

Regular Meeting Revised Agenda

Date: November 18, 2021
 Time: 10:30 am
 Location: John Braithwaite Community Centre
 145 West 1st Street
 North Vancouver, BC

Pages

1. **CALL TO ORDER** 10:30 AM - 10:35 AM
 "Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."
2. **APPROVAL OF AGENDA**
3. **RISE AND REPORT - IN CAMERA MEETING OCTOBER 14, 2021**
4. **REPORTS** 10:35 AM - 10:50 AM
 - 4.1. **Trustee Reports**
 - 4.2. **Chair's Report**
 - 4.3. **Electoral Area Director's Report**
5. **DELEGATIONS - none**
6. **TOWN HALL** 10:50 AM - 11:00 AM
7. **MINUTES** 11:00 AM - 11:05 AM
 - 7.1. **Local Trust Committee Special Meeting Minutes dated September 29, 2021 - for adoption** 4 - 11
 - 7.2. **Local Trust Committee Meeting dated October 14, 2021 - for adoption** 12 - 23
 - 7.3. **Local Trust Committee Special Meeting Minutes dated October 14, 2021 - for adoption** 24 - 30
 - 7.4. **Section 26 Resolutions-Without-Meeting - none**
 - 7.5. **Advisory Planning Commission Minutes - none**
8. **BUSINESS ARISING FROM MINUTES** 11:05 AM - 11:15 AM

8.1.	Follow-up Action List dated November 10, 2021	31 - 34
8.2.	Letter to Member of Parliament, Patrick Weiler	35 - 36
8.3.	Letter to Squamish Nation Council/Nexwsxwníw ntm ta Úxwumixw	37 - 38
9.	APPLICATIONS AND REFERRALS	11:15 AM - 11:20 AM
9.1.	Islands Trust Area Bylaw No. TC183 - Referral Request for Response	39 - 42
10.	LOCAL TRUST COMMITTEE PROJECTS	11:20 AM - 12:10 PM
10.1.	Keats Island Shoreline Protection Project - Staff Report	43 - 73
10.2.	Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project - Memorandum	74 - 77
11.	CORRESPONDENCE	12:10 PM - 12:15 PM
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
11.1.	Letter dated November 5, 2021 from the Canadian Commission for United Nations Educational, Scientific and Cultural Organization (UNESCO) regarding New Biosphere Region in British Columbia	78 - 79
	----- BREAK 12:15 PM to 12:45 PM -----	
12.	NEW BUSINESS	
12.1.	Climate Change Mitigation and Adaptation	
12.1.1.	Threats from Greenland Ice Loss	80 - 80
	https://coastal.climatecentral.org	
12.2.	2022 Annual Meeting Schedule - for discussion and decision	81 - 82
12.3.	Draft Transport 2050 Plan - Electric Bikes - for discussion	83 - 83
	https://www.translink.ca/-/media/translink/documents/plans-and-projects/regional-transportation-strategy/transport-2050-phase-3/transport_2050_draft_strategy.pdf	
13.	REPORTS	
13.1.	Trust Conservancy	
13.1.1.	The Heron - Autumn 2021	84 - 87
	https://www.translink.ca/-/media/translink/documents/plans-and-projects/regional-transportation-strategy/transport-2050-phase-3/transport_2050_draft_strategy.pdf	

13.1.2. Conservancy - Current Campaigns

<https://islandstrust.bc.ca/conservancy/current-campaigns/>

13.2.	Applications Report dated November 10, 2021	88 - 91
13.3.	Trustee and Local Expense Report dated September, 2021	92 - 92
13.4.	Adopted Policies and Standing Resolutions	93 - 95
13.5.	First Nations Activities	
13.6.	Local Trust Committee Webpage	
14.	WORK PROGRAM	
14.1.	Top Priorities Report dated November 10, 2021	96 - 96
14.2.	Projects List Report dated November 10, 2021	97 - 99
15.	INFORMATION ITEMS	
15.1.	News Release October 28, 2021 - November -December Trust Council Meeting Program Announced - Public Invited to first in-person meeting since March 2020	100 - 101
15.2.	News Release November 1, 2021 - Extensive Policy Statement Engagement Planned	102 - 103
16.	UPCOMING MEETINGS	
16.1.	Next Regular Meeting - to be determined	
17.	ADJOURNMENT	



