



Gambier Island Local Trust Committee

Regular Meeting Agenda

Date: January 29, 2024
Time: 10:00 am
Location: Electronic Meeting

Pages

1. **CALL TO ORDER** 10:00 AM - 10:05 AM
“Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change.”
2. **APPROVAL OF AGENDA**
3. **REPORTS** 10:05 AM - 10:35 AM
 - 3.1 **Trustee Reports**
 - 3.2 **Chair's Report**
 - 3.3 **Electoral Area Director's Report**
4. **DELEGATIONS - none**
5. **PUBLIC COMMENTS** 10:35 AM - 10:50 AM
6. **MINUTES** 10:50 AM - 11:00 AM
 - 6.1 **Local Trust Committee Special Meeting dated October 31, 2023 - for adoption** 3 - 7
 - 6.2 **Local Trust Committee Meeting dated November 21, 2023 - for adoption** 8 - 15
 - 6.3 **Section 26 Resolutions-Without-Meeting Report dated January 19, 2024** 16 - 16
 - 6.4 **Advisory Planning Commission Minutes - none**
7. **BUSINESS ARISING FROM MINUTES** 11:00 AM - 11:15 AM
 - 7.1 **Follow-up Action List dated January 19, 2024** 17 - 21
8. **APPLICATIONS AND REFERRALS** 11:15 AM - 11:25 AM
 - 8.1 **Sunshine Coast Regional District Zoning Bylaw Amendment No. 722.9 & 337.123 Referral** 22 - 34

9.	LOCAL TRUST COMMITTEE PROJECTS	11:25 AM - 11:50 AM	
9.1	Major Project: Gambier Island Official Community Plan and Land Use Bylaw Review - verbal update		
9.2	Minor Project: Keats Island Marine General Zone Amendment - verbal update		
10.	CORRESPONDENCE	11:50 AM - 11:55 AM	
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>		
10.1	Letter dated November 16, 2023 from British Columbia Regional Operations regarding Sunshine Coast Forest Landscape Plan Public Engagement		35 - 36
11.	NEW BUSINESS - none		
12.	REPORTS	11:55 AM - 12:15 PM	
12.1	Trust Conservancy Report - none		
12.2	Applications Report dated January 19, 2024		37 - 39
12.3	Trustee and Local Expense Report dated November, 2023		40 - 40
12.4	Adopted Policies and Standing Resolutions		41 - 44
12.5	First Nations Activities		
12.6	Local Trust Committee Webpage		
13.	WORK PROGRAM	12:15 PM - 12:30 PM	
13.1	Active Projects Report dated January 19, 2024		45 - 46
13.2	Future Projects Report dated January 19, 2024		47 - 48
14.	UPCOMING MEETINGS		
14.1	Next Regular Meeting Scheduled for Tuesday, March 26, 2024 at 10:00 am at John Braithwaite Community Centre, 145 1st Street W, North Vancouver, BC		
15.	ADJOURNMENT	12:30 PM - 12:30 PM	



Gambier Island Local Trust Committee

Minutes of Special Meeting

Date: October 31, 2023
Location: Electronic Meeting

Members Present: Peter Luckham, Chair
 Kate-Louise Stamford, Trustee
 Joe Bernardo, Trustee

Staff Present: Renée Jamurat, RPP MCIP, Regional Planning Manager
 Marlis McCargar, Island Planner
 Wil Cottingham, Office Administrative Assistant
 Diane Corbett, Recorder

Others Present: There was one (1) member of the media in attendance.

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 Luckham called the meeting to order at 9:01 a.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations. Trustees and Staff were introduced.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented:

- Addendum: 3.1.1 Keats Shoreline Protection Project – Trustee Memo

By general consent the agenda was approved as amended.

3. BUSINESS ITEMS

3.1 Keats Shoreline Protection Project – Proposed Bylaw No. 154

Island Planner McCargar provided an overview of the staff report on the Keats Shoreline Protection Project – Proposed Bylaw Nos. 153/154.

3.1.1 Keats Shoreline Protection Project - Trustee Memo

There was discussion of the way to approach review of the Trustee Memo. It was agreed Trustee Bernardo would highlight, as focal points for discussion, the conclusions and recommendations for amendments noted in the memo.

Trustee Bernardo provided context and background regarding Keats Island, and emphasized that the bylaw has to be designed in a way consistent with the reality of the way Keats Island is right now.

Regional Planning Manager Jamurat requested that the Island Planner note in the red line version of the proposed bylaw as to which provisions were affected as the LTC made motions.

Trustee Bernardo explained and gave context to recommended conclusions and amendments in the Trustee Memo that were itemized under the following categories:

- Docks
 - Fairness problems
 - Distance requirement for docks
 - Sharing docks
 - Other dock issues
- Repair vs. Replace.

Discussions ensued on the above topics.

GM-2023-039

It was MOVED and SECONDED

that Proposed Bylaw 154 be amended to: 1) change the definition of maximum residential dock size in P12 to conform with the usage in the CR1, RR, RC, and M2(a) zones that specifies it to mean the size of the dock float; and 2) reduce the maximum residential dock size in P12 zone to the same 47 square metre limit that Bylaw 154 contemplates for the CR1, RR, RC, and M2(a) zones.

CARRIED

GM-2023-040

It was MOVED and SECONDED

that Proposed Bylaw 154 be amended to include provisions that will bring the regulations for residential docks in the P12 zone into conformity with the regulations Proposed Bylaw 154 proposes for residential docks in the CR1, RR, RC, and M2(a) zones.

CARRIED

GM-2023-041

It was MOVED and SECONDED

That Proposed Bylaw 154 be amended to reduce maximum coverage area for the institutional dock facilities in the M2(b) zone to the same 1500 square metre limit contemplated for the P12 zone.

CARRIED

It was noted that Islands Trust needed to inform Keats Islanders that it is outside the Trust's mandate to change permitted distances between docks, which falls under the jurisdiction of the federal government.

There was discussion of developing a communications piece or pamphlet for Keats residents, especially dock owners, addressing points of concern.

GM-2023-042

It was MOVED and SECONDED

that Proposed Bylaw 154 be amended to enable the pro-rating of the maximum float size for shared docks by an additional 30 square metres per additional participant up to an absolute maximum of 154 square metres.

CARRIED

– BREAK 10:30 am - 10:42 am –

The Regional Planning Manager requested that the Islands Planner facilitate discussion and jump to the key conclusions in the memo that required more in-depth discussion, recognizing that some of the flagged bolded items from the memo were captured in the revised amendments on the "red line" version of the proposed bylaw, attached to the staff report.

Discussion moved to the definition of repair and maintenance in proposed Bylaw No. 154, section 9.3.

Trustee Bernardo considered that the definition was too general, creating uncertainty about what was actually exempted and what was not. He pointed out that many of the shoreline cabins on Keats were built some time ago, under what are now outdated building codes (or no building codes). These are permeable to humidity, and docks are exposed to extreme conditions. The repair and maintenance provisions that would occur within an existing footprint would commonly require replacement of building components. Things commonly needing replacement include wiring, plumbing systems, siding, leaky roofs, patio decking and structural members, decking on dock ramps and floats, and storm-damaged or aged structural members of docks.

The Trustee noted that the repair and maintenance exemption does not address the alteration factor, creating uncertainty about the scope of the exemption. Further concerns included: use of the word "minor" describing repairs or maintenance;

requiring owners to obtain a development permit for maintenance when it involves building components; replacement of pre-existing septic fields encroaching into the development permit area.

The Trustee proposed that Section 9.3.2(b) be re-written as: "Repair and maintenance of lawful buildings, structures or utilities, including the replacement of building components in connection with such repair and maintenance, provided always that any such work is conducted entirely within the footprint of the existing building, structure or utility and does not alter undisturbed land or native vegetation;".

