and, for protecting “what is left”.

Minutes from the CIMs can be found in Attachments 2 and 3.

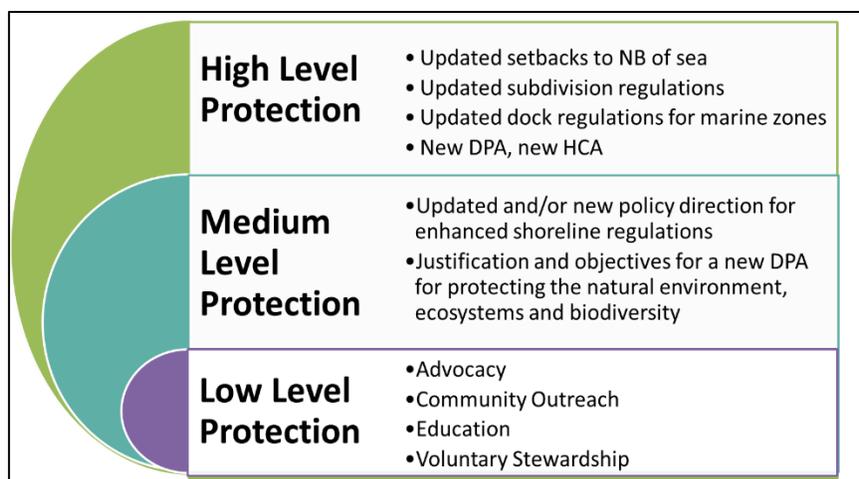
### ***Completion of Phase 1 Keats Island Shoreline Protection Project***

The objectives and in-scope activities of the [Phase 1 Project Charter](#) have been substantially completed. Community consultation undertaken in ‘Phase 1’ confirmed several community values and concerns related to foreshore development and regulation on Keats Island which inform the scope of potential Phase 2 review topics. The project charter activities which were not completed during this phase of the project included solicitation of First Nations input regarding shoreline values on Keats Island and holding a First Nations community event on Keats Island. Staff has had discussions with the Islands Trust Senior Intergovernmental Policy Advisor (SIPA) about Skwxwú7mesh / Squamish and Tsleil-Waututh Nations’ interests in informing policy and regulatory changes for Keats Island as they pertain to marine and shoreline protection. Staff has learned that Skwxwú7mesh / Squamish Nation is currently working on a Marine Use Plan that incorporates the marine area adjacent to Keats Island and has completed a comprehensive archaeological assessment of the island. The xʷməθkʷəyəm / Musqueam First Nation has asserted interests in the entirety of Alt’Kitsem / Howe Sound. A second phase of this project should include working with the SIPA and reaching out to the First Nations to request input to ensure the LTC project is informed by the land and marine planning efforts currently underway by the Nations.

Staff recommend that the LTC deem Phase 1 of the project to be completed and that the incorporation of First Nations input be prioritized in Phase 2 through the use of a targeted working group, described later in this staff report.

### ***Phase 2 Keats Island Shoreline Protection Project***

Building on the work completed in Phase 1, the LTC has a range of options available to advance a second phase of the project in order to address high, medium and/or low level shoreline protection measures as outlined in Figure 1.



**Figure 1. Shoreline Protection Tools Available to the LTC.**

Staff have prepared a draft project charter (Attachment 4) for LTC consideration that focuses on high and medium level shoreline protection. Draft objectives include significant First Nations involvement to ensure any changes to policies and regulations are consistent with the objectives of the draft Marine Use Plan, cumulative effects study in the Alt-Kitsem / Howe Sound and First Nations archaeological assessments.

***Working Group and Draft Terms of Reference***

Pursuant to the [Advisory Planning Commission Bylaw No. 150](#), an Advisory Planning Commission (APC) can be established by the LTC to provide advice to the LTC on land use planning matters. Two thirds of the members must be residents of the electoral area as defined by the *Local Government Act*. On Keats Island there are few title holders who meet the definition of ‘resident’. Staff is recommending that the LTC instead consider establishing a ‘Working Group’ to provide the LTC with advice and recommendations on the second phase of a Keats Island Shoreline Protection Project.

A draft ‘Terms of Reference’ (TOR) has been prepared (Attachment 5) should the LTC choose to advance the staff recommendation to solicit broad community representation with specified terms and scope of work for the members for the duration of the project. Invitations to participate should be sent to Skwxwú7mesh / Squamish, Tsleil-Waututh, and xʷməθkʷəy̓əm / Musqueam First Nations to solicit input on draft policy and regulations and ensure consistency with land and marine use planning being undertaken by the Nations. Invitations for expressions of interest to be appointed to the working group should be sent to the Keats Island Conservation Group, Sunshine Coast Conservation Association, Keats Island Leaseholder Association (DL696), and Eastbourne Community Association.

**Rationale for Recommendation**

Staff recommend the LTC endorse the new project charter and establish a working group in order to support advancement of this Phase 2 project. The working group can guide the review of draft policies and regulations pursuant to an endorsed terms of reference. Staff recommend representation from First Nations, community agencies and organizations as per the staff recommendation, included on Page 1 of the report.

## ALTERNATIVES

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

**1. Expand the list of agencies or community groups and request expressions of interest for a Shoreline Protection Working Group.**

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

**2. Amend the draft Terms of Reference for a Shoreline Protection Working Group.**

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

## NEXT STEPS

If the LTC concurs with the recommendations, a workplan will be submitted to the Director of Administrative Services to request budget approval for the current and next fiscal year. Upon confirmation of budget approval, staff will work with the SIPA to send invitations to Skwxwú7mesh /Squamish Nation, xʷməθkʷəy̓əm / Musqueam First Nation, and Tseil-Waututh Nation to participate in the working group. Staff will also contact the identified community groups to solicit expressions of interest to be appointed to the working group. The LTC can consider appointments during a closed session of the next regularly scheduled business meeting on March 21, 2019.

Submitted By:	Jaime Dubyna, MSc.Pl., Planner 1 Sonja Zupanec, MCIP, RPP, Island Planner	January 15, 2019
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	January 15, 2019

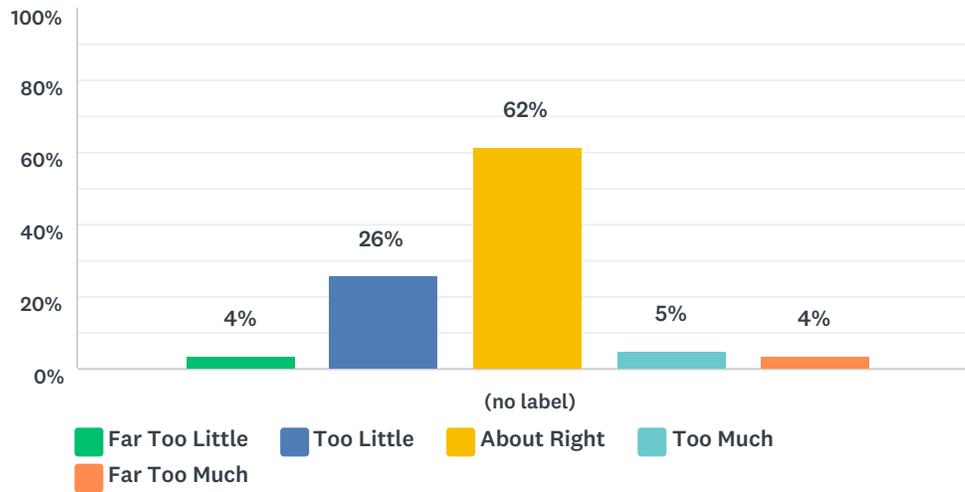
## ATTACHMENTS

1. Attachment 1 – Phase 1 Community Questionnaire Results
2. Attachment 2 – CIM Minutes – July 26, 2018 (adopted October 3, 2018)
3. Attachment 3 – CIM Minutes – October 3, 2018 (adopted December 13, 2018)
4. Attachment 4 – Phase 2 Draft Project Charter – January 2019
5. Attachment 5 – Draft Terms of Reference – Keats Shoreline Protection Working Group

Attachment 1

## Q1 Would you say the current level of foreshore development (including stairs, walkways, retaining walls and other similar structures) on Keats Islands is:

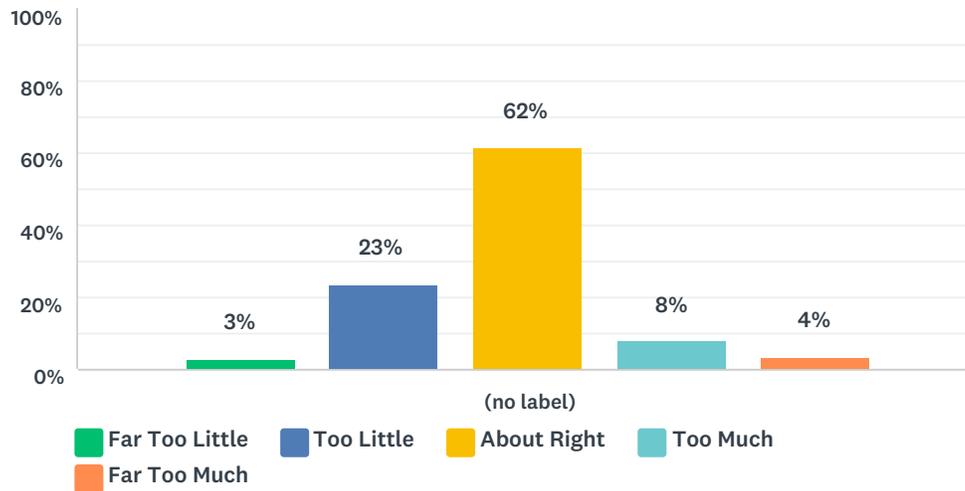
Answered: 164 Skipped: 1



	FAR TOO LITTLE	TOO LITTLE	ABOUT RIGHT	TOO MUCH	FAR TOO MUCH	TOTAL	WEIGHTED AVERAGE
(no label)	4%	26%	62%	5%	4%	164	1.00
	6	43	101	8	6		

## Q2 Would you say the number of docks in the marine areas of Keats Island is:

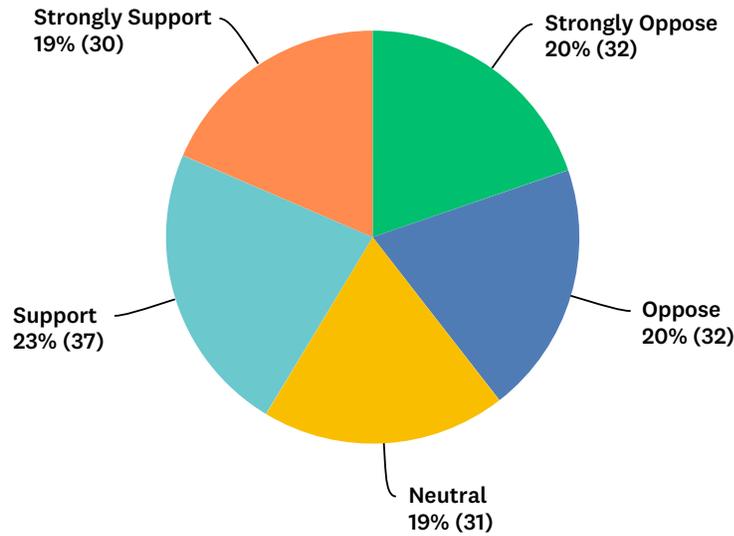
Answered: 162 Skipped: 3



	FAR TOO LITTLE	TOO LITTLE	ABOUT RIGHT	TOO MUCH	FAR TOO MUCH	TOTAL	WEIGHTED AVERAGE
(no label)	3%	23%	62%	8%	4%	162	1.00
	5	38	100	13	6		

### Q3 Currently, the Keats Island OCP includes policy language to limit docks to existing and water access only lots. Are you in support of limiting private docks to 'water access only' lots?

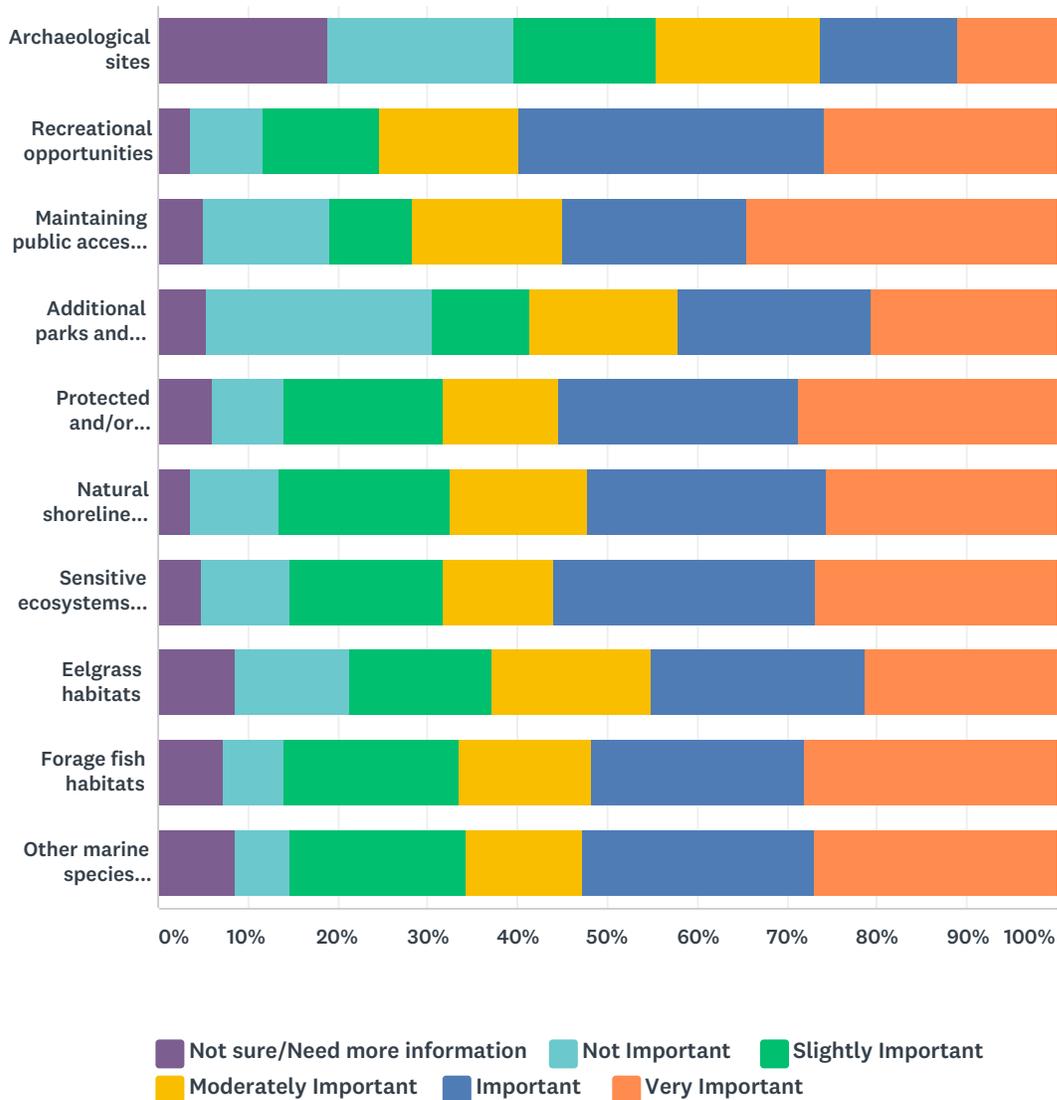
Answered: 162 Skipped: 3



	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	20% 32	20% 32	19% 31	23% 37	19% 30	162	1.00

### Q4 In considering shoreline protection on Keats Island, how important are the following environmental and cultural values to you?