Gambier Island Local Trust Committee Minutes of Special Meeting

Date of Meeting: September 29, 2021
Location: Electronic Meeting

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

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

Also Present: Members of the Public – 30

1. CALL TO ORDER

Chair Fast called the meeting to order at 6:33 p.m. She acknowledged that the meeting was being held in the traditional territory of the Squamish Nation, and noted it was the evening before the first Truth and Reconciliation Day across Canada.

Chair Fast announced that this was a special electronic meeting in order to hold a Community Information Meeting (CIM) to present information regarding Proposed Bylaw Nos. 153 and 154, and to provide an opportunity for members of the public to ask questions about the bylaws. A second CIM will be held in person on October 14, 2021 in North Vancouver.

Trustees Stamford and Rogers gave introductory remarks.

Chair Fast described procedures for this electronic meeting and introduced staff in attendance. She invited Island Planner Dubyna to present Proposed Bylaw Nos. 153 and 154.

2. COMMUNITY INFORMATION SESSION – KEATS ISLAND SHORELINE PROTECTION PROJECT – PROPOSED BYLAW NOS. 153 AND 154

To amend the Keats Island Official Community Plan (OCP) and Land Use Bylaw (LUB) to establish a new Shoreline Development Permit Area (DP-3), amend siting regulations in relation to the setback from the natural boundary of the sea, and amend marine structure regulations.

2.1. Planner Presentation

Island Planner Dubyna presented an overview of Proposed Bylaw Nos. 153 and 154 that included:

- Background information;
- Proposed changes in the amendment bylaws;
- Development Permit (DP) application process and examples;

- Legislative process for the proposed bylaws; and
- Next steps for Local Trust Committee (LTC) consideration.

Background points included:

- Keats Island Shoreline Protection Project has been a Top Priority Project of the LTC since 2017.
- Community survey and information meetings were conducted in 2018 to identify community shoreline values and introduce policy, regulatory and voluntary options.
- Working Group of Keats Islanders was established to work with staff to provide recommendations to the LTC in 2019-2020. May 2020 discussion paper presented four options for shoreline protection:
 - Development Permit Area (DPA);
 - Flood Protection Bylaw;
 - Creation of Marine zones; and
 - Heritage Conservation Areas.
- June 2020 Fifth option: no change to bylaws.
- October 2020 Working Group recommendations to the LTC and Staff recommendations for next steps for the LTC were presented.
- November 2020 LTC endorsed establishing a Shoreline DPA and amending marine structure regulations.
- Proposed bylaws received first reading in July 2021 and referrals were sent out to First Nations, agencies and community groups.

Draft Bylaw No. 153 would amend the Keats Island Official Community Plan (OCP) Bylaw No. 77 to establish a new Development Permit Area 3: Shoreline (DP-3), for the purpose of protecting the natural environment, its ecosystems and biodiversity, and to protect development from hazardous conditions. It includes the location, justification and objectives of DP-3. The DPA would cover upland 15 metres (m) from the natural boundary of the sea, the foreshore area and seaward 100m from the natural boundary of the sea.

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

- Reducing the area, number and types of structures in the setback from the natural boundary of the sea;
- Increasing the setback from the natural boundary of the sea from 7.5m to 15m;
- Increasing setbacks between neighbouring private floats and docks and between lot lines;
- Reducing the maximum area of dock floats in the marine-based area; and
- Reducing dock ramp width.

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

It was noted there has been increasing development along the Keats shoreline, a sensitive and dynamic area. The shoreline is often where archaeological sites are found.

The existing 7.5m setback from the natural boundary of the sea on Keats is one of the smallest in the Islands Trust Area. Retaining walls are not permitted in the setback area; permitted are platforms (max. 10m²), boathouse, pump/utility house, stairs/walkways. Docks/wharves are not permitted in the Marine Conservation (MC) zone.