Points from ensuing discussion included:

- I understand where residents are coming from in their concerns that so much of their property or building structures tend to be within this area. Concern that there is vague language within "undisturbed land or native vegetation". Do not think that goes far enough. DPA is to protect the foreshore and beyond. There are examples of where this kind of restriction has not worked. If owners are unclear about this, call the Trust office. This is where peoples' impact is the greatest on the foreshore, and this is the reason for this bylaw. Want to make sure that there are protections in place.
- This language is okay; it may not be completely clear. Onus is on the property owners – if not clear about something, you should talk to Staff to find out what needs to be done.
- "Undisturbed land or native vegetation" is clear enough to me; it is repeated in numerous places in the bylaw. "Within the footprint" and "does not alter undisturbed land or native vegetation" need to be read together.
- If, based on the report of a civil engineer, the installation of a septic system would involve disruption of other land, which would require a development permit.
- We have to acknowledge it is more than undisturbed land or native vegetation that is the issue. It is any disturbing any kind of land; it has impacts below the property line.
- Would like to hear from Staff if they have some other language that they think is clearer in terms of environmental protection.
- Soft shoreline protection, unless it is done very carefully and with knowledge, is not something you can do without a DPA. You need expertise to do so.

The Regional Planning Manager suggested that Staff bring back proposed wording that incorporates points from this discussion.

The Regional Planning Manager responded in the affirmative to an inquiry by Trustee Bernardo as to whether he should send to Staff concerns he had on some items in the red line version of Bylaw No. 154.

There was discussion of continued LTC consideration of proposed amendments to Draft Bylaw No. 154 and the timeline for the proposed bylaw review process.

GM-2023-043

It was MOVED and SECONDED

that the next meeting of the Local Trust Committee that is scheduled for November 21 to be in-person be changed to a meeting that is held electronically.

CARRIED

Trustees Luckham and Stamford expressed thanks to Trustee Bernardo and Staff for the work put into this review and discussion.

4. ADJOURNMENT

By general consent the meeting was adjourned at 11:20 a.m.

Peter Luckham, Chair

Certified Correct:

Diane Corbett, Recorder



Gambier Island Local Trust Committee

Minutes of Regular Meeting

Date: November 21, 2023

Location: Electronic Meeting

Members Present: Peter Luckham, Chair
Kate-Louise Stamford, Trustee
Joe Bernardo, Trustee

Staff Present: Renée Jamurat, Regional Planning Manager (part)
Marlis McCargar, Island Planner
Sonja Zupanec, Island Planner (part)
Diane Corbett, Recorder

Others Present: There were two (2) members of the public in attendance in the morning session, and one (1) member of the public in attendance in the afternoon.

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 Luckham called the meeting to order at 10:11 a.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations. Trustees and staff were introduced.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. REPORTS

3.1 Trustee Reports

Trustee Bernardo reported his main focus was the Keats Shoreline Protection Project, which would be on today's agenda.

Trustee Stamford reported that much of what she was doing with respect to the islands would be reported under the SCRD Director's Report.

3.2 Chair's Report

Chair Luckham reported that the Executive Committee, Financial Planning Committee and other committees were working toward preparations for Trust Council in December.

3.3 Electoral Area Director's Report

Electoral Area F (West Howe Sound) Director Stamford reported on the following:

- SCRD Board agreed to continue further planning work with Eastbourne water system. Water at Eastbourne is considered part of the regional system.
- Keats Landing pier surface has been closed to vehicular traffic due to damages beneath, with no particular timeline. Will keep islanders advised when further information is available.
- Attended water symposium with Sechelt, Gibsons, Sechelt Nation, and SCRD, the fourth symposium dealing with water, now at a point of planning for the future. SCRD is anticipating five years into the future. Squamish Nation staff also attending.
- Heading into budget season; will be ready by February for 2024 budget.

Director Stamford responded to questions from Trustee Bernardo about the Eastbourne water situation, and noted that Islands Trust water specialist William Shulba was working with the SCRD on the issue of water recharge of the deeper Eastbourne well.

4. DELEGATIONS – none

5. PUBLIC COMMENTS

Eastbourne property owner raised the following points:

- Suggestion to Director Stamford to provide a public update to Eastbourne regarding the water system, or consider creation of a water committee liaison;
- Importance of Connected Coast project; ensure Keats is not bypassed by the project;
- Keats Shoreline Protection Project:
 - Involvement of Squamish Nation is incredibly important. They have raised serious concerns about some of the development on the foreshore of Keats. The LTC needs to work through some of those issues with them.
 - In the draft bylaws, some things that were hard to follow:
 - Exemption in section 2a) is too broad now, and could lead to complete reconstruction of a building without a development permit the way it is worded.
 - It is being proposed to remove the guideline that shoreline development should not restrict access to the foreshore. This should remain as accessing the foreshore should always be a principle that should be maintained.
 - No idea why under dock guidelines h) about ramps, etc. not exceeding 1.5 m has been taken out. That is an important consideration. Would urge LTC to leave it in.

Trustee Stamford remarked she was working with staff to get something out to Eastbourne about their water, and hoped to have more public engagement going forward.

Trustee Bernardo explained the phrase regarding access to the foreshore was taken out as it was redundant and obscure, was open ended. Regarding dock guidelines, the 1.5 m guideline was taken out because this was actually covered by the regulations for each zone.

6. MINUTES

6.1 Local Trust Committee Meeting dated October 17, 2023

The following amendments to the minutes were presented for consideration:

- page 2, bullet 2, delete last sentence;
- page 2, item 3.3, bullet 1 should read: "Water restrictions recently went from Stage 4 to Stage 1 in four days."

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated November 10, 2023

Received.

6.3 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated November 15, 2023

Received.

Trustee Stamford remarked that, regarding the motion passed at the last LTC meeting to request the Regional District clarify the role of Islands Trust in their Regional Growth Framework, she had sent the SCRd the motion and suggested wording. The Trustee followed up recently and had not yet heard back.

8. APPLICATIONS AND REFERRALS – none

9. CORRESPONDENCE

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

9.1 Email dated October 23, 2023 from C. Owen regarding Letter of Support for Connected Coast – Keats Island Landing Site

Island Planner McCargar reported that a letter regarding support for Connected Coast – Keats Landing Site, was drafted by Connected Coast, who were seeking endorsement from the LTC to send to the Province as they move forward in the process.

Discussion ensued about the reference to January 2024 in the October 23, 2023 email from Christina Owen, Project Coordinator of Baylink Networks. The Island Planner was asked by a Trustee to get clarification from Connected Coast regarding what was meant by that deadline.

There was discussion of the LTC providing a letter of support. The Island Planner presented the draft letter (noted above) for viewing on the electronic screen.

GM-2023-044

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to prepare a letter with the text as provided by Island Planner McCargar for the Chair's signature and forwarding to the Ministry of Forests.

CARRIED

Chair Luckham noted rezoning would take some time and require an application.

Points from ensuing discussion included:

- Concern that holding them off by just six months could cause them to bypass Keats. Could the LTC do an in-house text amendment, to add in communications cables for that zone?
- Not acceptable that the LTC becomes a barrier to people on Keats having access to broadband internet. The business is being undertaken to benefit the residents of the island and the coast.
- The permitted uses in the Marine General (MG) zone, not referring to communications cables is an oversight. The uses didn't anticipate the installation of marine cable. The zoning is already in place that would allow Connected Coast to do the terrestrial part of the work.
- It does need to be looked at as to whether there is anything that would offend the Trust Policy Statement.
- Appreciate necessity of assisting in this process to deliver connectivity to the islands. This is a huge project. We are still awaiting an application from the company. We need to get the application. Is it suitable that a Temporary Use Permit (TUP) could be utilized, and followed by rezoning? (Staff indicated TUP would not be permitted for specific reasons.)
- Our processes exist for a reason: to deliver the goods for our people. It is incumbent as Trustees to work within the law and sometimes do things that are original. No rezoning on land is required. Telecommunication is available in CR zone and P1 zone. The only thing that needs to be covered is the Marine General zone issue: to lay down the cable from the outer perimeter to the shoreline.
- This is a consideration that wasn't anticipated; think there was an oversight on this particular regulation.