Answered: 164 Skipped: 1

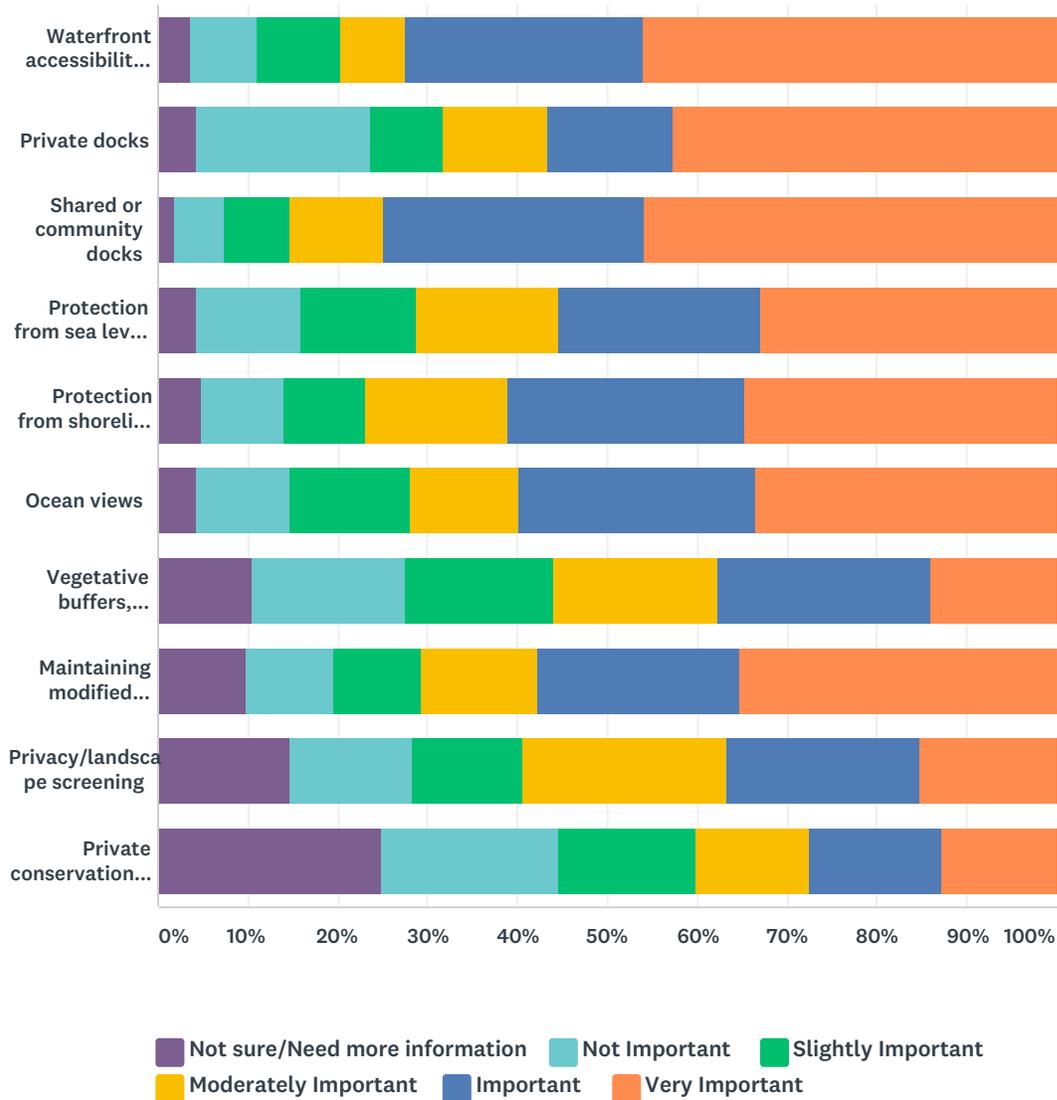


	NOT SURE/NEED MORE INFORMATION	NOT IMPORTANT	SLIGHTLY IMPORTANT	MODERATELY IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL
Archaeological sites	19% 31	21% 34	16% 26	18% 30	15% 25	11% 18	164
Recreational opportunities	4% 6	8% 13	13% 21	15% 25	34% 55	26% 42	162
Maintaining public access to the foreshore	5% 8	14% 23	9% 15	17% 27	20% 33	35% 56	162
Additional parks and Protected Marine Areas	5% 9	25% 41	11% 18	16% 27	21% 35	21% 34	164

Protected and/or undisturbed natural areas	6% 10	8% 13	18% 29	13% 21	27% 44	29% 47	164
Natural shoreline vegetation	4% 6	10% 16	19% 31	15% 25	26% 43	26% 42	163
Sensitive ecosystems (incl. Coastal Bluffs)	5% 8	10% 16	17% 28	12% 20	29% 48	27% 44	164
Eelgrass habitats	9% 14	13% 21	16% 26	18% 29	24% 39	21% 35	164
Forage fish habitats	7% 12	7% 11	20% 32	15% 24	24% 39	28% 46	164
Other marine species habitats	9% 14	6% 10	20% 32	13% 21	26% 42	27% 44	163

### Q5 How important are the following private land-related values to you?

Answered: 164 Skipped: 1

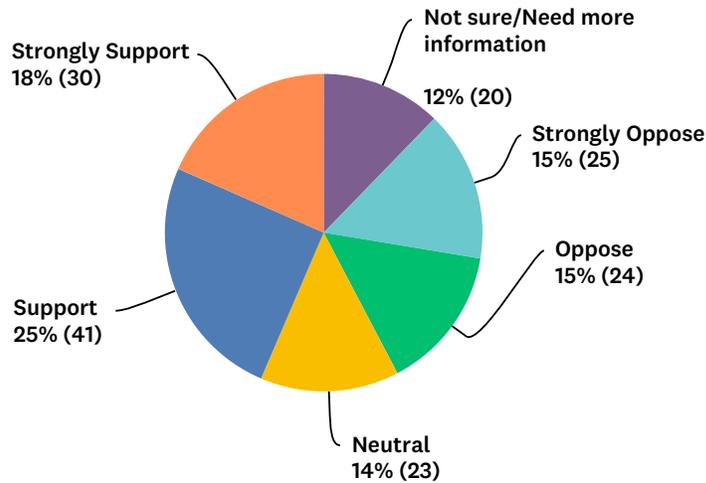


	NOT SURE/NEED MORE INFORMATION	NOT IMPORTANT	SLIGHTLY IMPORTANT	MODERATELY IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL
Waterfront accessibility (i.e. ramps, stairs)	3.68% 6	7.36% 12	9.20% 15	7.36% 12	26.38% 43	46.01% 75	163
Private docks	4.27% 7	19.51% 32	7.93% 13	11.59% 19	14.02% 23	42.68% 70	164
Shared or community docks	1.84% 3	5.52% 9	7.36% 12	10.43% 17	28.83% 47	46.01% 75	163
Protection from sea level rise/storm surges	4.27% 7	11.59% 19	12.80% 21	15.85% 26	22.56% 37	32.93% 54	164
Protection from shoreline erosion	4.88% 8	9.15% 15	9.15% 15	15.85% 26	26.22% 43	34.76% 57	164

Ocean views	4.27% 7	10.37% 17	13.41% 22	12.20% 20	26.22% 43	33.54% 55	164
Vegetative buffers, natural shorelines on private property	10.37% 17	17.07% 28	16.46% 27	18.29% 30	23.78% 39	14.02% 23	164
Maintaining modified shorelines and existing seawalls	9.76% 16	9.76% 16	9.76% 16	12.80% 21	22.56% 37	35.37% 58	164
Privacy/landscape screening	14.72% 24	13.50% 22	12.27% 20	22.70% 37	21.47% 35	15.34% 25	163
Private conservation covenants along the shoreline	25.00% 41	19.51% 32	15.24% 25	12.80% 21	14.63% 24	12.80% 21	164

## Q6 Do you support enhancing policies and regulations to increase protection of Keats Island's marine and shoreline areas?

Answered: 163 Skipped: 2



	NOT SURE/NEED MORE INFORMATION	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	12% 20	15% 25	15% 24	14% 23	25% 41	18% 30	163	1.00

1)

## Q7 Do you have specific concerns about the use and development of Keats Island shorelines that have not been mentioned? Please describe:

Answered: 61 Skipped: 104

#	RESPONSES	DATE
1	Foreshore is important, questions are very slanted. To drive a pilling into eel grass habitat is no problem.	10/22/2018 12:02 PM
2	My concern is that Islands Trust are trying to kill off residential and recreational use of Keats Island	10/8/2018 10:04 AM
3	Existing docks should be grandfathered, docks are necessary for private property access	10/5/2018 4:50 PM
4	I feel the existing regulations are adequate. I've never heard this issue come up before this was presented by the islands trust.	10/5/2018 1:36 PM
5	I feel that there is a push to have more docks on the island, and depending on the situation and where it is at it may become very cluttered and over crowded, as we see at Keats Camp and in some ways what is starting to happen at Eastbourne. I would like to see more green space on Keats, there is a push for more development and bigger cottages, the island can only sustain so much.	10/4/2018 11:09 AM
6	Existing structures should be grandfathered. Private owners should be able to protect and use their land. This is a water-access island so that should remain a consideration. Eelgrass moves and integrates continuously in our area. Boats dumping.	10/4/2018 9:53 AM
7	no.I'm not interested in more regulations by people who live elsewhere (ex Gambier) or have nothing better to do than impose their ideas on the rest of us who live and enjoy Keats.An example of this was a dock built in our bay which had to be much longer to protect some eel grass and has consequently become an eyesore to rest of the people in the bay.The bay has crab all over it so to build a dock much larger to protect some eel grass close to the shore was ridiculous.	10/3/2018 12:48 PM
8	I did not buy a boat and oceanfront so I can have no access to the ocean out in front of me and keep my boat tied up a mile away in a communal dock. Yes enviro building practice must be used but you need to step back and stop telling people what they can and can not do on there property. We have a beautiful ocean and there are many avid boaters. If they want to build a dock let them... the small fish hide under the dock for protection from birds. The big fish eat the small fish. As far as the arc archeological servey. I'm on rock. Solid rock and have been over every inch of it over my time at keats. I find the odd rusty old nail but nothing that was before our time and our family has been there for close to 80 years. Yes people were here before us and there maybe traces of it. I don't see the point covering every inch of shoreline to find a small trace of there existence.. we know they were here... they left articles and traces behind AS MOST CAMPERS DO... if the Squamish band want to come take a walk around my property and see if there's any artifacts. They are welcome to. The fact that we need to pay for a survey were no actual survey of my property actually happened is highway robbery..	9/26/2018 10:12 AM
9	I believe we should be able to have a dock installed in front of our waterfront property going through the proper channels as we are now. We need water access to our property.	9/24/2018 9:10 AM
10	People buy waterfront properties for recreational purposes and they expect that they should be able to access the water for recreational purposes such as boating, swimming, etc. Limiting a person from putting in appropriate access to the water for waterfront activities because they have road access to another area defeats the whole purpose of having waterfront property. We have 16 foot tides on Keats so easy access to the water is not always feasible without a dock. The existing types of dock structures on Keats is appropriate for the intended use of the property	9/23/2018 11:55 AM
11	No	9/20/2018 8:13 PM
12	I think I preferred it years ago, when families were left alone to develop their properties and shorelines. These old properties are some of the nicest, in my opinion.	9/20/2018 1:50 PM
13	Due to rising sea waters high tides and storm surge, seawalls and shoreline protection is essential for the protection and preservation of existing waterfront homes.	9/20/2018 1:43 PM