The Island Planner outlined activities that do not require a DP, and noted that a DP is required for applicable development activities within the DP Area. A fee and documentation are required; processing applications takes three or more months. Issuance of permit is based on demonstration of compliance with DP guidelines and may be subject to conditions. DP-3 contains guidelines for:

- Construction and replacement of docks and ramps;
- Shoreline modifications;
- Vegetation management, restoration and enhancement; and
- Subdivision.

The Island Planner reviewed steps of the regulatory process and next steps for the LTC.

2.2. Public – Questions and Answers Session

Chair Fast thanked the planner for the presentation, described to public participants how to raise their hand electronically, and invited questions on Proposed Bylaw Nos. 153 and 154.

- The Chair of Keats Island Leaseholders Association (representing the 110 cottages in DL 696 from Salmon Rock past the government wharf into Plumper Cove), noted his group was one of the referral groups and that he was in the process of responding to the referral. He also had sent an email to trustees summarizing the group's position on the proposed bylaws. The majority of the cottages in this area are old and built before 2000, and the properties are not wide. With the proposed 15m setback, the lines would go through everyone's cabin. The group did not see what was proposed as being workable or reasonable in this area of the island and asked what could be done about that. The group wanted to understand where the ability to regulate some of this comes from, especially on issues over the water.
 - Island Planner Zupanec clarified options for smaller lots. The intent of the draft regulations is not to sterilize these properties or prevent use and enjoyment of properties that are enshrined within the current zoning, but it does inform redevelopment. If this is adopted, there would likely be a variance requirement for any of those lots where there is not an option to relocate the redevelopment or the new development outside the buffer area. Any building permit application would also need a variance request.
- He further stated that most of the group would be opposed to this and that it appears to be unworkable, difficult to apply and unreasonable. He wondered what authority Islands Trust has to make changes like this.
 - Island Planner Dubyna explained that the *Local Government Act* allows local governments to designate DP Areas; in this case for the protection of the natural environment. The Land Use Bylaw covers 100m seaward of Keats

Island shoreline, where local governments can regulate use, density and structures.

- Trustee Rogers noted Islands Trust cannot regulate the water column but can regulate anything attached to the seabed; the Province has regulatory authority over the sea floor, and has given Islands Trust the authority to regulate in marine areas regarding structures that attach to the sea floor.
- Chair Fast explained that Islands Trust was not the same as a Regional District, and was set up to preserve and protect the Trust Area and its amenities and environment.
- A member of the public asked how many ocean front lots are around Keats, and how many have homes that are currently at the 7.5m setback and would be affected should the proposal go forward.
 - Island Planner Dubyna noted that there were 90 parcels on the waterfront as of 2020. No data was at hand regarding the existing number of legally non-conforming structures sited in the setback.
- She further inquired about the reasoning for the change in the setback from the natural boundary of the sea from 7.5m to 15m part way through this project.
 - Island Planner Dubyna explained this topic had been discussed over the past three years, and that there had been reluctance to increase the setback because of the historical development pattern on Keats Island. A development variance application had brought this issue to light. It highlighted that this is an outdated setback. Having structures close to the natural boundary of the sea results in people wanting to protect their development from erosion.
 - Island Planner Zupanec remarked that the LTC, at any point in a project charter or project development, could reevaluate the scope or direction of a project. Despite that the Local Trustees were repeatedly advised by staff that this project was still deficient by not addressing the setbacks, it took an application coming forward to illustrate the potential situation of having multiple (90) shoreline modification applications coming forward at some point to protect infrastructure, that likely is not ever going to be relocated, as redevelopment occurs over the next 40-50 years. Trustees had requested staff to come back to the LTC with this particular setback inclusion. Notification to property owners has been through the process of mailing out notifications to encourage people to participate in the CIMs. The project may change again. Peoples' input to the LTC may inform more changes to the draft bylaws before they are adopted.
- She then asked if there was any opportunity for islanders to vote on elements of the proposal.
 - Island Planner Zupanec explained that there is no referendum; people have the right to connect with elected officials, who have sole discretion regarding changes to the proposed bylaws, and who take into account advice and public input. Residents and tenants are encouraged to provide input to the elected officials to ensure their voice is heard. To submit input to the LTC, send an email to: northinfo@islandstrust.bc.ca.
- A member of the public advised he owns six lots. One has a large dock and is in compliance. He asked how to ensure he maintains his current dock.