Points raised by staff included:

- There is Trust policy that would not allow benefitting a private corporation; LTC should not be initiating an application on their behalf. The company has known for the past ten months that they need to submit a rezoning application.
- A planning analysis would need to be done to understand why utilities were left out of the MG zone. It has not been determined that this was an oversight. Analysis would also look at the OCP and Trust Policy Statement.

- Staff would need to draft an amendment bylaw; could require OCP amendments, but staff are not sure. Public hearing could be waived if this is only a change to the Land Use Bylaw.
- LTC already has a minor project and are only permitted one minor project at a time. It should be taken into consideration as to how staff would pick up another minor project.
- Staff could reach out to proponent, converse, suggest applying as soon as possible; suggest LTC Resolution Without Meeting to expedite application process once it is received.

Further Trustee comments included:

- Staff is referring the LTC to the regular process, telling us it is a significant resource commitment and will take a long time. That is not reasonable in the circumstances. We already permit utilities on the island. Telecommunications utility is already permitted in every zone where people live.

GM-2023-045

It was MOVED and SECONDED

that section 4.16.1 of Bylaw 78 be amended by:

- 1) deleting the words “and structures” from the first line;
- 2) deleting the word “and” from the end of the first bulleted line;
- 3) replacing the period in the second bulleted line with a semi-colon and adding the word “and” after it; and
- 4) adding a third bulleted line that states “the establishment and the use telecommunication utilities.”

CARRIED

One opposed

BREAK 11:42-11:47

10. NEW BUSINESS – none

11. REPORTS

11.1 Trust Conservancy Report – none

11.2 Applications Report dated November 10, 2023
Received.

11.3 Trustee and Local Expense Report – none

11.4 Adopted Policies and Standing Resolutions
Received.

11.5 First Nations Activities

No report.

Chair Luckham acknowledged the comment during the public comment session regarding the importance of discussion with Squamish Nation on proposed shoreline regulations.

11.6 Local Trust Committee Webpage

No report.

11.7 2024 Local Trust Committee Meeting Schedule

Island Planner McCargar gave an overview of the staff report on the 2024 meeting schedule. Discussion ensued on meeting locations, and in-person versus electronic meetings.

GM-2023-046

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee schedule its regular business meetings on the following dates in 2024: January 29, March 26, May 28, July 30, October 1 and November 26; and that the March 26 meeting be held in person in North Vancouver; and that other meetings be electronic except for July 30 which is in person on Gambier.

CARRIED

12. WORK PROGRAM

12.1 Active Projects Report dated November 10, 2023

Received.

The Regional Planning Manager requested guidance regarding the resolution on Bylaw No. 78 (item 9.1), for clarity on direction for staff and how it fits into the work program.

A Trustee clarified the purpose of the resolution was to proceed to amend Keats Land Use Bylaw No. 78, with no further analysis. It had been concluded by the LTC, it is a straight forward amendment. Staff was requested to proceed with the amendment. Further information from staff was needed regarding outstanding questions to Connected Coast.

GM-2023-047

It was MOVED and SECONDED

that GM LTC request staff to advance amendments to Bylaw 78 as resolved at the LTC meeting of November 21 and bring forward for First Reading.

CARRIED

One opposed

GM-2023-048

It was MOVED and SECONDED

that the advancement of the amendment to Bylaw 78 approved on November 21 be designated to the Local Trust Area's top priority for the LTC Projects List.

CARRIED

- 12.2 Future Projects Report dated November 10, 2023**
Received.

13. LOCAL TRUST COMMITTEE PROJECTS

13.1 Major Project: Gambier Island Official Community Plan and Land Use Bylaw Review - Verbal Update

Island Planner Zupanec reported that planning staff had met with five staff from Squamish Nation's rights and title department over the course of several weeks discussing docks, shoreline protection, forest and ecosystem stewardship and climate action. There are several meetings scheduled between today and mid December. Staff have received numerous policy documents and frameworks from Nation staff to review, with the goal of informing updates to the Gambier OCP policies and LUB regulations. Planning staff would be preparing a "what we heard" summary document for Nation staff to review early in the new year, outlining specific policy and regulatory updates for their consideration and input. Any questions please contact the project planner directly.

BREAK 12:30 PM - 1:00 PM

13.2 Minor Project: Keats Shoreline Protection Project

Island Planner McCargar gave an overview of the staff report on the Keats Shoreline Protection Project. It was noted that the purple text amendments in the attachment had not been through an internal planning analysis nor legal review.

Discussion ensued on the process by which to move through consideration of the proposed bylaw amendments and endorsement of particular changes.

Through ensuing discussion of draft Bylaw No. 154, Schedule "1," points identified as needing further change or deletion were noted, as follows:

- 1.9 part 4: Island Planner would like legal review
- 1.21 Part 4 – should read: replacing "30 acres" with "60 acres"
- 9.3.2 a) delete "alter undisturbed land or native vegetation or otherwise"
- 9.3.2 m) delete
- 9.3.2 n) delete "emergency," to read "works required to prevent, control, or reduce risk or loss to human life, the natural environment or public or private property, including..."
- 9.3.3 b) delete

- 9.3.4 f) needs rewrite
- 9.3.5 k) delete
- 9.3.6 c) should read: “In areas cleared of native vegetation during development, replanting requirements and a security deposit to restore the natural environment or control erosion may be required.”
- 9.3.6 d) delete “Areas of undisturbed bedrock exposed to the surface or” to read: “Sparsely vegetated areas may not require planting.”
- 9.3.6 e) delete “non” before “native species materially....” in second last line
- 9.3.6 f) should read: “Replanting may be maintained by...”

For discussion at the next meeting, Trustee Stamford reported she would look into defining what is appropriate dock material; Trustee Bernardo would look into wording around how additions are added into construction within the 15 metres.

GM-2023-049

It was MOVED and SECONDED

that staff take elements discussed at the November 21 meeting and return with a new draft of the bylaw for further consideration by the Local Trust Committee.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting – Monday, January 29, 2024 at 10:00 am via Zoom Electronic Meeting

15. ADJOURNMENT

By general consent the meeting was adjourned at 3:37 p.m.

Peter Luckham, Chair

Certified Correct:

Diane Corbett, Recorder

Resolutions Without Meetings Log

Gambier Island

Resolution Number	Action	Date
2023-007 Schedule an electronic Special Meeting at 10:00am on January 9, 2024. That the Gambier Island Local Trust Committee request staff to schedule an electronic Special Meeting at 10:00am on January 9, 2024.	Carried	18-Dec-2023
2023-006 Not hold public hearing on Bylaw No. 158 That the Gambier Island Local Trust Committee is not required to hold a public hearing on Bylaw No. 158 cited as "Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2023" as the Bylaw is consistent with the Keats Island Official Community Plan No. 77, 2002, and request staff to proceed with public notification as per Section 467 of the Local Government Act.	Carried	12-Dec-2023
2023-005 Move November 21, 2023 electronic regular meeting to 10:00 am That the Gambier Island Local Trust Committee request Staff move their November 21, 2023 electronic regular meeting to 10:00 am	Carried	10-Nov-2023

Follow Up Action Report

Gambier Island

01-Sep-2022

Activity	Responsibility	Dates	Status
1 That the Gambier Island Local Trust Committee request staff amend the scope of the Gambier Official Community Plan Targeted Review Project Charter to include: · Reconsider the zoning designation title 'Wilderness Conservation;' · Add a definition for 'breakwater;' · Consider policies and regulations regarding trams (tracks, funicular). · Review Site specific water zoning; · clarification around water storage tanks as structures, requirements for screening, and the need for setback placement as part of their use as community amenities in fire protection. · Identification of Crown reserves and properties in GM LTA: Identification of all Crown reserves (strips) and similar Crown properties (i.e. islets) in the Gambier Island Local Trust Area.	Sonja Zupanec		In Progress