14	More public easy access of small non-motorized boats (kayaks, canoes, row boats). Easy access at Eastbourne and Keats Landing where cars can unload and a small walk-in dock for boat access without crashing kayak onto rocks. Car parking to be limited.	9/20/2018 1:40 PM
15	Safer walkways: 1) Good stairs 2) Roots removed on the West Beach access. Short paved walkway up the steep hill from Eastborne dock.	9/20/2018 1:35 PM
16	██████████ if District Lot 876 also known as Managed Forest #0472 and ██████████ District Lot 1829 which is also managed for timber, having a log dump site is of utmost importance. ██████████ ██████████ of District Lot 1469 and ██████████ Log Dump site License #238678, LBF:2404242	9/20/2018 1:01 PM
17	People should not be able to use erosion as an excuse to put up unauthorized seawalls - these actions not only affect other owners on those beaches, but more importantly, the natural process of the ocean. Septic fields and systems should be well back from the natural boundary of the sea.	9/12/2018 7:02 PM
18	No	9/9/2018 10:40 PM
19	Speed of marine boats causing wake erosion on the shorelines. We need more ability to enhance items such as retaining walls etc. to ensure buildings etc. don't slide into water.	9/9/2018 6:00 PM
20	The marine infrastructure does not include any public and/or cooperative infrastructure for those Keats landowners without waterfront access to have boat docking/morning services. This means that personal recreational and transportation boating opportunities for "inland" Islanders are either precluded, or only accessible by further adding to the high number of private moorages. The answer is to provide communal, cooperative or shared facilities meets demand while controlling it mitigating impacts on the marine environment and reduces overall expenditures. Note, the one existing docking facility connected to a public resource on the island, at Keats Landing, is exclusive to the discretion of a private leaseholder.	9/9/2018 10:37 AM
21	I have strong concerns that well-intentioned shore preservation concerns will be used to impose what amounts to retroactive regulation of longstanding shoreline use by Keats residents.	9/3/2018 7:39 AM
22	There is private water front development east of pebble beach that is totally non-compliant with any regulations and monitoring. Yet the island trust does nothing about it and imposes onerous requirements on DL 696 just to change the ownership registrations on development that has been in place prior the existence of the Islands Trust. Priorities seem to be out of place to be pursuing this kind of survey.	8/30/2018 9:22 PM
23	None	8/29/2018 9:04 PM
24	As a water only access island all private property owners have, and should retain, the right to construct a private dock in front of their property. Substantial marine environments are very well preserved, nearly the entire foreshore from Sandy Beach through Salmon Rock and east to the Eastborne community remains in its natural state. Plumpers Cove marine park is well preserved as is the majority of the foreshore in front of private property. Public access to the foreshore is excellent through parks and land based public access points. With very few exceptions, the shoreline at Keats has been very well looked after and use very well balanced given the need for access to the island by boat.	8/29/2018 7:42 AM
25	We would be concerned if there were additional public wharfs or access structures permitted. The government wharf at Keats Landing and the mooring buoy at Sandy Beach are sufficient. it would be wrong to allow any moorage or docking at Salmon Rock or vicinity. Current access by trail is sufficient.	8/28/2018 8:23 PM
26	Everything is fine as it is. the only issue really is the effect of wakes from large vessels and in particular, the Stormaway. Islands Trust cannot do anything about that. limiting Docks simply makes for more conflict at the two public docks, that is a very stupid idea.	8/28/2018 6:52 PM
27	reason should be the priority. We have been told our temporary dock is a navigation hazard. This is ridiculous given the reefs and rocks which would interfere with any navigation near the dock except small vessels	8/28/2018 3:19 PM
28	Large trees that are tilting naturally toward the ocean, and are pulling away the bank, if they eventually go down by themselves they take huge amounts of the banks with them, causing increased erosion. They should be culled.	8/28/2018 3:06 PM
29	Ni	8/28/2018 2:38 PM

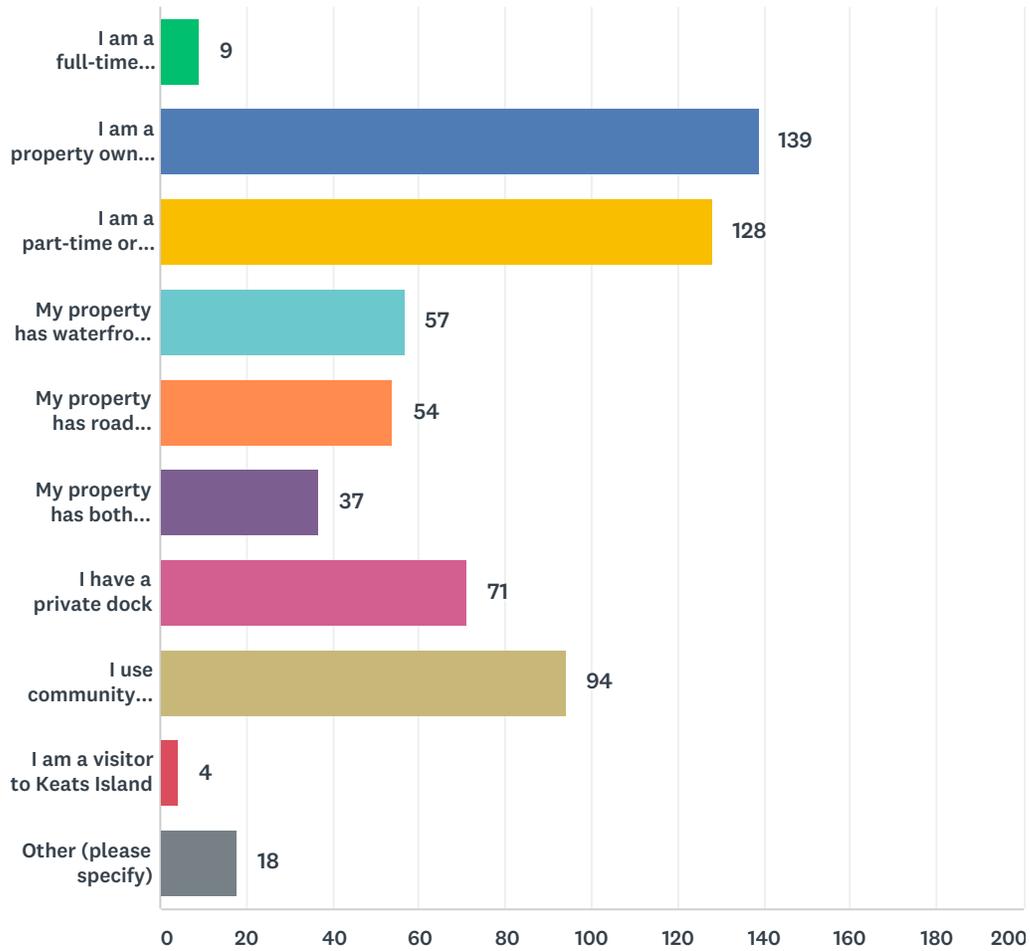
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30	"Road access" to some lots (such as in Plumper Cove) formally exists, but is useless for access, since it is over 1 km away from the houses over rugged terrain. I strongly oppose any restriction on docks for such lots. Moreover, road access only to <u>any</u> lot is not reasonable without regular car ferry service to Keats Island.	8/22/2018 10:35 PM
31	I feel that existing docks and walls etc need to be retained, but am happy to limit future docks etc. I am also interested in information about how to voluntarily return part of my property to more natural conditions. What I really care about is making plumper cove a no-dump zone (it's disgusting the way old boats just pump their waste directly into the bay and it cannot possibly be good for the environment), removing the floating garbage that people anchor in the bay to sink with who knows what toxic chemicals aboard (to be clear I have no problem at all with the log boomers and the occasional barge with crane that moor in the bay - they are going concerns and not garbage), and ongoing access via lovely woodland trails to the existing natural areas on the island such as salmon rock, the peak, pebble beach etc. I would also just like to say that we are residents since 1938 and love the land and the ocean, totally happy to do reasonable things to sustain fish, crabs, plants, forest etc and to respect archaeological sites, but what my grandparents did is done and not easily undone.	8/22/2018 5:32 PM
32	I feel there is far too many toys and personal floatation objects left on the beach for long periods of time just people are too lazy to take their stuff back and forth to the beach. it is becoming an eye sore. People should not be allowed to leave their stuff on the beach. They should take it home. Also there are abandoned boats that have been on the beaches for a long time which are also eye sores and should be removed.	8/21/2018 1:36 PM
33	There needs to be more seawalls and protection against erosion and rising water levels.	8/13/2018 4:23 PM
34	No	8/13/2018 4:20 PM
35	no	8/13/2018 4:12 PM
36	Unregulated tree felling... often 20-30 m trees felled to establish a view corridor... some awful examples are seen at Andys beach, Keats, and near cotton point (east side). Really irresponsible and selfish. Thinning, limb windowing are sufficient and actually look nice to look through and make a nicer view (having a foreground to look at and not just water and mountain distant view).	8/13/2018 9:53 AM
37	I believe one persons personal agenda has become a priority. Trying to dictate what owners do on Keats island ONLY (and not the rest of islands trust areas) is unacceptable and discriminatory	8/10/2018 1:51 AM
38	In my opinion the Island's Trust should not be spending their time, money and energy on this study. There are much more important efforts for the IT to spend their efforts... this shouldn't be anywhere near the top of the IT's priority list.	8/9/2018 8:53 PM
39	I have a concern regarding boats dumping in the Plumpers Cove and a concern about boats and businesses using Plumpers Cove as a permanent mooring.	8/9/2018 8:12 PM
40	no	8/9/2018 4:20 PM
41	Concern: Too many policies and regulations will turn this recreational retreat into a complicated city type community. Let's keep them light and to a minimum, so the place is fun to visit. Don't forget the present users of the public dock can't even stick to a simple dock use plan.	8/2/2018 4:38 PM
42	Not sure with some of the language in the survey but it is very important to us that we have the right to protect our homes and properties from falling into the ocean due to erosion. We need to be able to put up revetements to protect our home and property	8/2/2018 3:54 PM
43	No	7/30/2018 10:07 AM
44	Good and adequate protections currently in place no need for more. People with waterfront if they can without damage to the environment should be able to have docks. Not that many non serviced lots available for docks.	7/30/2018 8:53 AM
45	Not too much development	7/29/2018 11:47 AM
46	Much more information as to what is proposed is needed before informed comments can be made.	7/29/2018 7:54 AM
47	Large private docks that potentially change shoreline and / or have potential negative impacts (i.e. styrofoam degradation and release) are not acceptable. With relatively low land values, and an increasing scarcity of undeveloped shorelines, it would be great to purchase and protect important areas as we can on Keats. Building a dock - which intrude onto foreshore and waterlots that are public domain - is a very specific privilege, and not a right.	7/26/2018 6:50 PM

48	please advise how any measures can be policed if they are implemented. steep lots on waterfront are difficult to access. emergency access DEPENDS on more docks and ramps - firefighting / emergency access etc	7/26/2018 1:19 PM
49	I believe that ALL of the shoreline should be available for public use.	7/26/2018 10:11 AM
50	none	7/25/2018 3:18 PM
51	We need a public marina at Keats Landing.	7/24/2018 7:24 PM
52	none at this time	7/24/2018 12:30 PM
53	Would like to have development of a new dock to support the ten acre land owners whilst doing as little environmental damage as possible.	7/23/2018 2:56 PM
54	too many private docks and no plans to build community access docks	7/21/2018 4:51 PM
55	Development must be done in a way that is sustainable for the environment. There should not be a blanket ban on new development. There is no reason an engineered solution could not be found in most cases that would not impact the environment. More oversight, not a ban is what is needed. The current situation with the wharf in eastbourne makes it difficult to use or unusable all together due to misuse. Other options are still needed.	7/21/2018 6:57 AM
56	losing public access/and the development of land to shoreline above and around Pebble Beach concerns me.	7/20/2018 1:06 PM
57	Shoreline development close to the most publicly used beaches. Better public access to beaches (Andy's Beach). Maintenance of existing stairways (Laurel).	7/20/2018 9:52 AM
58	None	7/20/2018 9:39 AM
59	No	7/20/2018 6:10 AM
60	Numbers and placement of private boat moorages. It seems that anyone can place a moorages almost anywhere and there are no limit on numbers to protect views, swimming and other recreation.	7/19/2018 7:12 PM
61	no	7/19/2018 12:51 PM

### Q8 Please select all of the following statement/s which apply to you:

Answered: 164 Skipped: 1



ANSWER CHOICES	RESPONSES	
I am a full-time resident on Keats Island	5%	9
I am a property owner on Keats Island	85%	139
I am a part-time or seasonal resident on Keats Island	78%	128
My property has waterfront access only	35%	57
My property has road frontage access only	33%	54
My property has both waterfront and road access	23%	37
I have a private dock	43%	71
I use community dock/wharf facilities	57%	94
I am a visitor to Keats Island	2%	4
Other (please specify)	11%	18
Total Respondents: 164		

1)

## Q9 Please provide any additional comments or questions you have about 'Phase 1' of the Keats Island Shoreline Protection project:

Answered: 47 Skipped: 118

#	RESPONSES	DATE
1	When politics get involved, common sense is lost.	10/22/2018 12:02 PM
2	I feel that the impact of the docks is minimal given the small scale of almost all the installations. Attention should be focused on the beach, reef and low bank areas re: illegal and substandard walls, illegal and substandard septic (nonseptic) systems. Proper enforcement of existing regulations could control these issues if they were to be properly and uniformly applied.	10/22/2018 11:58 AM
3	It would be a good idea to abandon this project	10/8/2018 10:04 AM
4	I feel it is a non-issue. There are very few places additional private docks can be built- the existing ones have not posed a problem for me or my family.	10/5/2018 1:36 PM
5	I thought the survey wasn't designed properly, that existing docks should be grandfathered, that this is an island and water access and recreational enjoyment of the water which includes docks, is key. My family has owned property on Keats island since the 1930's, and my family's property and legacy on the island is a large part of my personal identity. My family has a community on the island with other property owners who have also had family homes on the island since the 30's, and my relationships with these people are some of the most valuable in my life. I feel very strongly about the conservation of the island and it's natural beauty and ecosystems, however, I do not believe in any way that docks are the problem. My eyes the island is being overdeveloped, but by cabins, golf carts, roads, and cars. The construction of new docks ought to be limited, but existing docks are not a problem. In the case of my community in Plumper's cove, without our docks which have existed for generations, we don't really have access to our cabins without them. If we lose our ability to maintain our docks appropriately, we lose our ability to enjoy our family homes, communities, and traditions. My father lived in our home on Keats full time for a period, and without our dock that would not have been an option, as our dock provides us with accessibility to our property, especially during winter months. I strongly believe existing docks should be grandfathered in. I also think there is an equity issue in regards to placing restrictions on private docks. Taking a water taxi, or the stormaway and then hiking in from the landing, is not an accessible option for many peoples with disabilities, or the elderly. As my mother grow older, I want her to be able to enjoy our family home, just as her parents and grandparents did until their old age. When I am older, I hope that I too will be able to safely and comfortably access our home. I hope if any of my family members, or myself, become bound to a wheelchair, we will not be forced out of engaging with our family and community life at Keats due to restrictions placed on dock ownership. I do believe there are structural issues with the survey itself. It is vague in some areas, and is designed to elicit responses favourable to dock regulation. I feel as though when asking about my environmental concerns I am making a vote in favour of dock restrictions, which is an irresponsible way to asses the beliefs and values of residents who do care about environmental preservation on the island, but care also about accessibility, equity, family history, and their community on Keats which, because Keats is an island, requires the need/use of docks.	10/5/2018 9:02 AM
6	This is a timely and difficult task to undertake. We appreciate the efforts and work being done on this area. Our island paradise is at risk of becoming overrun and from the ocean not looking as natural or nice as it could be. My biggest fear is when or if Pebble Beach gets into the hands of development. We need to protect that shoreline, make it a marine park or protected 15 metres back...I foresee potential for major cabin/house development in that area.	10/4/2018 11:09 AM
7	Survey questions don't allow for neutral answers. Some things might be appropriate BUT only in some areas. There is not enough about balancing private interests. Wording of some questions seemed leading.	10/4/2018 9:53 AM
8	No boat sewage discharge zones should be established in Plumper Cove and other areas of Howe Sound and a way to limit derelict / liveaboard vessels from mooring in the the same areas. Mooring bouys should require permits and annual fees and be limited to the number allowed in any one area.	9/30/2018 3:56 PM

9	In order to protect water quality which, in turn, affects habitats etc., addressing the issue of boaters pumping out sewage into the bays, people putting down mooring buoys, and abandoned/derelict vessels should be addressed.	9/30/2018 3:23 PM
10	If people want to build a dock in an appropriate way so they can access the ocean. Let them build it. It seems the people who say "no" are people who don't want a dock or can't build a dock.. why should we let these people make decisions for others. If your concerned about the whales and fish.... let's look at it.. the whales are dying because of lack of fish. The fish are disappearing because we are over fishing. Not because a salmon is to tired to swim around a dock... My question is. WHOS CATCHING THE FISH. WHY DONT WE QUIT FISHING FOR 10 years... Everyone!!!! DO YOU THINK THAT WOULD MAKE A FAR BIGGER OF AN IMPACT. Farmed fish should be done on land in lines tanks and water filtered with byproduct disposed of appropriately... focus your efforts of bigger problems. Not the fact of a tree on someone's property or a new dock a year being built in an environmental way... Trees on rock don't grow a very secure root structure as the soil is quite shallow. Typically they grow fast as the un obscured sun exposure and we live in a very wet climate witch is optimal growing conditions... This allows trees to grow bigger then their root structures support. Add in the factor of wind WITCH IS A LARGE FACTOR BEING ON THE OCEAN. Now we have trees falling down.. If a home owner sees a potential hazard and does not want a tree to fall on his house LET HIM TAKE IT DOWN. WHY SHOULD WE NEED TO ASK YOU.... There are 11 cabins. 6 of those cabins have had trees fall down on them. All the 6 trees that fell down were on water front lots and fell on there own cabins or fell back on to cabins in the row behind waterfront... Have you taken that into consideration??? If someone wants a view of the beautiful ocean and there's a few trees on there property in the way. They have the right to remove them. If you want to make a rule that If you remove a tree you have to plant a tree that's reasonable. Then you will get a replacement tree being planted in a appropriate spot. They can prune and maintain a small tree to not impede there view. But a 160' tree growing on rock with thick foliage blocking everyone's view and is in danger of falling over taking out 3 homes with it should be able to be taken down with out questions or someone's opinion that may or may not even live on the island.	9/26/2018 10:12 AM
11	We have been scaling our rocky bluff property with our dinghy, food and supplies for years. We are now older and are not so agile. We require a safe and easier access to our waterfront property now. We do not have a vehicle like a lot of people on the island. I wonder what the impact of all the vehicles travelling on the island is?	9/24/2018 9:10 AM
12	We all want to protect the environment and maintain both the land and water around Keats but we should not lose site that these are basically recreational properties and there has to be a balance so that the properties can be used for their intended purpose. When we sit on our dock with our neighbors we see an abudunce of life in the water including schools of fish, seals, octopus, starfish kelp, mussels etc and the environment seems to be doing very well under the current conditions.	9/23/2018 11:55 AM
13	Satisfied with current policies and regulations	9/20/2018 8:13 PM
14	Additional info (not shoreline) More access possibilities for small business ventures where willingness to have it. Eg, groceries for summertime at least or for extended times; maybe fuel; B&B's with limits; maybe limited transportation abilities when Eastbourne Ferry Services are unavailable because of weather.	9/20/2018 1:40 PM
15	Dock areas for safe entering and exiting kayaks, canoes, etc.	9/20/2018 1:35 PM
16	Keep in mind, making more regulations could cost me my log dump License and renewal is already a lengthy process!	9/20/2018 1:01 PM
17	I am especially concerned about maintaining sensitive coastal bluff habitat on the island.	9/18/2018 9:26 AM
18	We believe that anyone who owns or leases waterfront property should have the option of providing a dock. We don't think that those of us who have docks should be voting to restrict the capability of others to build docks. On our part of the island - [REDACTED], DL 696 - the land-use contract provides adequate protection to the environment - mainly by limiting the number of building lots to the original 110 leases. Most of DL 696 is protected against development. We have no idea about feasibility, but it would be nice if large parts of the rest of the island were kept in a natural state. This would be a better solution than the disallowance of docks on people's lots.	9/15/2018 7:57 AM

19	1. My initial concern is this a provincial wide shoreline protection mandate where it will be applied everywhere or is this limited to an island trust issue. 2. If we are going to be looking at historical properties, as many of the Plumper Cove properties are over 80 years old in regards to walls etc, it begs the issue how can you balance this issue in regards to removing sea walls when you look to Vancouver and see the world famous Stanley park seawall? Are standards going to be applied evenly through out the province. 3. Hoping that phase two of the process takes into account that summer presentations at Keats mid week limits the number of attendees due to work and not being able to be at Keats during the week. Lets make this a weekend presentation so all can attend . I would suggest the same for any Vancouver based presentations for the same reasons or at least reach out to your community and give them the opportunity to let them chose date options so it's at least democratic for the attendees. We among multiple neighbours can not attend either of the 2018 options which is very frustrating. This seems to be more about the island trust staff than about the island residents and owners.	9/11/2018 10:12 AM
20	Docks provide habitat and shelter for marine life. So what's the problem?	9/9/2018 9:26 PM
21	Thank you for your work. Some tough decisions will need to be made to protect waterfront properties and also to maintain the marine ecosystems.	9/9/2018 6:40 PM
22	If we don't protect the foreshore, and properties on the water, future issues such as property slippage will cause more damage to the waters than constructing environmentally sound protective barriers. With continuous rising waters an erosion to shoreline, property owners are concerned and it can be conceived that they have barriers to protecting their properties due to policies and procedures in place. Property owners have their properties and shoreline in their best interest at all times.	9/9/2018 6:00 PM
23	If this becomes another case of the Islands Trust and SCR D focusing outcomes and measures on regulations of private land only, rather than also including and prioritizing investment in public amenities to improve public use and enjoyment of the marine environment, it will further exacerbate tension between private interests and the public good.	9/9/2018 10:37 AM
24	I don't see this as a priority for Keats Island. The Islands Trust is over reaching on this issue. How about cleaning up the mess in the middle of the island [REDACTED] Or the unlicensed rusting vehicles abandoned or being driven on the island? There are several more pertinent matters worthy of your attention rather than this issue. I sense a matter of individual interest is being presumed here and it smells of politics.	8/30/2018 9:22 PM
25	because of the logistics for water access properties I believe that private docks and existing structures are of the utmost importance for property owners and users. All existing structures should be grandfathered and any and all repairs and maintenance should be allowed.	8/29/2018 1:10 PM
26	Over the years the island community has "got it right" with the use of and access to the foreshore. Any additional regulation would need to identify severe problems in the current structure prior to implementation.	8/29/2018 7:42 AM
27	Additional regulations are not required, voluntary behaviour is sufficient.	8/29/2018 3:47 AM
28	We appreciate that environmental concerns are important and we support sustainable development policies. However, we also favour "grandfathering" existing structures including docks, wharfs, walkways and ramps, including replacements when required.	8/28/2018 8:23 PM
29	do nothing, or allow more community docks. No more rules are needed.	8/28/2018 6:52 PM
30	To expand on something above: I support protection for the scenic value of the area around Salmon Rock (west end of the island), both the offshore island there and the nearby part of Keats Island. I oppose any plans to remove existing docks and floats. Something should be done about the use of Plumper Cove to essentially permanently anchor derelicts. For example, for several years there was a sinking float with a decrepit blue shack on it and with junk piled on it. Discharge of boat sewage holding tanks in Plumper Cove and near land generally should be prohibited.	8/22/2018 10:35 PM
31	Thanks for asking! Basically, I welcome information about what I can do to make my property better for the environment. There are people on the island who have been building crazy big houses with very damaging large clearings and even dynamiting off cliff-faces so I am at a loss to understand why anything my family did 60 years ago might now be a problem... So, ultimately I do not want to be forced to make costly changes to what has existed for the last 60 years. But other than that totally happy to learn how to be a better steward of the land that I love and will never sell.	8/22/2018 5:32 PM
32	I fear the waterfront owners will veto or rebel... but that is why we have regulations to protect and guide development. Many mistakes are made in development when the values are not realised/known of keeping shore line and wooded areas untouched.	8/13/2018 9:53 AM

33	New regulations may be appropriate for managing future development, but should not be used to force change on current waterfront owners. Partnering with them to encourage and support responsible volunteer stewardship is more likely to deliver practical shoreline preservation/remediation results in respect of existing situations. Examples: providing guidance and assistance in deploying drift logs and other found resources to protect shoreline; advice on mitigating the effects of existing docks and hardened shoreline structures.	8/11/2018 3:18 PM
34	See above	8/9/2018 8:12 PM
35	Keep the shoreline, stairs, public docks and private properties protected with substantial re-enforced sea walls, don't rely on natural vegetation or soil to preserve the land for future users. It's been tried and doesn't work. Let the property owners take on the projects and cost of protecting their property.	8/2/2018 4:38 PM
36	None	7/30/2018 10:07 AM
37	Shared docks are in theory a good idea but they are often a source of conflict down the road, volunteer encouragement is fine but caution needs to be sought after.	7/30/2018 8:53 AM
38	Strongly supportive of long-term planning for our community and beyond, from Keats. Thank you for your work!!	7/26/2018 6:50 PM
39	I believe in neighbourly co-operation and prefer less regulations and policy requiring enforcement and debate.	7/26/2018 5:09 PM
40	please disclose all findings of this survey and the number of mail outs that were done AND how many have responded [ note that we received 4 separate mailouts - so that may construe this survey !!!!	7/26/2018 1:19 PM
41	I do not believe that there is over development of foreshore development at Keats and think that overly restricting landowners should be minimized as most of the islands waterfront is untouched.	7/25/2018 4:01 PM
42	The only way to get to Keats Island is by boat but we do not have a Public Marina. There would be less need for private docks if we had a Marina. Keats Camp marina is empty 90% of the year [REDACTED]. NO DEVELOPMENT WITH OUT A PUBLIC MARINA.	7/24/2018 7:24 PM
43	the island is becoming overdeveloped with expensive large waterfront houses and overbuilt docking facilities. We miss the old days when islanders kept it simple and basic. we have not built a pier on purpose as we think it silly and environmentally destructive for every lot to built one. we would fund and support development of comunity shared piers.	7/21/2018 4:51 PM
44	None	7/20/2018 9:39 AM
45	No need to rush	7/20/2018 6:10 AM
46	Would it be possible to provide technology at the to consultation events so that participants can attend online, webinar style? This would greatly increase participation and is not very difficult to do these days. Thanks for considering, and organizing.	7/19/2018 7:12 PM
47	less regulation, not more	7/19/2018 2:20 PM



## Gambier Island Local Trust Committee Minutes of Special Meeting

**Date:** July 26, 2018  
**Location:** Keats Camp – Chart Room  
Keats Camp, Keats Island, BC

**Members Present:** Laura Busheikin, Alternate Chair  
Dan Rogers, Local Trustee  
Kate-Louise Stamford, Local Trustee

**Staff Present:** Sonja Zupanec, Island Planner  
Jaime Dubyna, Planner 1  
Ann Kjerulf, Regional Planning Manager  
Diane Corbett, Recorder

**Regrets:** Susan Morrison, Chair

**Also present:** Members of the Public – 17

### 1. Call to Order

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

Alternate Chair Busheikin called the meeting to order at 3:30 pm. She acknowledged that the meeting was being held in the territory of the Squamish/Skwwxwú7mesh Nation.

### 2. Introductions – Chair, Gambier Island Local Trust Committee

Alternate Chair Busheikin introduced trustees and staff in attendance.

**By general consent** the agenda was approved as presented.

Alternate Chair Busheikin thanked everyone for coming and noted that this was the start of this project. People were invited to input their ideas.

### 3. Opening Remarks – Dan Rogers & Kate-Louise Stamford, Trustees, Gambier Island Local Trust Committee

Trustee Stamford discussed how foreshore protection fits into the greater Howe Sound area. As a member of Ocean Watch Task Force, which is studying Howe Sound, she had observed that, amongst priorities that communities around Howe Sound have developed, management of the foreshore to keep the shoreline sustainable for everybody is a common priority. Hardening of the shoreline is an issue throughout the Howe Sound area; dragging boats over sand areas, cumulatively with other things, are the kinds of impacts the Task Force is looking at.