- Island Planner Dubyna commented that he was free to use the dock as is. The proposed bylaws, if adopted, would come into effect when it is time to replace it.
- He further advised that he is a geoscientist, and commented that he had not found any staff reports that look at professional reports of the geology and geomorphology of the island. Much of the island is rock. He asked how science was used to inform decisions, and what professional reports were used; geology is important because erosion affects the shoreline.
 - The Island Planners referenced the shoreline mapping conducted by Islands Trust in 2013, where there was a specific classification of shorelines on Keats, the basis of LTC discussions around variability and shorelines. They also referred to guidelines from Islands Trust Conservancy, and to Provincial guidelines pertaining to setbacks on shorelines. It was noted there is an opportunity for elected officials to explore more science and data, if budgeted.
 - Chair Fast noted the setback on Bowen Island is at 30m.
- A member of the public stated she was opposed to all of the proposed regulations and thought all of the waterfront owners would be opposed. She thought it would be found that a lot of structures were in the 15m setback. She questioned whether community input was taken into consideration, and whether the 90 waterfront lot owners would have the ability to make themselves heard. She further stated that there should be more scientific justification for the regulations.
 - There was ensuing discussion on the distribution of information to the public regarding the bylaw process. The public was urged to contact northinfo@islandstrust.bc.ca for information.
- A representative of the Convention of Baptist Churches of BC, landowner of DL 696 and newly created Lot 2, had questions about the impact of the proposed setbacks. He highlighted the extensive work done in developing Bylaw Nos. 143 and 144; there was an existing community that was non-conforming and the bylaws were custom tailored to the development. Waterfront properties make up more than 50% of the 110 lots, and the proposed bylaws would affect 100% of the existing structures there. He wondered if there is a way to apply the bylaw to certain lot sizes, and if it could apply to regions of Keats where it does not affect 100% of the lots.
 - Island Planner Dubyna suggested that could be considered by the LTC but that it would take more analysis.
- A member of the public was concerned with changing the setback from 7.5m and stated that when the properties were developed, all were designed like a hockey stick. If he had to rebuild the property in the future, he would be building a cabin behind the neighbours, rendering the property useless. Probably trees would have to be cut down to meet the setback if a new cabin were to be built. He suggested that a set of blanket rules was being applied in a place where it does not fit. There should be consideration given to individual properties to understand why a cabin is built where it is.
- A member of the public agreed that a 15m setback presents problems that were already presented, and wondered why the 7.5m setback is outdated.
 - Island Planner Dubyna noted bylaws from the 1970s do not take into consideration the importance of protection of an area.