31-Jan-2023

Activity	Responsibility	Dates	Status
1 set up an introductory meeting with MOTI as soon as possible via zoom. <i>On hold until MOTI staff vacancies are filled.</i>	Wil Cottingham		In Progress

Follow Up Action Report

Gambier Island

14-Mar-2023

Activity	Responsibility	Dates	Status
1 Trustee Stamford to follow up with Fresh Water Specialist, William Shulba, about the Islands Trust Area Aquifer Conceptualization Project as it relates to Howe Sound.	Kate-Louise Stamford William Shulba		In Progress

20-Jun-2023

Activity	Responsibility	Dates	Status
1 Staff to provide public communication regarding the GM OCP/LUB project that reviews past and future opportunities for public input as well as an outline for FN engagement (to differentiate between FN and community engagement) to be sent out via email to GM residents. Update the website to include new communication materials.	Sonja Zupanec		In Progress

17-Oct-2023

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Gambier Island

17-Oct-2023

Activity	Responsibility	Dates	Status
1 GM LTC to respond to the referral of the SCRD Regional Growth Framework by requesting that the Sunshine Coast Regional District Board add a statement acknowledging that the Islands Trust islands are outside the jurisdiction of the Regional Growth Framework project. <i>Trustee sent a response on November 8, 2023, but has not heard back.</i>	Marlis McCargar Nadine Mourao Renee Jamurat		Completed

21-Nov-2023

Activity	Responsibility	Dates	Status
1 Take the elements of Proposed Bylaw No. 154 as discussed at the Nov 21 LTC meeting and return with a revised draft to a future LTC meeting. <i>Project placed on hold by LTC.</i>	Marlis McCargar		In Progress

09-Jan-2024

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Gambier Island

09-Jan-2024

Activity	Responsibility	Dates	Status
1 Schedule "A" of Keats Island Land Use Bylaw, 2002 is amended as follows: PART 4 - ZONE REGULATIONS, Section 4.16 MARINE GENERAL (MG) ZONE, Subsection 4.16.1 is amended by deleting the word "and" after the word "interpretation" in the first bullet, by inserting the word "and" after the words "navigational uses" in the second bullet and by inserting a third bullet followed by the words "the establishment and use of telecommunication utilities"; and Subsection 4.16.2 is amended by deleting the words "a navigational aid" and replacing them with the words "navigational aids or telecommunication utilities."	Marlis McCargar		Completed
2 Add Keats Island Marine General Zone Amendment to the minor project list, make it first priority and pause the current minor project (Keats Shoreline).	Marlis McCargar		Completed
3 the GM LTC confirms that draft Bylaw No. 158 is not contrary to ITPS. Note: no Islands Trust Policy Statement Directives Only Checklist completed, no staff analysis completed.	Marlis McCargar Nadine Mourao Renee Jamurat		In Progress

Follow Up Action Report

Gambier Island

09-Jan-2024

Activity	Responsibility	Dates	Status
4 That the Gambier Island Local Trust Committee draft Bylaw No. 158 be referred to the following for comment: First Nations: Squamish Nation, Snuneymuxw First Nation, Lyackson First Nation, Cowichan Tribes, Penelakut Tribe, Lake Cowichan First Nation, Stz'uminus First Nation, Halalt First Nation, Tsleil-Waututh Nation, Musqueam Nation Local Governments and Agencies: Sunshine Coast Regional District, Islands Trust Conservancy, Ministry of Forests, Ministry of Transportation and Infrastructure and Fisheries and Oceans Canada. Include cover letter that indicates special circumstances regarding timeline, communicate urgency, give 30 days for response deadline. <i>Referrals sent out on January 11, 2024</i>	Marlis McCargar Nadine Mourao		Completed
5 That the Gambier Island Local Trust Committee Bylaw No. 158 cited as "Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2023", be read a first, second and third time and be forwarded to EC for inclusion on January 31 meeting agenda.	Marlis McCargar Nadine Mourao		In Progress



ZONING BYLAW AMENDMENT No. 722.9 & 337.123 REFERRAL

Sent: December 11, 2023

Respond By: January 19, 2024

Referral To:

- | | | |
|---|--|---|
| ☒ shíshálh Nation Government District | ☒ Min. of Water, Land and Resource Stewardship | ☒ District of Sechelt |
| ☒ Skwxwú7mesh Nation | ☐ Agricultural Land Commission | ☒ Town of Gibsons |
| ☐ SCRD Building Services | ☒ Min. of Transportation and Infra. | ☒ Islands Trust |
| ☐ SCRD Infrastructure Services | ☐ School District #46 | ☐ Vancouver Coastal Health |
| ☐ SCRD Corporate Services | ☒ Dept. of Fisheries and Oceans | ☐ Advisory Planning Commission |
| ☐ Other: | | |

Background

Amendments to Sunshine Coast Regional District (SCRD) Zoning Bylaw 337 and 722 are proposed to strengthen protection of watercourses and ocean shorelines within the SCRD. The proposed amendments aim to immediately implement SCRD Official Community Plan (OCP) objectives to protect sensitive ecological areas and the Board Strategic Plan's goal to enhance the region's resiliency to the effects of climate change.

Currently, the SCRD's two Zoning Bylaws are not aligned with each other, or provincial requirements and guidelines when it comes to development regulations related to sites containing or adjacent to waterbodies, watercourses, or ocean shorelines.

Purpose of the Referral

The SCRD is seeking referral comments related to proposed amendments to Zoning Bylaw No. 722 (Electoral Areas B - Halfmoon Bay, D - Roberts Creek, E - Elphinstone, and F - West Howe Sound) and Zoning Bylaw No. 337 (Electoral Area A - Egmont/Pender Harbour).

Amendment Zoning Bylaw No. 722.9 and 337.123 have passed First Reading. Referral feedback is being sought at the request of the SCRD Board before consideration of Second Reading.

Please note: The amendments proposed in this referral are limited in scope and are viewed by staff as critical updates necessary to successfully implement current OCP policy direction, Provincial regulations and best practices. Additional solutions to protect, enhance, restore ecologically sensitive areas are being considered with upcoming OCP renewal and will be shared with this group in a future referral.

Summary of Proposed Amendments

1. Change how proposed new lot area is calculated when subdividing land

Watercourses and Stream Protection and Enhancement Areas (SPEAs) are undevelopable areas where no land alteration (building, tree cutting, digging, hardscaping, etc.) is permitted. A significant portion of subdivision proposals submitted to the SCRD include watercourse and/or SPEAs, which limit the development potential of the resulting subdivided lots and increase the likelihood of impacting the long-term integrity and health of this sensitive ecological area.



The proposal is to ensure all proposed new lots meet the minimum lot size when the area of land containing a watercourse and/or a Stream Protection and Enhancement Area (SPEA) are subtracted. The purpose of this amendment is to ensure all new lots are developable and private property/public assets are protected from flooding and ravine erosion, while protecting healthy watercourses and streamside vegetation.

2. Establish a buffer from the Stream Protection and Enhancement Area (SPEA)

A Streamside Protection and Enhancement Area (SPEA) is an area adjacent to a stream that includes both existing and potential streamside vegetation where no land alteration (building, tree cutting, hardscaping, etc.) is permitted. The proposal is to establish a buffer to protect the existing and future tree roots and branches within the SPEA that extend into the developable portion of a property.

Staff are proposing all buildings, structures, and hardscaping to be situated a minimum of 5 m away from the SPEA boundary to ensure that there is adequate space for protecting natural assets and ensuring that land alteration activity does not intrude on the SPEA. Landscaping, such as a garden, would not be subject to this buffer.