For the Islands Trust Conservancy, foreshore protection is a very high priority. First Nations see foreshore protection as a priority. It is part and parcel of the fertility of the Sound; archaeological sites are focused on the foreshore.

Trustee Rogers remarked that one of the things on the Local Trust Committee “Project List” is the foreshore. There is zoning in the marine areas around Keats that has not been looked at for fifteen years. The Local Trust Committee decided it was time to do so; Keats is busier and there

are more people. Islands Trust's mandate is "to preserve and protect". This is a review, starting with a community consultation. There is a survey to get feedback from the community regarding what it wants for shoreline protection.

When the LTC worked with the zoning and changing of the Land Use Bylaw for DL 696, there were a number of properties with nonconforming uses, and a number of issues related to foreshore and marine uses that were not resolved by that process. What the LTC said it would do was to include a review of nonconforming with the larger shoreline review.

Over the past three and a half years, when Trustee Rogers learned of an application for a dock, he sent out notices to the community. As part of that, he had been receiving feedback from the community about the number of docks being applied for. What is the vision of the community for what they want the foreshore to look like?

There will be another community information meeting scheduled. Keats Islanders should have received a survey. This is an information-sharing process and information gathering process. The LTC will make a decision on what it wants to do when the gathered information is received.

Alternate Chair Busheikin introduced Planner 1 Dubyna to do a PowerPoint presentation.

#### **4. Keats Island Shoreline Protection Project - Presentations & Community Engagement on:**

##### **4.1 Background of Project**

##### **4.2 Identification & Protection of Shoreline Values**

##### **4.3 Options for Voluntary Stewardship**

##### **4.4 Options for Policy & Regulatory Changes**

Planner Dubyna gave a presentation on Keats Island Shoreline Protection Project, describing the background of the project, options for voluntary stewardship and options for policy and regulatory changes. Island Planner Zupanec discussed identification and protection of shoreline values.

##### **4.5 Introduction & Distribution of Questionnaire**

Planner Dubyna remarked that input in identifying community values was being requested through the questionnaire. This would inform phase two of this project, should it move forward.

Alternate Chair Busheikin thanked the members of the public for listening and the planners for the presentation.

##### **4.6 Question & Answer Session**

Alternate Chair Busheikin announced that questions would now be received, after which comments would be invited.

Questions from members of the public, and responses from staff or trustees, included:

- Are rules implemented by Islands Trust?
  - Yes.
- Are people at Islands Trust appointed?
  - No; trustees are elected.
- Will the presentation be on the website?

- Yes, the presentation is available on the Keats Island Shoreline Protection Project web page: <http://islandstrust.bc.ca/islands/local-trust-areas/gambier/projects-initiatives/keats-island-shoreline-protection-project/>
- Do you know how many soft shorelines of privately owned property are on Keats Island that are unprotected? There are two. Think about the relevance of what you are thinking of doing in relation to how many people it is going to affect.
- Is Islands Trust required to comment on docks? What are you allowed to tell them?
  - There is a referral process by the Province; they are looking for comments on what the zoning is regarding the docks.
  - The first thing is to look at the Official Community Plan (OCP) and bylaws and comment on that; wider things might come into it, like ecosystems, eelgrass mapping (meant to be technical and not subjective). It is a technical review based on the Land Use Bylaw and the OCP; there is an option to opt out of responding.
- Is there a sense that generally we are not doing enough on ecosystem versus development? Is the theme about implementing issues to come to more balance than what is existing now?
  - A lot of the structures to harden the shore were put in many years ago; there is recognition that they may not be the best way. If a leaseholder had to drive to your property, where there was road access, generally there were no docks. There is now more knowledge of impacts and foreshore values.
- Is moving forward saying we have enough of docks and walls, and recognize values for people, and want to make things better?
  - It isn't one conclusion or another; if a property owner has the ability to drive to their property where there is road access, generally there are no docks; better technology could be used; it is a bit of both.
- Is this project unique to Keats or is it Islands Trust-wide?
  - It is unique in our Trust Area. South Pender just went through an extensive OCP review that looked at issues around shoreline and concluded in putting a development permit area around the shoreline; Lasqueti LTC also has been looking at foreshore and marine value.
  - Each LTC will do a process like this; there are synergies across the Trust Area.
- I have concerns about grandfathering existing structures. Some of the docks are thirty or forty years old.
  - Rules have changed, but if there is an existing dock, you can continue to use it but may not be able to extend or repair it. If it were removed completely, you may not be able to replace it. To replace the dock, the owner would have to comply with restrictions. If it was legal at the time it was put in, it would be legal nonconforming now.
- Is expertise available in Islands Trust if one has property and wants to make improvements on the foreshore?
  - The Conservation Branch of Islands Trust has an ecosystem protection specialist, who is generous with resources, with information about what you can do, depending on the ecosystem type. There are also professionals you can hire

who can design landscape plans. Islands Trust has limited staff to deal with conservation areas; staff can point to resources. Sunshine Coast Wildlife project is another source of information.

- On Keats there are some real experts who can help. Your community often has a lot of expertise within itself.
- Can you explain the process a bit more? Each of the islands has their own trustee groups, making their own decisions, so no consistency among the islands. In the case of Keats Island, as things come up for discussion or review, what is that process? Who is making the decisions? Do we have input?
  - Regarding consistency, for each LTC, there is one trustee from another island, who serves as Chair, and two local trustees. On Denman, private docks are not allowed at all.
- In that case, who makes the decision for Denman that there are no docks?
  - Consistency comes from the Islands Trust mandate, and Islands Trust Policy Statement (available online) that was created by the whole Trust Area. There was input from every island. All the trustees voted on it. It went back to focus groups and communities. Local Trust Committees are all bound by that, but don't give input on others' (LTC) decisions. Regarding a bylaw on ramps or docks, it would go through community meetings, questionnaires, working with an advisory group; there are options. It is regulated. Draft bylaw decisions and a public hearing have to be made in a public arena; there are regulations around timing and announcement.
  - In a Regional District there is a process for making changes. Islands Trust is regulated in a similar way. In the Gambier Trust Area, there are two similar sized islands. There is one representative from Gambier and one from Keats. On Gambier, there is a 15 metre setback versus a 7.5 metre setback for Keats Island from the ocean. Even though they are looked at with an overarching policy, they are two unique islands, with their own Official Community Plan and Land Use Bylaw. Local Trustees work together but have unique perspectives with their island community.
- All the examples you have given and have given in the past for shoreline stabilization, are all below the natural boundary, in the foreshore, in conflict with the bylaws. All the regulations you've given are all in the foreshore. That seems contrary to your comments that it is a bad idea to remove vegetation and replace with grass. Is that what you mean? If it is what you mean, you will have to change the bylaw.

Comments, including responses from trustees or staff, included:

- I am from a family of many generations of conservationists. We have waterfront properties. On all those properties we had those issues to address, with different jurisdictional issues. Regarding docks, it concerns me that it concerns you. Living in Deep Cove, I watched the pink salmon swimming under docks. Don't believe the study mentioned; it is false. You aren't going to reduce or change that by reducing the number of docks. I support the right of waterfront owners to have docks. I own a property that has development from the early eighties. A low retaining wall was built over thirty years ago; that is about five years short of being grandfathered. Concern may be in that group of people that has something that might be removed. Also have a rail system to remove boats out of the water, and I have a concern

about that, which has also been there about thirty years. These things are not being recognized as grandfathered. What is the exact agenda? I support the grand picture of what Islands Trust wants to do. Retaining wall example: if in the wrong place with wrong types of currents, angle of wind, slope, etc. may or may not remove shoreline. If my retaining wall is removed, it will impact; it helps land to build up. I agree with everything you've said but hope it is not done in the extreme where it is severely starting to affect all of us.

- I believe the shoreline and the shoreline ecosystems are a lot tougher than you give them credit for. In Eastbourne in the forties, a company called Eastbourne Estates contracted someone to create world class beaches by bulldozing all the rocks out of the way on three beaches, West Beach, Laurel Beach and Maple Beach; I defy you to tell me the difference between those and so-called natural beaches. We have to protect this stuff but it does bounce back faster than you are giving it credit.
- The coastline around here is predominantly rock bluff. A lot of the docks are based on the bluff, with zero impact. There is a ramp to a free-floating wharf, with two anchors, with two square meters impact to sea floor bed. The docks have zero impact. The fish swim under the dock. Am concerned with lower lying areas. There are four beaches in Eastbourne area, and a lower lying area around Barnabus. Generally in those areas there aren't any docks. You need to continue to maintain the status quo and concentrate on protecting these low-lying areas. A good deal of those low-lying areas are already sea-walled, or dealt with with mostly inappropriate treatments. Your mandate is to take care of these lower lying areas to prevent further degradation and to remedy what has been done there. Two of the beaches were bulldozed below high water; all but the biggest boulders returned to a more natural configuration over the last seventy-five years. It will heal itself, but the idea is to prevent further damage in the future.
- Trustee Rogers noted most of the docks were on rock bluffs. One question he wanted people to address was whether they were okay with continuous adjacent docks along the shoreline. This was a concern that had been addressed to him by constituents.
  - The commenter thought almost all the properties that could develop a dock had done so, in places where it is easy to do and within a reasonable cost. Trustee Rogers did not agree.
- There are an enormous number of docks around Keats Island. The reason there are not many around Eastbourne is there is a ferry landing.
- Would like to comment on the value of the coastal bluffs. A lot of these docks are at rocky bluffs; a lot of the docks are put with the ramp right on the rock. Once it has been walked on, it doesn't look like much. These are one of our most fragile environments on the island. There are dozens of species of wildflowers that grow here that won't grow anywhere else since they are unable to survive in the shade of a forest – like tiger lilies, fawn lilies, different orchids, monkey flowers – dozens of species that are very sensitive. Any kind of foot traffic near them won't allow them to survive there. The shoreline is a nesting and foraging habitat for a lot of species, and habitat for native pollinating species. A lot of these places that look like not much for a lot of the year, and after being stepped on are highly degraded, are important to preserve as well.

- Participated in the community planning process that led to the current bylaws. Almost all of Keats shoreline upland is private land; everything below the natural boundary is public land. The interface between upland owners and their use of public foreshore has to balance the rights of the upland owner as well as the community and future generations' rights. A lot of thought went into the existing shoreline of Keats. Most of the shoreline of Keats is already developed; most of the development is on the north side. This is still a boat access island without a car ferry. Therefore we have these pocket communities that have developed over the last eighty years, such as on the north side between Sandy Beach and Keats Landing, in through Plumper Cove, Melody Point, around Cotton Point – those are all water access only, so that is where most of the docks are.

When the Official Community Plan and Land Use Bylaw were done for Keats, Keats was still under an old Regional District bylaw that had been in place since the seventies. There was no foreshore zoning at all. The 7.5 m setback was what was embedded in there; a lot of the decisions around the shoreline structures were to try to grandfather existing structures, and not make almost all the waterfront houses on Keats nonconforming, and also not to make existing docks nonconforming. The idea was to protect some of the shoreline that hadn't been developed yet. Most of that is on the south shore. The focus was on existing beaches, which are community amenities – like Pebble Beach, Hard To Come By Cove, Andy's Beach, Maple Beach, Laurel Beach – and highlighting them for protection. That is why there is a marine conservation zone to protect them.

There is value to reviewing the bylaws again just to make sure things are working. These bylaws are the same types of processes that every other regional district or municipality uses: foreshore and upland zoning to regulate. Keats has some unique shoreline features. Try and make sure that new structures are the least impactful as possible. Encourage things like shared docks in any new development. I'd like to see Pebble Beach and those areas protected. The main thing is to protect what we've got left. Some of those special areas that everyone values and treasures on Keats are what I hope do get the added levels of protection. Where there are water access points for people with waterfront property, encourage shared docks and more sensitive structures. There are processes for people that want to vary; they can apply for a variance, so it's not carved in stone. I am supportive of the process to review some of these things. I will encourage my family and people I know to come up with ways to not add to the problem in the future.

- Is imposing on existing structures part of your agenda or is it more so new applications and changes that are part of your concern? When I bought property, it was made clear to me that it was conforming, but now I am concerned since a visit from Islands Trust a few years ago. Sea rise predictions: where was this information from? My concern is we are working on 100-year predictions of people with particular beliefs looking for evidence to confirm their beliefs.
  - It was noted at the beginning of the meeting that the LTC does not have an agenda on this topic. The objective is a review of what Keats shorelines look like, with input of the community. We are at the beginning of the project.
  - Sea rise predictions were from the Province.
  - Would like to hear what would be ideal for you and for your community for your area of your island. The LTC is looking at trends that have been noticed; Keats

has a status of a hardened foreshore area. The LTC wants to see what your comments are on this.

- Being part of 696, I assume that if this thing does go through and subdivision is approved, whatever we have to buy into is going to be grandfathered. When they send me the bill, my structure is going to be deemed to be in compliance and conformity at that time. Can I have reasonable assurance that I know what I am buying and it is in conformity, and won't be told to take my dock out, or take away decking, and so on?
  - This is post public hearing and the trustees cannot comment on it in light of Provincial regulations. The LTC is finished with its process on that.
  - Recommend that the speaker talk to planning staff on any questions about this.
- Think about nonconforming marine structures in general. Keep in mind that some of the docks, because they are on provincial Crown foreshore, are supposed to have a lease/permissions. Some of the nonconforming structures and docks were put in without those permissions, licenses for Crown lease, and are actually trespassing on the Crown foreshore.

Alternate Chair Busheikin pointed out to members of the public that there is the questionnaire. The public can contact the Local Trust Committee by email; there is the local trustee who can be contacted. These are the early days at the beginning of the process.

**5. Open House**

**6. Closing Statements & Adjournment – Chair**

Alternate Chair Busheikin inquired if either trustee had a closing statement.

Trustee Rogers thanked everyone for coming out. He noted that staff said they would close the survey on August 15. His view was that he wants people to come to next meeting in September, to have a meeting before they fill out the survey. The trustee announced that he would distribute the slide show presentation and meeting minutes, and would confirm the next meeting date.

Trustee Stamford thanked the members of the public for their opinions and concerns, and invited people to call the trustees if there were questions.