- He further noted that the amount of inconvenience this creates for anybody trying to deal with their private property is something that should be taken into consideration.
 - Island Planner Zupanec explained that in the profession of coastal land use planning, best management practices for coastal areas is 15-30m setbacks for buildings and structures adjacent to the natural boundary of the sea, and for principal dwellings and residences is 15-30m setbacks as a standard. Accessory buildings not inhabited could be less than that. There has been increased understanding of the critical habitat loss due to settlement patterns that were approved in the last 50 to 100 years, and of the importance of the foreshore zone. Work with First Nations in reconciliation and Rights of Title have helped in understanding the critical foreshore zone that provides functions and features that were overlooked in the 1970s. Through the DPA, there is an opportunity on a case-by-case basis to look at what is the best layout for redevelopment of that particular site. Each application is based on its own merits.
- A member of the public inquired if it is appropriate to take a bit more time to review this before it moves forward. The 15m is significant, and seems to be the main focus of the comments. Need more time to absorb this information and try to understand the impact on properties.
 - Chair Fast noted there is another CIM, after which the proposed bylaws go through steps with the LTC.
 - Trustee Rogers summarized the process so far: bylaw referrals are out. At a CIM, Trustees have to absorb feedback and there is an opportunity for more input after that. The LTC is three years into this project. Started with a survey, and information meetings, and got input. There was a year long Working Group, where they talked about principles to incorporate into the work. Staff have been working on this for six to eight months. The Trustee anticipated it taking about a year to finish this process.
- A member of the public acknowledged the confusion around small lots on DL 696. Is there any consideration for shared docks? Has there been discussion about how people can share docks? Make incentives for shared docks to protect the foreshore and have less impact on the ocean.
- A member of the public noted there is no mention of any other islands in Howe Sound. What makes Keats special?
 - Staff reported the project is focusing on Keats and the proposed bylaws are for the Keats OCP and LUB. Other Trust islands have different OCPs and LUBs. Planning is island by island.
 - Island Planner Zupanec noted that through the mapping work, Keats was identified as one of the more sensitive islands in Howe Sound in terms of ecosystem values; Keats ranked higher than other islands. The prevalence on Keats of shoreline modifications (seawalls and retaining walls) ranked highest; there are side effects of those structures that can present problems. That is why this was prioritized for this LTC. Elected officials are key as to why these projects have momentum; that is why public input is valuable.
- A member of the public stated that if you have a structure already built that you are not planning to replace, essentially this does not affect anything for you. What is the plan going forward once sea level rises to address impacts on the shoreline?

- Island Planner Dubyna explained that legal structures would not be affected; there are some existing structures that are not lawful. Applications would be considered case by case. Regarding sea level rise in the future, she hoped that this would be addressed again and again. The planner noted the conservative side is to go even further back with the setback, but this would render some of these lots undevelopable.
- Chair Fast reported the Province is taking sea level rise seriously and is suggesting a 15-30m setback.
- A member of the public discussed the maintenance of his cedar hedge on the bank above the waterline; its purpose is prevention of erosion. He inquired if this was not legal under the proposed bylaw, because it involves more than ordinary pruning and more than two trees.
 - Island Planner Dubyna reported there are exemptions for gardening and property maintenance, as long as the work does not alter the general contours of the land.
- He then explained he has a boathouse that was built about fifty years ago, and is about a metre back from sea. He could not prove when it was built. He wondered if needed replacement of the roof would be considered legal nonconforming.
 - Island Planner Dubyna responded that she has a list of ways to prove the age of a structure. Currently boathouses are permitted in the setback, and were removed in the proposed bylaw. Repairing the roof of a boathouse would not require a DP; replacing the boathouse completely would require a DP.
- A member of the public stated that there are other parts of the island that are not developed which provide a much more blank slate to protect all of the values. If the bylaws come into place, will the staff spend more emphasis in areas where they have the opportunity to set in motion the objectives Islands Trust brings forward, or will they be focusing on old boathouses or old walls?
 - Island Planner Dubyna explained the purpose of the bylaws is not to penalize existing buildings and structures, but to focus on new construction including replacing existing structures.
 - Trustee Rogers noted he would ask staff to post a best practices manual that would include information about why 15–30m is considered best practice. He recognized that people were concerned about what they can and cannot do to their building without triggering the need for a permit, and suggested that a list be posted.
- A member of the public inquired about what would be considered a replacement for stairs that go to the beach or for decks over water; he wondered if there were statistics on how often variances are approved.
 - Island Planner Dubyna indicated she did not have statistics on variance approvals. Each application is considered on its own merits. There is a public notification aspect to take into consideration, impacts on neighbours. Stairs are permitted to access the foreshore and marine structures; if they are being reconfigured and taking up new space, an application would be required.
 - Chair Fast stated the public was welcome to contact planners with questions specific to a situation.
- A member of the public encouraged the LTC to focus on areas that have not yet been developed, rather than potentially penalizing people who are maintaining and stewarding their existing properties.