In recent years there has been an increase in unauthorized building and land alteration in SPEAs which results in Compliance Officer interventions by the SCRD and the Province. Remediation of the SPEA is often required, which is an expensive and time-consuming process for property owners and staff. By creating a SPEA buffer, we aim to help property owners avoid bylaw compliance issues and remedial development permit processes, while protecting the natural features, functions, and conditions in the SPEA.

3. Increase the setbacks from waterbodies and watercourses in Zoning Bylaw No. 337 to align with Zoning Bylaw No. 722 and meet Provincial Best Practices

Zoning Bylaw 337 was implemented in 1990 and no longer meets Provincial Best Practices for watercourse and ocean shoreline setbacks. The proposal is to amend the setbacks in Bylaw 337 to align with Provincial Best Practices and Bylaw 722.

The proposed amendment would strengthen property protection from flooding and facilitate environmental protection, public enjoyment of natural coastline, and reconciliation. Further, the amendment would promote clear and consistent setback regulations from waterbodies and watercourses across SCRD Electoral Areas, making development review and approvals more efficient.

Feedback

The SCRD welcomes feedback on the proposed amendments to Zoning Bylaw No. 722 and 337. Your response would be appreciated by **Friday, January 19, 2024**, after which we will prepare a staff report that is shared with the SCRD Board when considering Second Reading.

Alana Wittman, Planner II
Planning and Development Division
Sunshine Coast Regional District

Phone: (604) 885-6804 (Ext. 6154)
Email: alana.wittman@scrd.ca

Attachments Enclosed:

- Staff Report – First Reading Amendment Zoning Bylaw 722.9 and 337.123

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – July 20, 2023

AUTHOR: Alana Wittman, Planner II
Julie Clark, Senior Planner

SUBJECT: **PLANNING ENHANCEMENT PROJECT (PEP) 2 PHASE 1 POLICY FIX MICRO PROJECT:
AMENDMENT ZONING BYLAW NO. 722.9 AND 337.123 WATERCOURSE AND
SHORELINE PROTECTION AMENDMENTS**

RECOMMENDATION(S)

- (1) THAT the report titled Planning Enhancement Project (PEP) 2 Phase 1 Policy Fix Micro Project: Amendment Zoning Bylaw No. 722.9 and 337.123 Mitigation Watercourse and Shoreline Protection Amendments be received for information;**
 - (2) AND THAT Zoning Bylaw No. 722.9 and 337.123 be considered for First Reading;**
 - (3) AND FURTHER THAT Zoning Bylaw No. 722 and 337 be referred to agencies and Advisory Planning Commissions for comment.**
-

BACKGROUND

The purpose of this report is to present amendments to Zoning Bylaw 722 and 337 to the Board for consideration of First Reading.

The proposed housekeeping amendments will:

1. Align with Provincial legislative requirements and guidelines;
2. Operationalize OCPs; and
3. Enhance consistency, clarity, and efficiency in the development approvals process.

These amendments were identified through the Sunshine Coast Regional District (SCRD) Planning Enhancement Project 2 (PEP2). PEP2 is a multi-year project to review and update the SCRD's Official Community Plans (OCP) and all related bylaws and policies that operationalize the OCPs.

An update on this project, including reference to forthcoming proposals for emergency micro-policy amendments, was provided to the May 18 Electoral Areas Services Committee. Several emergency policy fixes are underway. SCRD recently repealed the Board Policy on Geotechnical Risk as it was outdated and misaligned with current Provincial Geotechnical best practices. Additionally, an OCP Amendment Board Policy is under development to foster best practices in developing and reviewing OCP amendment applications.

Policy Context

SCRD land use policies (OCPs) express a strong commitment to protecting sensitive ecological areas, which is not fully operationalized through the zoning bylaws. In proposing to fix this gap,

the zoning amendments would implement a key element of the community's vision. This fix has significant benefit to the community and SCRD: by protecting green infrastructure, we strategically foster climate resilience and mitigate organizational risk.

Clarity & Efficiency

In addition, the proposed amendments enhance efficiency in the development approval process by providing consistency with provincial regulations and guidelines as well as amongst SCRD Electoral Areas. This consistency creates regulatory clarity for developers, property owners, and staff. Such improvements to SCRD's policy framework have been identified as a need through the Development Approvals Process Review (DAPR).

DISCUSSION

Analysis

Currently, SCRD's two Zoning Bylaws 337 and 722 are not aligned with each other or provincial requirements and guidelines when it comes to development regulations related to sites containing or adjacent to waterbodies and watercourses. Of note, both Zoning Bylaw 337 and 722 currently allow for Streamside Protection and Enhancement Areas (SPEAs) to be considered developable area at time of subdivision.

SCRD Planning staff have received direct guidance from Provincial Riparian Biologists that zoning amendments to rectify this policy conflict are required. Similarly, Zoning Bylaw 337 and 722 do not consistently apply setbacks from waterbodies and watercourses, and neither bylaw provides adequate protection from development adjacent to SPEAs.

Specific proposed changes include:

1. Parcel area calculation in Bylaw 722 and Bylaw 337;
2. Buffer from SPEA in Bylaw 722 and Bylaw 337; and
3. Enhanced setbacks from waterbodies and watercourses in Bylaw 337.

Proposed Amendment 1: Parcel Area Calculation

Staff propose amendments to Bylaw 722, Section 4.3.1 as well as Bylaw 337, Sections 402 and 404, related to calculating parcel area when subdividing land. The proposed amendment aims to enhance climate resilience through protection of natural assets and reduce the organizational risk of approving proposed lots that are susceptible to increasingly frequent and intense precipitation events (atmospheric rivers). By aligning SCRD policies with provincial regulations and best practices, subdivision application processing times could be reduced by providing clear expectations to applicants and limiting back-and-forth referrals between SCRD Planning and the Provincial Riparian Areas Protection Regulation (RAPR) Team.

Proposed amendment to Bylaw 722, Section 4.3.1:

Current:

The calculation of minimum parcel area shall not include:

- a) Area to be used for community sewer field and equipment;

- b) Area to be dedicated for public open space, park or returned to the Province, except as permitted by the *Strata Property Act*; or
- c) Area to be dedicated as a highway

Proposed Add:

- d) Area of land covered by flowing or standing water, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water;
- e) Area of land that contains a Stream Protection and Enhancement Area (SPEA), as established under the *Provincial Riparian Areas Protection Regulations*.

Proposed amendment to Bylaw 337, Section 402

Current:

The minimum parcel area shall be determined by:

- (1) the minimum average parcel size, the minimum individual parcel size, the minimum usable parcel area and other subdivision options in the applicable subdivision district;
- (2) the minimum site area required under this bylaw for the intended use of the parcel; and
- (3) the servicing requirements applying to the parcel.

Proposed Add:

- (4) excluding the following areas from the calculation of minimum parcel area
 - (i) area to be used for community sewer field and equipment;
 - (ii) area to be dedicated for public open space, park or returned to the Province, except as permitted by the *Strata Property Act*;
 - (iii) area to be dedicated as a highway;
 - (iv) area of land covered by flowing or standing water, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water; or
 - (v) area of land that contains a Stream Protection and Enhancement Area (SPEA), as established under the *Provincial Riparian Areas Protection Regulations*.

Proposed amendment to Bylaw 337, Section 404:

Current:

The calculation of average parcel area shall not include land:

- (a) used or dedicated for public open space, park, returned to crown, highway, or community sewer field and equipment; or
- (b) lying beneath a waterbody.

Proposed replacement for (b) and add (c):

- (b) covered by flowing or standing water, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water; or
- (C) that contains a Stream Protection and Enhancement Area (SPEA), as established under the *Provincial Riparian Areas Protection Regulations*.