Alternate Chair Busheikin thanked the public for spending time at the meeting this afternoon, and adjourned the meeting at 5:25 pm.

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Laura Busheikin, Alternate Chair

Certified Correct:

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Diane Corbett, Recorder



## Gambier Island Local Trust Committee Minutes of Special Meeting

**Date:** October 3, 2018  
**Location:** Gleneagles Golf Course, Great Hall  
 6190 Marine Drive, West Vancouver, BC

**Members Present:** Dan Rogers, Local Trustee, Acting Chair  
 Kate-Louise Stamford, Local Trustee

**Staff Present:** Sonja Zupanec, Island Planner  
 Jaime Dubyna, Planner 1  
 Diane Corbett, Recorder

**Also Present:** Fiona Beaty, Sea Change Marine Conservation Society  
 Members of the Public – approximately 17

**Regrets:** Susan Morrison, Chair

### 1. Call to Order

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

Acting Chair Rogers called the meeting to order at 6:30 pm and announced that this is a community information meeting related to the Keats Island Shoreline Protection Project.

The Acting Chair acknowledged that the meeting was being held in the un-ceded land of the Squamish and Coast Salish First Nations. The Squamish name for Keats Island is “Lehk’tines”.

### 2. Introductions – Chair, Gambier Island Local Trust Committee

Acting Chair Rogers introduced staff and trustees in attendance and gave an overview of the program for the evening.

### 3. Opening Remarks - Dan Rogers & Kate-Louise Stamford, Trustees, Gambier Island Local Trust Committee

Trustee Rogers announced that the Keats Island Shoreline Protection Project is a project of the Gambier Island Local Trust Committee (LTC). The trustee explained that the project has no specific agenda yet, and outlined reasons why the project was started:

- Keats Official Community Plan and Land Use Bylaws are fifteen years old, last renewed in 2003, and need to be updated. Since that time there has been zoning for the foreshore and nearshore as well as the land of Keats.
- During the process of working with District Lot 696, the LTC determined to proceed by including a number of the unresolved DL 696 foreshore issues in a larger foreshore review.
- Increased number of dock applications, especially in Eastbourne, and including properties not water access only.

Trustee Rogers remarked that it is time to do a review of the foreshore and see what the community feels about the future. The Local Trust Committee is at the initial stages of this project; there is nothing on the table, no specific direction on this. The first steps are to do a series of community consultations. This is the second meeting. The survey is another part of that.

Trustee Stamford remarked on how, in her work outside the Trust that was focused more on Howe Sound as a whole, she had observed that the foreshore is a common topic of discussion. First Nations interests are related to the foreshore. The trustee emphasized the importance of community input and discussion, and planning for and having a vision for the foreshore, the area between private properties and the marine environment.

#### **4. Keats Island Shoreline Protection Project – Presentations & Community Engagement**

##### **4.1 Fiona Beaty, Sea Change Marine Conservation Society, regarding Nearshore Restoration**

Fiona Beaty of Sea Change Marine Conservation Society gave a presentation on nearshore restoration and the Salish Sea Nearshore Habitat Recovery Project, which aims to recover ecosystem health and increase the resiliency of nearshore habitats for salmon at numerous sites within the Salish Sea region. The ecological value of the nearshore, the stretch of land from the high water mark down to the intertidal zone, was highlighted; this ecosystem provides habitat for hundreds of invertebrates, birds and fish species.

##### **4.2 Background of Project**

The Planner 1 announced that the Keats Island Shoreline Protection Project is a Local Trust Committee priority project, now in phase one. This has included two community information meetings, and a community survey/questionnaire.

The presentation from this meeting was posted to the Islands Trust website: [http://www.islandstrust.bc.ca/media/346552/gm-ltc\\_2018-10-03\\_keats-shoreline\\_cim-presentation-final.pdf](http://www.islandstrust.bc.ca/media/346552/gm-ltc_2018-10-03_keats-shoreline_cim-presentation-final.pdf)

##### **4.3 Identification & Protection of Shoreline Values**

The Island Planner described features of shorelines on Keats Island including:

- The interface between the upland and marine environment;
- Sensitive ecosystems;
- Important marine features (including kelp beds, eelgrass beds, rockfish habitat, forage fish habitat);
- Access issues;
- Shoreline hardening and structural altering;
- First Nations considerations and reconciliation;
- Islands Trust First Nations engagement policy;
- Threats to shoreline ecosystems;
- New flood protections and guidelines;
- Setback from the natural boundary of the sea.

The Island Planner asked the public to consider what marine shoreline features and functions they wished to protect and how they would like these protected.

#### 4.4 Options for Policy & Regulatory Changes

The Planner 1 gave an overview pertaining to ownership and jurisdiction on shorelines in BC and reviewed:

- Shoreline protection measures available to the Local Trust Committee;
- Zones in Keats Island Land Use Bylaw that do not permit docks or wharves;
- Setback regulations;
- Dock regulations in marine zones;
- Development permit areas; and
- Heritage Conservation Areas.

#### 4.5 Options for Voluntary Stewardship

The Planner 1 outlined opportunities for voluntary stewardship on Keats that included:

- Conservation covenant and the Natural Area Protection Tax Exemption Program through the Islands Trust Conservancy (see [www.islandstrustconservancy.ca](http://www.islandstrustconservancy.ca)); and
- Green Shores approach to shoreline development (see [http://stewardshipcentrebc.ca/Green\\_shores](http://stewardshipcentrebc.ca/Green_shores)).

#### 4.6 Introduction & Distribution of Questionnaire

- The Planner 1 noted that the community questionnaire could be accessed through the Gambier Island webpage, and
- Gave a brief summary of responses to date.

#### 4.7 Question & Answer Session

Chair Rogers invited questions from members of the public.

Questions included:

- If an old retaining wall and backfill installed by previous owner had to be removed, who would pay for that?
  - Staff explained that currently it is up to private property owners to make and finance changes to their property.
- How would existing licenses for docks through the Ministry of Forests, Lands, Resource Operations and Rural Development, that have been paid for and have no term, fit in with what is being discussed?
  - Staff explained that applications for those licenses are referred to Islands Trust. The referrals undergo a technical assessment to make sure the dock is permitted in that zone. If what was built was legal at the time it was constructed, it can continue to be used. If the owner applies to build it again, they would be subject to the rules in existence.
- Why was a 7.5-metre setback picked?
  - It was inherited by the Local Trust Committee from old SCRD zoning that applied to all the islands in Howe Sound in 1971. It was brought in when Keats got its first Land Use Bylaw.
- Concern about imposing blanket regulations in light of the variety of shoreline types on the island. Is there something in place that actually looks at different things to

see if what is happening in that area is actually detrimental? Concern about using general approaches on the foreshore.

- Staff noted there are opportunities to create regulations to take different shorelines into consideration.
- Regarding survey results, is this something to reassess, based on people's input?
  - Trustee noted the LTC would decide in November whether to continue on the project, and that the community survey was not closed at this time.
  - Trustee announced today was the last meeting as the Local Trust Committee in this term. As both trustees were re-elected by acclamation, they would be looking at this again in November, when they would consider what direction to go. It is a question of community input, scientific evidence and what the Province is starting to require.
- Was that survey something that is used on all Islands Trust islands, or designed specifically for Keats or Gambier?
  - The Planner 1 replied it was designed specifically for this project to reach out to the community and get feedback.

#### 4.8 Comments:

Acting Chair Rogers invited comments.

- Feedback on survey: use of jargon, some members of the public did not understand what was being talked about. Questioned the validity of the survey.
  - Trustees suggested that the member take the opportunity to write their views and send to the LTC. It was suggested filling in the survey pointing out issues with questions.
- Everyone is talking about recreation, using land to fulfill quality of life. A dock would be beneficial to owners with rocky shorelines. There are not enough public docks; they need to be more convenient, with places to park.
- Agree about the survey; some questions seemed leading and worded in such a way as to elicit a response that was desired. Sewage outflow is an issue that is a bigger concern than anything else. Recommended working together as a community group, to speak as one voice and stand together, with somebody leading that group.
- Concern about septic outflows hitting the beach.
- If an owner is asked to have a retaining wall removed, who pays for that? What about where the wall goes beyond the property? What if an application for variance is denied?
  - Trustee responded that a landowner is responsible for it if it is on their land. Where the wall goes beyond their land the owner would have to remove at their own cost. The individual was urged to contact a planner for further information.
- Owner of property next to West Beach lost about thirty feet of land in a corner due to continual erosion. Has letter from government office in Surrey noting owner was entitled to protect their property and build a sea wall. There are no facilities at West

Beach; owner was concerned about the numbers of people at the beach and that people at the beach were using his property as a toilet.

- This hit us all fast and hard. You have covered a lot of territory for people who don't like change. All of a sudden it seems overwhelming. Agree there's a huge amount of people using West Beach; there is no regulation; it is eating away at that bank. Wonder if you need more focus on various aspects.
- This feels like a process from outside coming down with negatives, like "we are going to stop docks". And the way the survey is designed ... having those kinds of things coming at people makes people get their back up, because they are not part of the process. Residents are really concerned about abandoned boats and sewage. Rather than 'let's help or work together through education' there is a sense of Islands Trust taking away things or rights. People are on Keats because they love it, the marine environment and hiking. It should be more educational and working together.
  - Trustee acknowledged many of the concerns mentioned are valid and big issues...vessels, sewage outfall. The LTC is looking at this because they have received comments from people on Keats. The LTC cannot have an impact on derelict vessels using regulations. LTC works on those bigger issues at an advocacy level; that is one of the reasons LTC is looking at foreshore protection. It is part of the bigger picture. The LTC is trying to find out where peoples' concerns are about the foreshore, and is at the early stages of the process.
  - Trustee acknowledged the issue of sewage outfall, and that the LTC does not have that mandate. However, land use planning and marine use planning is within LTC authority. Trustee inquired if there is a way to have a community dialogue that is more inclusive of people.
  - Trustee Rogers would be available to come and meet with community members.
- Promoting more of a volunteer environment is a better way to go. Concern that a lot of work has already been done and that there is a clear path moving forward toward something...like attacking docks: that is the fabric of enjoyment of peoples' property, jumping off the dock. Unless it is having a severe impact on the environment, docks are a good thing. It would be a better environment asking people to volunteer to understand this and to learn to protect their shoreline.
  - Trustee clarified that the mapping work on display was done independently of this project.
- Lives next to Sandy Beach. Concern about possibility of running into the same situation as at West Beach, with more people visiting the beach. There are no people to manage it or police it. Worried that the attitude feels like (Islands Trust) wants to take something away.
  - Trustee explained that Sandy Beach is an ecological reserve, not a park for off island access, and that Islands Trust Conservancy would be keeping it as quiet as it can. It would not be advertised in any way.
- Pebble Beach is on the Kayakers of BC guide; there is no policing or regulations; users think they can do anything they want.

- Trustee Rogers remarked that all of the comments would be taken back to the LTC for consideration, especially the feedback of a process being forced upon people; that was neither his perspective nor his intention. It will be necessary for the LTC to re-think this. Members of the public can contact him.

The Recorder left the meeting at 8:32 pm, at which time the Island Planner assumed recording.

**4.7 Staff Report**

The Local Trust Committee discussed the community questionnaire and next steps.

**GM-2018-069**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to keep the community questionnaire open until Wednesday, October 17, 2018.

**CARRIED**

Staff clarified that the community questionnaire results will be included in a future staff report to the LTC with options for the LTC on advancing the Shoreline Protection Project.

**5. Open House**

**6. Closing Statements & Adjournment – Chair**

Chair Rogers adjourned the meeting at 8:37 pm.

\_\_\_\_\_  
Dan Rogers, Acting Chair

Certified Correct:

\_\_\_\_\_  
Diane Corbett, Recorder

**Purpose** To review and update relevant Official Community Plan (OCP) policies and Land Use Bylaw (LUB) regulations to strengthen opportunities for protection of archaeological resources, sensitive ecosystems, shoreline integrity and function and public access on Keats Island.

**Background** ‘Phase 1’ of the Gambier Island Local Trust Committee (LTC) top-priority project “Keats Island Shoreline Protection Project” involved community consultation to solicit input on policy, regulatory and voluntary stewardship options to address shoreline protection on Keats Island. Phase 2 of this project is strongly aligned with Trust Council direction, provincial policy regarding updating flood protection levels and sea level rise, and First Nations and community interest in ensuring the OCP policies and LUB regulations are updated to allow for continued access to waterfront properties while protecting archaeological resources, sensitive ecosystems and species at risk.

**Objectives**  
 Conduct a comprehensive review of and update for OCP policies and LUB regulations to address:

- Sea level rise and flood protection;
- Protection of archaeological resources, sensitive ecosystems and species at risk;
- Consistency with Squamish Nation Marine Use Plan; ITC Regional Conservation Plan; and, Coastal Douglas-fir Ecosystem Protection toolkit.

**In Scope**

1. Establish a Keats Island Shoreline Protection Working Group.
2. Review and update relevant OCP policies and schedules; LUB setback and flood protection levels; dock regulations; marine zones; flood protection bylaw.
3. Develop a shoreline development permit area.
4. Minor ‘housekeeping’ bylaw amendments.

**Out of Scope**

- Green Shores for homes workshop.