Precedent for the proposed amendment:

- City of Surrey Zoning Bylaw 12000
- District of Mission Consolidated Zoning Bylaw 2940-2020

Proposed Amendment 2: Buffer from Streamside Protection and Enhancement Areas (SPEA)

Staff propose amendments to Bylaw 337, Section 515 and Bylaw 722, Section 5.16 related to protecting the long-term integrity and health of the SPEA. Given that existing and future trees within the SPEA have roots and branches that extend into the developable portion of a property, the proposed bylaw amendment would require all buildings, structures, and hardscaping to be situated a minimum of 5 m away from the SPEA boundary to ensure that there is adequate space for protecting natural assets and ensuring that land alteration activity does not intrude on the SPEA.

This proposal results from Planning, Building and Bylaw staff observations that a lack of regulatory clarity contributes to a pattern of land alteration infractions. Land alteration in the SPEA triggers bylaw compliance investigations and remedial development permit processes, which are time consuming and expensive for property owners and staff alike.

The implementation of a mandatory 5m SPEA buffer will provide community clarity around the protection of critical natural assets. To implement the regulation, the following definition is proposed to be added to Bylaw 337 and 722:

Hardscaping means any human-made element made from inanimate materials like gravel, brick, wood, pavers, stone, concrete, asphalt, or similar material. Examples of hardscaping include landscaped elements (e.g., patio, deck, stone wall, pavers, etc.), retaining walls, roads/parking lots, campground pads, and fill placement.

The amendment is also aimed at providing more efficient processing of development that is adjacent to a SPEA by setting simplified and consistent regulatory expectations. Moreover, the buffer provides protection to the natural features, functions, and conditions in the SPEA; a critical green infrastructure asset that strengthens the region's resilience to climate change impacts.

Proposed amendment to Bylaw 337, Section 515:

- Current: There is no SPEA buffer in Bylaw 337 at this time.
- Proposed Add: Notwithstanding any other provision of this bylaw, and for the purpose of protecting the long-term integrity and health of Streamside Protection and Enhancement Areas (SPEA), no buildings, structures, hardscaping, or any part thereof shall be constructed, reconstructed, moved, located or extended within 5 metres of an established SPEA boundary.

Proposed amendment to Bylaw 722, Section 5.16:

- Current: There is no SPEA buffer in Bylaw 722 at this time.

- Proposed Add: No buildings, structures, hardscaping, or any part thereof shall be constructed, reconstructed, moved, located or extended within 5 metres of an established Streamside Protection and Enhancement Areas (SPEA) boundary.

Local government precedent for more robust SPEA protection:

- City of Abbotsford Streamside Protection Bylaw 1465-2005
- City of Coquitlam Zoning Bylaw 3000

Proposed Amendment 3: Setback from Waterbodies and Watercourses

Staff propose amendments to Bylaw 337, Section 515(1)(a), Section 515(1)(d), and Section 515(1)(e). The proposed amendments are consistent with Zoning Bylaw 722, Section 5.16 setbacks for waterbodies and watercourses. The amendment would promote clear and consistent setback regulations from waterbodies and watercourses across SCRD Electoral Areas. Further, the proposed amendment would strengthen property protection from flooding and facilitate environmental protection, public enjoyment of natural coastline, and reconciliation. These regulations would align with provincial guidelines and best practices and enhance SCRD's approach to building climate resilience and mitigating risk from climate change. This regulatory consistency and enhanced alignment with provincial guidelines and best practices is also envisioned to further enhance SCRD's ability to streamline development approvals.

Proposed amendment to Bylaw 337, Section 515(1)(a):

- Current: 7.5 m of the natural boundary of the ocean
- Proposed Replacement: 15 m of the natural boundary of the ocean

Proposed amendment to Bylaw 337, Section 515(1)(d):

- Current: 7.5 m of the natural boundary of a swamp or pond;
- Proposed Replacement: 17 m of the natural boundary of a swamp or pond;

Proposed amendment to Bylaw 337, Section 515(1)(e):

- Current: 30 metres of the natural boundary of Brittain River, Smanit Creek, Skawaka River, Deserted River, Vancouver River, Seshal Creek, Hunaechin Creek, Stakawus Creek, Potato Creek, Loquilts Creek, Tsuadhdi Creek, Osgood Creek; or 15 metres of the natural boundary of all other watercourses.
- Proposed Replacement: 30 metres of the natural boundary of Brittain River, Smanit Creek, Skawaka River, Deserted River, Vancouver River, Seshal Creek, Hunaechin Creek, Stakawus Creek, Potato Creek, Loquilts Creek, Tsuadhdi Creek, Osgood Creek; or 17 metres of the natural boundary of all other watercourses.

Precedent for the proposed amendment:

- SCRD Zoning Bylaw 722
- District of Sechelt Zoning Bylaw 580
- South Cowichan Zoning Bylaw 3520
- Comox Valley Zoning Bylaw 520

Options

Option 1 Proceed with First Reading for all proposed amendments (staff recommendation)

The proposed amendments provide measures to immediately address organization risk and strengthen community climate resilience, while also facilitating streamlining of development approvals by setting clear and consistent regulations across the regional district's electoral areas. By setting clear and consistent regulations it is additionally hoped that the proposed amendments will lessen the demand on staff for bylaw enforcement and remedial planning applications. Accordingly, staff believe these amendments should be implemented as soon as possible during this early stage of PEP2.

Option 2 Proceed with First Reading for one or more of the proposed amendments

Any proposed amendments that do not move to First Reading now will be revisited during future Official Community Plan renewal work associated with PEP2.

Option 3 Make no changes at this time

Continue development review and approvals based on the current zoning bylaws.

Organizational and Intergovernmental Implications

The proposed amendments to Bylaw 337 and 722 seek alignment with Provincial regulations and guidelines.

Financial Implications

There are no financial implications associated with this report, though it is noted that the proposed amendments seek to create regulatory clarity and simplicity aimed at improving development approval efficiency and lessening demands on bylaw enforcement and planning staff.

Timeline for next steps or estimated completion date

If the Board gives the proposed bylaws First Reading, staff propose to engage with the Advisory Planning Commissions (APCs) and conduct public engagement via Let's Talk throughout Q3, 2023. Following APC and public engagement, consideration of Second Reading would be brought forward in a future staff report. This report would also contain recommendations on whether a public hearing should be held or if consideration should be given to waiving the public hearing, per Section 464(2) of the *Local Government Act*. Third Reading, and Bylaw Adoption are targeted for Q4, 2023.

Communications Strategy

A communications plan is in development.

STRATEGIC PLAN AND RELATED POLICIES

This initiative/proposal can be seen as supporting Strategic Focus Area 4: Climate Change and Resilience in the Board's 2019 – 2023 Strategic Plan.

CONCLUSION

Housekeeping amendments are proposed for Zoning Bylaw 337 and 722. The proposed amendments provide measures to strengthen protection of ecologically sensitive areas including watercourses, and shorelines within SCRD. The proposed amendments provide measures to immediately address organization risk and strengthen community climate resilience, while also facilitating streamlining of development approvals by setting clear and consistent regulations across the regional district's electoral areas that are aligned with Provincial best practices. By setting clear and consistent regulations it is additionally hoped that the proposed amendments will lessen the demand on staff for bylaw enforcement and remedial planning applications. These amendments are therefore recommended to advance in this early stage of PEP2 work. Staff recommend proceeding with First Reading for the proposed amendments.

ATTACHMENT

Appendix A – Amendment Zoning Bylaw No. 722.9

Appendix B – Amendment Zoning Bylaw No. 722.9

Reviewed by:			
Manager	X – J. Jackson	Finance	
A/GM	X – R. Shay	Legislative	
CAO	X – D. McKinley	Risk Management	X – V. Cropp

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 337.123

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 337, 1990*

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 337.123, 2023*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 337, 1990* is hereby amended as follows:

Insert the following immediately following Section 402(3):

402(4) excluding the following areas from the calculation of minimum parcel area

- (i) area to be used for community sewer field and equipment;
- (ii) area to be dedicated for public open space, park or returned to the Province, except as permitted by the *Strata Property Act*;
- (iii) area to be dedicated as a highway;
- (iv) area of land covered by flowing or standing water, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water; or
- (v) area of land that contains a Stream Protection and Enhancement Area (SPEA), as established under the *Provincial Riparian Areas Protection Regulations*.