**Workplan Overview**

Deliverable/Milestone	Date
LTC endorses Project Charter and Working Group Terms of Reference.	January 2019
Appointments to Working Group, referral to review targeted topics.	March 2019
LTC review of working group and staff recommendations. Direction to draft bylaws.	Spring/Summer 2019
Legal Review. Draft bylaw(s) presented to LTC for review.	Fall 2019
Community consultation, early referrals of draft bylaw(s).	Winter 2019
Legislative process for proposed bylaw(s).	Winter 2019—2020
Adoption of proposed bylaw(s) and communication materials.	Summer/Fall 2020

Project Team		Budget		
Planner 1	Project Manager	Budget Source: Keats Island Shoreline Protection Project Phase 2		
Island Planner	Project Support			
Shoreline Protection Working Group	Community/First Nations Representatives	<b>Fiscal</b>	<b>Item</b>	<b>Cost</b>
Islands Trust Senior Intergovernmental Policy Advisory	First Nations Liaison	2018-2019	Expressions of Interest for Working Group.	\$250
GIS Analyst	Mapping Support	2019-2020	Working Group Meetings and Community Consultation Events (incl. facility rental/advertising)	\$2,000
Planning Clerk	Administrative Support	2019-2020	Legal Review (pending budget approval)	\$4,000
<b>RPM Approval Date(s):</b>	<b>LTC Endorsement/Amendments:</b>	2019-2020	Legislative Process (CIM, public hearing, advertising) - (pending budget approval)	\$3,000
	Resolution # GM-		<b>Total</b>	<b>\$9,000</b>

This Terms of Reference (TOR) will guide the Keats Island Shoreline Protection Working Group (Working Group) in their role to advise the Gambier Island Local Trust Committee (LTC) on matters related to the 'Keats Island Shoreline Protection Project – Phase 2'.

### 1. Purpose

The Working Group is a select committee of eight volunteers serving for a term of two years, advising the LTC on land and marine use planning matters specific to the Keats Island Shoreline Protection Project.

The Working Group will meet and work with Islands Trust Planning Staff to:

- a) Review summary of findings from community engagement sessions;
- b) Provide advice and recommendations on draft policy and regulations to implement shoreline protection project charter objectives;
- c) Review a draft engagement and communications strategy to prioritize community consultation methodology and topics; and
- d) Participate in LTC sponsored community consultation events on emerging shoreline protection issues.

### 2. Work Plan Overview

- a) **WINTER/SPRING 2019 Inaugural meeting of the Working Group** – Member introductions and background presentation/orientation by Islands Trust staff. Develop understanding of tasks, terms of reference for the work and culture of engagement for achieving goals. Establish a meeting schedule to achieve work plan goals.
- b) **Working Group Meeting #2 -#4** Review of relevant shoreline protection policies and regulations that apply to Keats Island. Review of comprehensive suite of options to strengthen policies and regulations. Develop a communication and engagement strategy to guide public consultation.
- c) **Subsequent Working Group Meetings** – to be determined (minimum 4 per year) as referred by the LTC and scheduled and conducted in accordance with Bylaw 150 and the relevant provisions of the Local Government Act, including but not limited to advertising, open meetings and the keeping of a record of the meeting.

### 3. Membership and Quorum

The LTC shall appoint a maximum of six members to the Working Group, with representation from the Keats Island Conservancy Group; Keats Island Leaseholders Association; Eastbourne Community Association; and Sunshine Coast Conservancy. Two additional seats on the Working Group shall be reserved for participation from representatives (or their alternates) from Squamish Nation and Tsleil-Waututh Nation. Islands Trust planning staff shall assist with meeting scheduling, agenda preparation, meeting summaries to the LTC and technical support as necessary.

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

#### 4. Culture of Engagement

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

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

END OF DOCUMENT

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**To:** Local Trust Committees/Bowen Island Municipality      **For the Meeting of:** Various

**From:** Clare Frater, Director, Trust Area Services      **Date Prepared:** December 20, 2018

**SUBJECT:** Updated Islands Trust climate change webpages

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**PURPOSE:** To advise local trust committees and Bowen Island Municipality that the Islands Trust climate change webpages have been updated and to encourage dissemination of the climate change resources contained on the page.

**BACKGROUND:**

On June 20, 2018, the Islands Trust Council passed the following resolution:

*That Trust Council request staff to update and improve climate change information on the Islands Trust website and that Local Trust Committees and Bowen Island Municipality be encouraged to disseminate this information to their communities.*

Trust Area Services staff have reviewed and updated the information on the Islands Trust climate change webpages:

- <http://www.islandstrust.bc.ca/trust-council/projects/climate-change/> and
- <http://www.islandstrust.bc.ca/trust-council/projects/climate-change/carbon-neutral-operations/>

The Climate Change webpage provides information about the effects of climate change, the role of Islands Trust Area forests in sequestering carbon (equivalent to emissions from 40,000+ cars annually), local and global carbon projections, adaptation information and fact sheets.

Each official community plan in the Islands Trust Area, with the exception of the Piers Island OCP, contains Greenhouse Gas (GHG) reduction targets and associated policies. Local trust committees and Bowen Island Municipality may wish to review these targets as this new term of office gets underway.

The Carbon Neutral Operations webpage provides information about the Islands Trust climate actions since 2012 (via links to the Climate Action Revenue Incentive Program reports).

**ATTACHMENT(S):**

1. [Islands Trust Fact Sheet: Planning Tools to Reduce Green House Gases](#)

**FOLLOW-UP:** If local trust committees or Bowen Island Municipality wish to suggest resources or improvements to the climate change webpages, please send them to Andrew Templeton, Communications Specialist at [atempleton@islandstrust.bc.ca](mailto:atempleton@islandstrust.bc.ca)

Staff will continue to maintain climate change information on the website, and update resources as needed/suggested.

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**Prepared By:** Lisa Wilcox, Acting Senior Policy Advisor

**Reviewed By/Date:** Clare Frater, Director, Trust Area Services, December 11, 2018

**From:** Jill Lawlor <[jlawlor@westvancouver.ca](mailto:jlawlor@westvancouver.ca)>  
**Sent:** Monday, January 21, 2019 3:15 PM  
**To:** Jill Lawlor <[jlawlor@westvancouver.ca](mailto:jlawlor@westvancouver.ca)>  
**Subject:** Collective Impact

Good afternoon,

Thank-you very much for your support of our application to reduce loneliness in seniors! If the letter of intent is approved we will be invited to submit a full proposal in the spring of 2019. If approved in the spring we be required to secure the collaborating partners. I have identified a list of suggested collaborating partners (attached), I have had discussions with most but not all. If the project is approved it will begin in July 2019.

Please find additional details below:

Project Name: Seniors Connection

Date: Summer 2019-2024

Location: West Vancouver, Squamish, Lions Bay, Bowen Island, Gambier Island, Sechelt

Funding Requested: \$1,000,000

2019 - \$200,000

2020 - \$300,000

2021- \$175,000

2022- \$175,000

2023 - \$150,000

### **PART 3B**

“Seniors Connection” aims to reduce senior’s isolation by increasing the proportion of seniors who:

- Participate regularly in activities by 15%
- Feel Connected by 15%
- Have access to and know the resources available by 15%

To complete this objective the project will collaborate through social innovation to:

- Identify isolated seniors 75+ years of age
- Educate seniors of available services
- Engage isolated seniors in new opportunities to socialize
- Provide targeted delivery of support services to isolated seniors
- Share information, experiences and successes leading to the development of “best practices culture between jurisdictions and service and providers

The project will oversee 4 initiatives ***Identification of isolated seniors, Services on the Move, Programs without Walls, and Community Connectors***. This project will focus on a proactive approach to keep

residents over the age of 75 living in communities as healthy and independent by identifying need and providing access to education and awareness to the services and programs needed. The program will also provide responsive programming and resources to address need in the communities.

**Services on the Move** there are several excellent services throughout the Metro Vancouver that currently meet the needs of seniors, such as legal aid, financial advice, proactive medical support, peer counselling, and many others. On the West Coast of Metro Vancouver, however, it is difficult for seniors to reach many of these services. This initiative will bring these services to the communities identified in the project on a rotating basis. The initiative will work with community residents to identify the services most needed, and appropriate and bring them to the smaller communities. The intent is to utilize current service providers and create an in person experience in the outlying communities along the West Coast, technology would be used to assist in situations that would benefit from this innovation.

**Programs without Walls:** allows seniors to participate from their homes using interactive technology. Recreation and Library facilities would be outfitted with equipment to allow for interactive communication with participants from home. Participants can continue to take their favourite fitness class, or participate in a stimulating lecture connecting them with their community despite physical or geographic barriers.

*Programs without Walls* will also teach seniors how to use technology as a way to remain connected. Technology is one potential way to reduce isolation by encouraging seniors, who may have limited mobility, to use the internet and online technologies to communicate. Technology has been shown to have a positive impact on reducing senior isolation. Social media platforms can help seniors stay in contact with family or friends who they may not be able to connect with otherwise. Video calling services like Skype or Facetime can allow seniors to have “face-to-face” communication with family members and friends as well. Using these services is also a great way for seniors to connect and communicate with younger family members like grandchildren.

There are also senior groups available online that can be accessed and connected with by other seniors. This is a great way for homebound or disabled seniors to connect with others since their opportunities to do so in person, maybe limited. It also allows these groups to connect with people facing similar problems.

**Identification of need:** Utilizing existing providers to strengthen seniors neighbourhood networks. This initiative will use a community development approach to strengthen networks at a neighbourhood level to reduce isolation of seniors. Identification of isolated seniors is a critical first step. Isolated and lonely seniors are living within our community. This initiative will focus on community education, awareness and training volunteers and the community to identify seniors in need and educate the community about the services that are available. Residents can become isolated for a variety of reasons but may not be aware of the many unique services available, or how to access and use these. Examples include tele-medicine (allowing patients to connect with their doctor over video conferencing), or BC211 a service that can answer or refer anyone to the right connection including seniors. The goal of this initiative is to create an awareness of the services available. The second focus is on community education and raising awareness about what *need* can look like. Seniors are living in communities and neighbourhoods and the residents in these areas need to be educated to what isolation and loneliness, and being at-risk looks like, and who to call when a senior is identified as “in need”. This involves working with fire, police,

private home care support, public home care support, library services and the medical community to educate staff, volunteers and the community about how to support seniors at risk.

**Community Connectors:** Local service providers connect staff and volunteers that are trained to act as leisure counsellors, linking residents to the services required including language classes, translation services, legal advice, friendly visiting programs or phone calls for residents living alone or even in care (either publically or privately funded), research from University Exeter, Kings College London found that increasing social interaction for people with dementia living in care homes by one hour a week improved quality of life. Technology would be used to support local neighbourhood friendships, when transportation or weather could be obstacles.

This project will be carried out through a collaborative community approach with a variety of different partners connecting together to leverage skills, expertise and resources to address seniors isolation. This initiative will form a strategic local government backbone sharing information and experiences with support from local community groups and service organizations creating a best practices model for other local communities.

Thanks again for the support and will stay in touch as the project progresses!

Sincerely,

Jill Lawlor

**Jill Lawlor**

Seniors' Services & Community Wellness Manager | District of West Vancouver  
t: 604-921-3467 | c: 604-418-3657 | westvancouver.ca



## Collective Impact Outcomes

- Reduce seniors isolation by increasing the proportion of seniors who:
  - Participate regularly in activities by (15%)
  - Feel Connected by (15%)
  - Have access to and know the resources available (15%)

## Project Level Outcomes

- Isolated Seniors 75+ years of age are identified
- Isolated seniors are aware of and have access to services
- Isolated seniors develop and engage in new opportunities to socialize
- Improved targetting and delivery of support services to isolated seniors
- Improved sharing of information, experiences and successes, leading to development of "best practices" culture between jurisdictions.

## Barriers to Social Inclusion

- Low-income
- Rural or isolated location
- Disability (physical and emotional)
- Language skills

## Enabling Projects

- Services on the Move
- Identification of need
- Programs without walls
- Community Connectors

### Team of Collaborators

District of West Vancouver (Government)	North Shore Multicultural Society (NPO)	Nurse Next Door (Private)	West Vancouver Memorial Library (Library)	Sechelt Seniors' Activity Centre (NPO)
Gibsons Seniors Society (NPO)	Sunshine Coast Library (Library)	Squamish Library (Library)	Islands Trust - Gambier (Government)	Bowen Island Recreation (Government)
Sunshine Coast Regional District (Government)	Caring Circle (NPO)	Village of Lions Bay (Government)	Squamish Parks & Recreation (Government)	North Shore Volunteers for Seniors (NPO)
Special Services Society (NPO)	Vancouver Coastal Health (Government)	Squamish 55+ Activity Centre	West Vancouver Police Department (Government)	FiireServices (Government)
		Meals on Wheels		



## **Islands Trust Conservancy Report to Local Trust Committees and Bowen Island Municipality November 2018**

### **New Islands Trust Conservancy Board Members and Chair**

The Islands Trust Conservancy board has two new members from the new 2019-2023 Islands Trust Council. Doug Fenton, a first-time trustee from Thetis, was elected to sit on ITC and the Board also welcomes Trustee Sue Ellen Fast as the appointed representative of the Islands Trust's Executive Committee. The Conservancy also re-welcomes returning trustee Kate-Louise Stamford, who was elected to the Board for a second term by the Islands Trust Council.

The Islands Trust Conservancy Board is comprised of two islands trustees elected to their positions by the Trust Council; one appointed Islands Trustee from the Trust Council executive and three provincially appointed board members from the islands at large.

### **The Islands Trust Conservancy Board**

Richard “Hoops” Harrison – Saturna Island  
Robin Williams – Salt Spring Island  
Linda Adams – Salt Spring Island  
Doug Fenton – Thetis Island  
Sue Ellen Fast – Bowen Island  
Kate-Louise Stamford – Gambier Island

At the November 27<sup>th</sup> meeting, Trustee Stamford was elected by acclamation by the ITC Board as their chair. This position is reviewed on an annual basis.

### **Islands Trust Conservancy Budget Submission**

The Islands Trust Conservancy board received the Islands Trust Conservancy budget for information.

### **2019 Islands Trust Conservancy Board Meeting Dates**

The Islands Trust Conservancy board approved the 2019 meeting schedule.

### **Regional Conservation Plan Reporting**

The Islands Trust Conservancy board discussed ways to communicate the Regional Conservation Plan to local trust committees, the Bowen Island Municipality, Executive Committee and Trust Council.

### **Incorporation of Regional Conservation Plan into Land Use Planning**

The Islands Trust Conservancy board discussed ways to communicate incorporating the Islands Trust Conservancy's 2018-2027 Regional Conservation Plan and associated mapping and data into Official Community Plans, Land Use Bylaws and local planning initiatives and projects and agreed to discuss further strategies for work with local trust committees and the Bowen Island Municipality at its January meeting.

### **Bylaw Amendment**

The Islands Trust Conservancy board directed staff to provide recommendations for revision of Islands Trust Conservancy Bylaw 1 to add options for an alternate chair as there can be extra travel challenges when crossing from the mainland to the Victoria office.

### **New Name: Islands Trust Conservancy**

ITC staff provided a briefing note about the status of the Islands Trust Conservancy name change and budget.

### **Summary of Current Island-by-Island Activities**

#### **Bowen**

Trustee Fast reported that New Zealand MP Eugenie Sage came to Bowen Island and requested Islands Trust Conservancy covenant program information.

#### **Denman**

The Islands Trust Conservancy board received correspondence from the Cowichan Valley Regional District regarding the Denman Cross Island Trail. Invasive species removal and trail clearing, sign installation, and tree protection for forest restoration continue at three ITC nature reserves on Denman.

#### **Gambier**

Public consultation for the updated management plans of three Gambier Island Nature Reserves (Brigade Bluffs, Long Bay Wetland, Mount Artaban) is underway with a public survey and a public, open-house webinar on December 12, 2018.

#### **Lasqueti**

The Salish View campaign continues, in partnership with the Lasqueti Island Nature Conservancy (LINC).

*Please feel free to contact members of the Islands Trust Conservancy or Islands Trust Conservancy staff for more details.*

*Kate-Louise Stamford, Chair [kstamford@islandstrust.bc.ca](mailto:kstamford@islandstrust.bc.ca)  
Islands Trust Conservancy [itcmail@islandstrust.bc.ca](mailto:itcmail@islandstrust.bc.ca)*

### **Link Island (Gabriola Island Local Trust Area)**

The Islands Trust Conservancy and the Nanaimo Area Land Trust registered a NAPTEP covenant over 19.3 ha of Link Island. The Natural Area Exemption Certificate providing the property tax exemption was registered in October. The covenant has significant ecological value and is a good model of land conservation under the NAPTEP program.

### **North Pender Island**

The Islands Trust Conservancy board received correspondence sent to North Pender LTC from Islands Trust Conservancy staff regarding Medicine Beach Nature Reserve.

### **Thetis**

The Islands Trust Conservancy is negotiating a conservation covenant for Fairyslipper Forest Nature Reserve with the Thetis Island Nature Conservancy and the Cowichan Community Land Trust. Ecological information is being collected for the covenant baseline report and the management plan and a public open house was held on Thetis Island on October 13, 2018. Islands Trust Conservancy staff and Trustee Fenton met with representatives from the Penelakut Tribe, the Thetis Island Nature Conservancy and the Cowichan Community Land Trust to discuss property management on Thetis Island.

*Please feel free to contact members of the Islands Trust Conservancy or Islands Trust Conservancy staff for more details.*

*Kate-Louise Stamford, Chair [kstamford@islandstrust.bc.ca](mailto:kstamford@islandstrust.bc.ca)  
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Development Permit

File Number	Applicant Name	Date Received	Purpose
GM-DP-2018.1	GREGORY R MCDONNELL/CAROL BARLOW Planner: Jaime Dubyna	30-Aug-2018	PID: 008-993-831 Encroachment into RAR DPA.
<b>Planning Status</b>			
<u>Status Date:</u> 21-Jan-2019 Permit issued			
<u>Status Date:</u> 13-Dec-2018 Application to LTC for consideration.			
<u>Status Date:</u> 13-Dec-2018 GM LTC approved issuance of GM-DP-2018.1, as amended.			

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2002.1	Land Plan Group Inc. Planner: Sonja Zupanec	24-Jan-2002	PID: 014-385-694\nKeats Island - Keats Camp cottage lots - siting variances\nDL 696
<b>Planning Status</b>			
<u>Status Date:</u> 10-Apr-2008 still on hold pending rezoning			
<u>Status Date:</u> 13-Aug-2007 on hold pending rezoning application			
<u>Status Date:</u> 16-May-2006 Met with applicant. Outstanding items forwarded for attention. May be add'l fees.			

File Number	Applicant Name	Date Received	Purpose
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### Applications

GM-DVP-2018.2 Treloar, DEBRA 15-Oct-2018 PID: 009-414-649 Adding on to cabin, need to vary set backs Civic address: 460 Vaucroft Road, Thormanby Island, BC

**Planner:** Jaime Dubyna

**Planning Status**

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**Status Date:** 15-Jan-2019

Planner email to applicant for update.

**Status Date:** 21-Nov-2018

Planner email to applicant - option to proceed to LTC to request that the LTC determine whether a survey plan is necessary, pursuant to Section 2.8(1) of the LUB; or to submit BCLS plan by Dec 14/18 to proceed to Jan 31/19 plan.

**Status Date:** 16-Oct-2018

Planner requested current plan signed by a BC Land Surveyor in accordance with Section 2.8 (1) of the Gambier Associated Islands Land Use Bylaw.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2019.1	Rebecca McCLeery DBA Coastal Frameworks	07-Jan-2019	PID: 009-414-843 Civic address: 564 Vaucroft Road, North Thormanby Island, BC. Building SFD and two sleeping cabins/storage.

**Planner:** Jaime Dubyna

**Planning Status**

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**Status Date:** 21-Jan-2019

Planner requested copy of survey plan, pursuant to Section 2.8(1) of the LUB.

### Rezoning

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

**Planner:** Sonja Zupanec

**Planning Status**

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## Applications

**Status Date:** 28-Dec-2018

Bylaw 143 given 1st, 2nd, 3rd readings and approved by Executive Committee. X-ref GM-SUB-2018.1 subdivision referral conditions. Applicant advised of next steps before bylaw can be adopted.

**Status Date:** 25-May-2017

CIM scheduled for July 27th to provide draft bylaw amendments to enable a comprehensive development zone; transfer LUC provisions and enable subdivision.

**Status Date:** 20-Apr-2017

Revised draft ToR for hydro.assessment sent to applicant for review.

File Number	Applicant Name	Date Received	Purpose
GM-RZ-2019.1	South Keats Investments Ltd. <b>Planner:</b> Bronwyn Sawyer	16-Jan-2019	PID: 008-861-102 Civic address: 255 Esplanade Road, Keats Island, BC. LUB No. 78 Amendment
<b>Planning Status</b>			

**Status Date:**

## Subdivision

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2018.1	Gambier Island Sea Ranch c/o Miller Thomson <b>Planner:</b> Sonja Zupanec	08-Nov-2018	PIDs: Various (29) Subdivision application - Gambier Island Sea Ranch
<b>Planning Status</b>			

**Status Date:** 31-Dec-2019

Referral response sent to MOTI and applicant. Several conditions listed for PLA which must be met prior to final subdivision approval.

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2018.2	CONVENTION OF BAPTIST CHURCHES OF BC	14-Dec-2018	PID: 014-385-694 110 lot subdivision Civic address: 900 Keats Road, Gibsons, BC



## Applications

**Planner:** Sonja Zupanec

### **Planning Status**

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**Status Date:** 28-Dec-2018

Referral response sent to MOTI and applicant. Several conditions for PLA must be met prior to final subdivision approval.

**Islands Trust**  
 LTC EXP SUMMARY REPORT F2019  
 Invoices posted to Month ending November 2018

630 Gambier	Invoices posted to Month ending November 2018	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	3,000.00	2,535.78	464.22
<b>LTC Local</b>				
65200-630	LTC - Local Exp - LTC Meeting Expenses	4,750.00	3,184.06	1,565.94
65210-630	LTC - Local Exp - APC Meeting Expenses	500.00	414.14	85.86
65220-630	LTC - Local Exp - Communications	250.00	0.00	250.00
65230-630	LTC - Local Exp - Special Projects	500.00	2,500.00	-2,000.00
<b>TOTAL LTC Local Expense</b>		<u>6,000.00</u>	<u>6,098.20</u>	<u>-98.20</u>
<b>Projects</b>				
73001-630-2016	Gambier OCP/LUB	3,000.00	863.38	2,136.62
73001-630-2019	Gambier Keats Island OCP/LUB	3,500.00	0.00	3,500.00
73001-630-3003	Gambier RAR	5,000.00	3,903.24	1,096.76
73001-630-4094	Gambier Keats Island Shoreline Protection Review	3,500.00	1,970.80	1,529.20
<b>TOTAL Project Expenses</b>		<u>15,000.00</u>	<u>6,737.42</u>	<u>8,262.58</u>

## Gambier Island Local Trust Committee Policies & Standing Resolutions

No	Meeting Date	Resolution No.	Issue	Policy
1.	October 6, 2010	GM-082-2010	Guidelines for the appointment of members to the advisory planning commission	<p>It was <b>MOVED</b> and <b>SECONDED</b> 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:</p> <p>“The Gambier Island Local Trust Committee shall make all reasonable efforts, in the consideration of appointments to the advisory planning commission that members are:</p> <ol style="list-style-type: none"> <li>a. Representative of a broad cross section of the geographical areas of the Gambier Island Local Trust Committee area;</li> <li>b. 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;</li> <li>c. Where feasible and practical of a balanced representation of gender and age groups.</li> </ol> <p>Consideration shall be given to the following criteria in any appointment:</p> <ul style="list-style-type: none"> <li>• Previous experience as a member of a Board of Variance;</li> <li>• Experience on a local government council, board, local trust committee, commission or other body;</li> <li>• Experience with other volunteer boards, commissions or committees;</li> <li>• Experience and credential in a planning, design or related profession;</li> <li>• Experience and credentials in a building or design trade;</li> <li>• Educational background;</li> <li>• Length of residency in the local trust area;</li> <li>• Availability, and willingness to travel between local trust areas.</li> </ul>
2.	March 26, 2015	GM-2015-018	Amend APC appointment guidelines	<p><b>It was MOVED and SECONDED</b>, 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.</p>

3.	October 26, 2017	GM-2017-065	Development Permit Area (DPA) No. 3: Riparian Areas administration	<p><b>It was MOVED and SECONDED</b> that the Gambier Island Local Trust Committee adopt a Standing Resolution which directs staff to administer Development Permit Area (DPA) No. 3: Riparian Areas in the interim before formal amendments are made to the DPA, as follows:</p> <ul style="list-style-type: none"> <li>a. The “Designated Area” provisions of Section 12.3.1 of Gambier Island Official Community Plan No. 73 should be used to determine whether or not a proposed development is subject to DPA No. 3: Riparian Areas;</li> <li>b. When development is proposed within the “Designated Area”, applicants shall be required to have a Qualified Environmental Professional assess the water feature to determine whether or not it is subject to the Riparian Areas Regulation;</li> <li>c. When development is proposed within the “Designated Area” of a water feature which is determined to be subject to the Riparian Areas Regulation, a DPA No. 3: Riparian Areas Development Permit shall be required;</li> <li>d. When development is proposed within the “Designated Area” of a water feature which is determined not to be subject to the Riparian Areas Regulation, a DPA No. 3: Riparian Areas Development Permit shall not be required.</li> </ul>
4.	December 11, 2017	GM-2017-078	Adding item to agenda	<p><b>It was MOVED and SECONDED</b> that the Gambier Island Local Trust Committee request staff to add to each agenda “First Nations Activities” under the Reports section.</p>
5.	January 25, 2018	GM-2018-009	First Nations Words, Phrases and Place Names	<p><b>It was MOVED and SECONDED</b> that the Gambier Island Local Trust Committee adopt the following standing resolution:</p> <ul style="list-style-type: none"> <li>a) That staff incorporate First Nations’ words, phrases, and place names in Local Trust Committee communications, as appropriate.</li> </ul>



**Gambier Island**

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Riparian Areas Regulation	Implement RAR and protect all watercourses across the Gambier Island Local Trust Area	26-Oct-2011	Sonja Zupanec	
2	Gambier OCP Comprehensive Review	Revised Project Charter scope Dec. 2018	12-Feb-2015	Sonja Zupanec	
3	Keats Island OCP/LUB Amendments	Consideration of amendments to policies and regulations regarding docks and other foreshore development on Keats Island	27-Jul-2017	Sonja Zupanec Jaime Dubyna	
4	OCP Advocacy Policies - Implementation & Support	Supporting the advocacy policies of the Gambier, Keats, and Associated Islands OCPs, and Islands Trust Strategic Plan (e.g. woodlots, industrial facilities, Howe Sound)	24-Oct-2013	Kate-Louise Stamford Dan Rogers	



## Projects

### Gambier Island

Description	Activity	R/Initiated
Development Approval Information Bylaw	Develop and adopt a D.A.I bylaw for the Gambier Trust Area.	
Squamish First Nation Consultation	Scope interim strategies pending completion of a possible protocol agreement to address protection of archaeological and heritage resources.	31-Jan-2012
Gambier LUB Review	Review Gambier LUB to address: <ul style="list-style-type: none"> <li>- definition of breakwater</li> <li>- trams (currently silent)</li> <li>- advocacy policies around pump out stations</li> <li>- review of title Wilderness Conservation</li> <li>- 2013: REVIEW KEATS AND GAMBIER LUBS FOR ACCOMMODATION of OCEAN LOOP GEO-EXCHANGE SYSTEMS</li> <li>- 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 &amp; 112.</li> </ul>	22-May-2014
Gambier Site-specific Water Zones	Staff to research the history of Site-Specific water zones on Gambier.	26-Sep-2013
Recreational Camp and Private Institutional Regulation Review	Review Recreational Camp and Private Institutional regulations in all Local Trust Area land use bylaws. Review to ensure that regulations properly balance ecological protection with current realities re: rentals as income source for rec camps.	28-Jul-2016



## Projects

### Gambier Island

Description	Activity	R/Initiated
Keats Island LUB review	review definition of 'structure' to ensure adequate regulation of the siting of underground sewage disposal systems with setbacks to lot lines and the natural boundary of the sea -review regulations for accessory uses, buildings and structures occurring on parcels where no principal use exists (April 2018 LTC resolution).	11-Dec-2017
Thormanby Islands Foreshore Protection Pilot Project		26-Jul-2018