Replace Section 404(b) with the following:

404(b) covered by flowing or standing water, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water; or

Insert the following, immediately following Section 404(b):

404(c) that contains a Stream Protection and Enhancement Area (SPEA), as established under the *Provincial Riparian Areas Protection Regulations*.

Insert the following immediately following Section 515(3):

515(4) Notwithstanding any other provision of this bylaw, and for the purpose of protecting the long-term integrity and health of Streamside Protection and Enhancement Areas (SPEA), no

buildings, structures, hardscaping, or any part thereof shall be constructed, reconstructed, moved, located or extended within 5 metres of an established SPEA boundary.

Insert the following definition in Section 201 immediately following “grade, average natural”:

“hardscaping” means any human-made element made from inanimate materials like gravel, brick, wood, pavers, stone, concrete, asphalt, or similar material. Examples of hardscaping include landscaped elements (e.g., patio, deck, stone wall, pavers, etc.), retaining walls, roads/parking lots, campground pads, and fill placement.

Replace Section 515(1)(a) with the following:

515(1)(a) 15 m of the natural boundary of the ocean

Replace Section 515(1)(d) with the following:

515(1)(d) 17 m of the natural boundary of a swamp or pond;

Replace Section 515(1)(e) with the following:

515(1)(e) 30 metres of the natural boundary of Brittain River, Smanit Creek, Skawaka River, Deserted River, Vancouver River, Seshal Creek, Hunaechin Creek, Stakawus Creek, Potato Creek, Loquilts Creek, Tsuadhdi Creek, Osgood Creek; or 17 metres of the natural boundary of all other watercourses.

PART C – ADOPTION

READ A FIRST TIME this	####	DAY OF,	YEAR
READ A SECOND TIME this	####	DAY OF,	YEAR
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	####	DAY OF,	YEAR
READ A THIRD TIME this	####	DAY OF,	YEAR
ADOPTED this	####	DAY OF,	YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 722.9

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019*

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.9, 2023*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:

Insert the following immediately following Section 4.3.1(c):

- d) Area of land covered by flowing or standing water, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water;
- e) Area of land that contains a Stream Protection and Enhancement Area (SPEA), as established under the Provincial Riparian Areas Protection Regulations.

Insert the following immediately following Section 5.16.2:

5.16.3 No buildings, structures, hardscaping, or any part thereof shall be constructed, reconstructed, moved, located or extended within 5 metres of an established Streamside Protection and Enhancement Areas (SPEA) boundary.

Insert the following definition in Part 12 immediately following “green roof”:

hardscaping: means any human-made element made from inanimate materials like gravel, brick, wood, pavers, stone, concrete, asphalt, or similar material. Examples of hardscaping include landscaped elements (e.g., patio, deck, stone wall, pavers, etc.), retaining walls, roads/parking lots, campground pads, and fill placement.

PART C – ADOPTION

READ A FIRST TIME this ##### DAY OF, YEAR

READ A SECOND TIME this ##### DAYOF. YEAR

PUBLIC HEARING HELD PURSUANT TO THE *LOCAL
GOVERNMENT ACT* this

DAY OF,

YEAR

READ A THIRD TIME this

DAY OF,

YEAR

ADOPTED this

DAY OF,

YEAR

Corporate Officer

Chair

From: Gull, Chelsy FOR:EX <Chelsy.Gull@gov.bc.ca>
Sent: Thursday, November 16, 2023 4:50 PM
To: northinfo <northinfo@islandstrust.bc.ca>
Subject: Invitation: Sunshine Coast Forest Landscape Plan Public Engagement



**Skwxwú7mesh
Úxwumixw**
Squamish Nation



Homalco Nation

November 16, 2023

Islands Trust
Sent via Email: northinfo@islandstrust.bc.ca

Dear Sunshine Coast Stakeholder:

RE: Invitation to an open house for public engagement on Forest Landscape Plan Pilot for the Sunshine Coast Timber Supply Area

You are invited to participate in the first phase of public engagement on the Forest Landscape Plan (FLP) Pilot for the Sunshine Coast Timber Supply Area. The Pilot is a collaborative project with the Homalco Nation, Klahoose First Nation, shishalh Nation, Squamish Nation, Tla'amin Nation, and the Ministry of Forests.

Forest Landscape Plans encourage stakeholders, communities, and the public to provide input throughout development and implementation of the plan. The three overarching goals of stakeholder and public engagement are:

AWARENESS: Build understanding with stakeholders and the public of the Planning Team's roles and planning activities.

TRUST: Build and maintain trust and confidence in the Planning Team and planning process; and

FEEDBACK: Provide adequate mechanisms and equal opportunities for feedback, seek feedback from the public and stakeholders and, where possible, consider it in decisions.

We invite you to join us in the Forest Landscape Planning process for the Sunshine Coast by attending one or more of the following open houses:

Campbell River – November 30 at 5:30pm – 8:00pm
Thulin Room, Maritime Heritage Centre, 621 Island Highway

qathet – December 5, 2023, 5:30pm – 8:00pm
The ARC, 7055 Alberni Street

Sechelt – December 6, 2023, 6:00pm – 8:30pm
Foyer - Chatelech Secondary School, 5904 Cowrie Street

Refreshments will also be provided at each location.

Please RSVP to engagesunshinecoastforestdistrict@gov.bc.ca if you are planning on attending one of the three options.

For more information and FAQ regarding the Sunshine Coast Forest Landscape Planning Pilot Project, please visit [Sunshine Coast Forest Landscape Planning Pilot Project](#).

Sincerely,



Jillian Tougas, R.P.F.
District Manager
Regional Operations Division - Coast Area

Attachment: Sunshine Coast Forest Landscape Planning Pilot Frequently Asked Questions



Development Permit

File Number	Applicant Name	Date Received	Purpose
GM-DP-2022.1	Philip, Carolyn & David	14-Feb-2022	PID: 026-162-890 To bring structures into compliance with setbacks. Civic address: Lot 27 Mount Artaban Road, Gambier Island, BC.

Planner: Margot Thomaidis

Planning Status

Status Date: 14-Jun-2022

Notified applicant of DFO/ MoTI restrictive covenant. LTC cannot consider application without written confirmation that DFO is agreeable to waive or amend the covenant restrictions.

Status Date: 02-May-2022

File reassigned

Status Date: 23-Feb-2022

File opened, assigned and waiting for etransfer.

File Number	Applicant Name	Date Received	Purpose
GM-DP-2023.1	Delane & Cumming, Steve & Sarah	01-May-2023	PID 013-387-031 new SFD at Lot 62, West Bay Road on Gambier Island.

Planner: Ian Cox

Planning Status

Status Date: 18-Dec-2023

Target January 29th LTC agenda.

Status Date: 18-Oct-2023

File reassigned to Ian Cox.

Status Date: 17-Jul-2023

Received joint DVP/DP payment.



Development Variance Permit

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

Planner: Sonja Zupanec

Planning Status

Status Date: 10-Apr-2008

still on hold pending rezoning

Status Date: 13-Aug-2007

on hold pending rezoning application

Status Date: 16-May-2006

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

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2022.1	Philip, Carolyn & David	14-Feb-2022	PID: 026-162-890 To bring structures within compliance with setbacks. Civic address: Lot 27 Mount Artaban Road, Gambier Island, BC.

Planner: Margot Thomaidis

Planning Status

Status Date: 20-Dec-2022

Staff followed up with applicant requesting DFO confirmation.

Status Date: 16-Jun-2022

Applicant contacting DFO. Staff provided contact information for Vancouver Regional Headquarters and Steveston regional office (Fishing areas 28, 29).

Status Date: 14-Jun-2022

Notified applicant of DFO/ MoTI restrictive covenant. LTC cannot consider application without written confirmation that DFO is agreeable to waive or amend the covenant restrictions.



Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2022.3	Pedersen, Kenneth & Joan	14-Jun-2022	PID: 010-892-567 To permit existing seawall within 25 foot setback. Civic address: 123 Esplanade Road, Eastbourne, Keats Island, BC.

Planner: Margot Thomaidis

Planning Status

Status Date: 16-Sep-2022

Requested and awaiting additional information from applicants.

Status Date: 14-Jul-2022

Planner reviewing file.

Status Date: 17-Jun-2022

File opened & assigned. Waiting for etransfer.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2023.2	Delane & Cumming, Stephen & Sarah	10-May-2023	PID: 013-387-031 request for variance to riparian setback requirement at Lot 62, West Bay Rd on Gambier Island.

Planner: Ian Cox

Planning Status

Status Date: 18-Dec-2023

Target January 29th LTC agenda with concurrent DP.

Status Date: 17-Jul-2023

Received payment for joint DP/DVP

Status Date: 24-May-2023

Refund Memo to finance forwarded to RPM.

Islands Trust

LTC EXP SUMMARY REPORT F2024

Invoices posted to Month ending November 2023

630 Gambier	Invoices posted to Month ending November 2023	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	254.00	55.00	199.00
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	1,488.00	1,772.69	-284.69
65210-630	LTC - Local Exp - APC Meeting Expenses	333.00	348.98	-15.98
65220-630	LTC - Local Exp - Communications	250.00	0.00	250.00
65230-630	LTC - Local Exp - Special Projects	277.00	0.00	277.00
TOTAL LTC Local Expense		<u>2,348.00</u>	<u>2,121.67</u>	<u>226.33</u>
Projects				
73001-630-2016	Gambier OCP/LUB	16,000.00	16,000.00	0.00
73001-630-4094	Gambier Keats Island Shoreline Protection Review	4,000.00	1,679.75	2,320.25
TOTAL Project Expenses		<u>20,000.00</u>	<u>17,679.75</u>	<u>2,320.25</u>

Gambier Island Local Trust Committee Policies & Standing Resolutions

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

No	Meeting Date	Resolution No.	Issue	Policy
3.	October 26, 2017	GM-2017-065	Development Permit Area (DPA) No. 3: Riparian Areas administration	It was MOVED and SECONDED that the Gambier Island Local Trust Committee adopt a Standing Resolution which directs staff to administer Development Permit Area (DPA) No. 3: Riparian Areas in the interim before formal amendments are made to the DPA, as follows: a. The “Designated Area” provisions of Section 12.3.1 of Gambier Island Official Community Plan No. 73 should be used to determine whether or not a proposed development is subject to DPA No. 3: Riparian Areas; b. When development is proposed within the “Designated Area”, applicants shall be required to have a Qualified Environmental Professional assess the water feature to determine whether or not it is subject to the Riparian Areas Regulation; c. When development is proposed within the “Designated Area” of a water feature which is determined to be subject to the Riparian Areas Regulation, a DPA No. 3: Riparian Areas Development Permit shall be required; d. When development is proposed within the “Designated Area” of a water feature which is determined not to be subject to the Riparian Areas Regulation, a DPA No. 3: Riparian Areas Development Permit shall not be required.
4.	December 11, 2017	GM-2017-078	Adding item to agenda	It was MOVED and SECONDED that the Gambier Island Local Trust Committee request staff to add to each agenda “First Nations Activities” under the Reports section.
5.	January 25, 2018	GM-2018-009	First Nations Words, Phrases and Place Names	It was MOVED and SECONDED that the Gambier Island Local Trust Committee adopt the following standing resolution: a) That staff incorporate First Nations’ words, phrases, and place names in Local Trust Committee communications, as appropriate.
6.	July 25, 2019	GM-2019-031	Model Cell Tower Consultation Process	It was MOVED and SECONDED that the Gambier Island Local Trust Committee adopt the model strategy for antenna systems.

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

No	Meeting Date	Resolution No.	Issue	Policy
9.	February 10, 2023	GM-RWM-2023-001	Bylaw Enforcement deferral	It was MOVED and SECONDED Defer enforcement on existing seawalls on North Thormanby Island. The deferment of enforcement should not be interpreted as permitting any new additions or structures from requiring a permit or otherwise requiring compliance with the Gambier Associated Islands Land Use Bylaw No. 120.'
10.	August 29, 2023	GM-RM-2023-027	Unlawful Land Uses and Planning Applications	It was MOVED and SECONDED that Gambier Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications: a) Where an application is received and a use is continuing in contravention of a land use bylaw, staff are directed to request that the applicant cease the use prior to processing the application, and staff are directed to continue with enforcement until the use is ceased. b) The applicant may request that the Local Trust Committee proceed with consideration of the application while the use is continuing; and, where the Local Trust Committee considers there is a community need to process the application while the prohibited use is continuing, the Local Trust Committee may direct that bylaw enforcement actions, including the issuing of notices, cease. c) Where the Local Trust Committee does not consider that there is a community need, or the applicant has not made such a request of the Local Trust Committee, bylaw enforcement actions, including the issuing of notices will continue. d) In deciding whether to grant land use approval for a use that was commenced in contravention of a land use bylaw, the Local Trust Committee may consider whether the applicant has suspended the prohibited land use pending a decision on the application.

Active Projects Report

Gambier Island

1. Major Project - Gambier OCP & LUB Targeted Review

Responsible

Dates

Conduct a review of the Gambier Island Official Community Plan policies and Land Use regulations pertaining to forest protection, protection of archaeological and cultural sites, shoreline protection and marine designations across the Plan area.

Including:

- Reconsider the zoning designation title 'Wilderness Conservation;'
- Add a definition for 'breakwater;'
- Consider policies and regulations regarding trams (funicular tracks, etc.);
- Review site specific water zones on Gambier;
- Clarification around water storage tanks as structures, requirements for screening, and the need for setback placement as part of their use as community amenities in fire protection.

Sonja Zupanec

Rec'd: 12-Feb-2015

1. Minor Project - Marine General Zone Amendment

Responsible

Dates

bylaw amendment to permit the establishment and use of telecommunication utilities in the Marine General (MG) zone. This is an LTC initiated bylaw amendment.

Marlis McCargar

Rec'd: 21-Nov-2024

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

Responsible

Dates

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

Project is currently paused - January 9, 2024

Marlis McCargar

Rec'd: 31-Jan-2019



Print Date: January 19, 2024

Follow Up Action List

Active Projects Report

Gambier Island

Future Projects Report

Gambier Island

1. *Administrative*

Responsible

Date Received

- Development Approval Information Bylaw: Develop and adopt a D.A.I bylaw for the Gambier Trust Area.
- Identification of all Crown reserves (strips) and similar Crown properties (i.e. islets) in the Gambier Island Local Trust Area.

01-Sep-2022

2. *OCP & LUB*

Responsible

Date Received

- Pump out stations: develop advocacy policies
- Thormanby Island Foreshore Protection: Review of setback regulations and designation of a development permit area for the purposes of protecting the natural environment, its ecosystems and biological diversity and protection of development from hazardous conditions.
- Consider adoption of a Heritage Conservation Area

01-Sep-2022

3. *LUB*

Responsible

Date Received

Gambier LUB:

- Recreational Camp and Private Institutional Regulation Review
- Temporary Overnight Accommodation bylaw review with regards to short-term vacation rentals

01-Sep-2022

Keats LUB:

- Update definition of 'dwelling' in the Keats Island Land Use Bylaw No. 78.

Future Projects Report

Gambier Island

4. *OCP*

Responsible

Date Received

N/A

01-Sep-2022

5. *Advocacy and Communications*

Responsible

Date Received

N/A

01-Sep-2022

6. *Bylaw Enforcement*

Responsible

Date Received

N/A

01-Sep-2022