3. ADJOURNMENT

Chair Fast thanked everybody for highlighting issues and questions, and helping to advance the process. She encouraged the public to send any feedback about tonight's meeting and any further input to northinfo@islandstrust.bc.ca. Another CIM will be held on October 14, 2021 at 6:30pm at John Braithwaite Community Centre in North Vancouver.

By general consent the meeting was adjourned at 8:45 p.m.

Sue Ellen Fast, Chair

Certified Correct:

Diane Corbett, Recorder



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: October 14, 2021
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: Heather Kauer, Regional Planning Manager
 Jaime Dubyna, Island Planner
 Sonja Zupanec, Island Planner (part)
 Marnie Eggen, Island Planner (part)
 Ian Cox, Planner 2 (part)
 Diane Corbett, Recorder
Others Present: Member of the Public – 1 (part)

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 3:15 pm. She acknowledged that the meeting was being held in the territory of the Skwxwú7mesh / Squamish, Tsleil-Waututh, and xwməθkwəy̓əm / Musqueam First Nations.

Chair Fast introduced Trustees and Staff in attendance.

Chair Fast explained procedures for public participation in the town hall for this “hybrid” electronic meeting, and advised that three other planners would be joining the meeting electronically.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 9.2 Keats Shoreline Protection Bylaw No. 154
- 11.8 Howe Sound Forum

By general consent the agenda was approved as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Stamford announced she had sent out a report to Gambier Islanders on October 11 highlighting recent activities and events that included:

- Attended virtual Financial Planning Committee meeting
- Attended the UNESCO Átl'ka7tsem/Howe Sound Biosphere Region celebration
- Quarterly Islands Trust Council
- Field trip to Sandy Beach, Keats Island
- Visited Islands Trust Conservancy reserves on Gambier: Brigade Bay Bluffs, Mount Artaban and Long Bay Wetlands
- Islands Trust Regional Planning Committee meeting
- Keats Island Shoreline Protection Community Information Meeting
- Islands Trust Conservancy Board meeting
- Looking into issues regarding maintenance for New Brighton dock and Internet and cellular service connectivity on Keats and Gambier

Trustee Rogers reported on involvement in events and activities, including:

- Sandy Beach visit by representatives of the Islands Trust Conservancy and Sunshine Coast Conservation Association.
- Attended the UNESCO Átl'ka7tsem/Howe Sound Biosphere Region celebration
- Howe Sound Forum hosted by Bowen Island
- Meeting with Sunshine Coast Regional District (SCRD) planned for November 5 to visit and view West Beach and foreshore damage

3.2 Chair's Report

Chair Fast reported on the following activities and events:

- Howe Sound Forum
- Islands Trust Conservancy meeting on Vancouver Island
- Executive Committee meeting
- Hornby Island LTC meeting

3.3 Electoral Area Director's Report – none

An Islands Trust - SCRDP Protocol meeting is scheduled for Monday, October 18 to talk about issues, headlined by docks and emergency response.

Correspondence was sent to the SCRDP regarding support for the renaming of the Halkett Bay Dock (item 7.3).

The SCRDP was copied on correspondence to Vancouver Coastal Health regarding marine water testing in the Sunshine Coast Regional District Islands (item 7.2).

4. DELEGATIONS – none

5. TOWN HALL

Scott Kennedy, Gambier Island Sea Ranch, hoped the Trustees would see fit to pass relevant variance issues so that Sea Ranch could apply for subdivision. He noted the Squamish Nation had requested archaeological studies, and remarked on the length of time invested to date in this process towards subdivision of Sea Ranch.

6. MINUTES

6.1 Local Trust Committee Meeting dated July 22, 2021

The following amendment to the minutes was presented for consideration:

- Page 10, Item 11.1, paragraph 1, insert before last sentence: “Vancouver Coastal Health did follow up with a second test that saw the counts return to normal.”

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting dated October 7, 2021

Received.

6.3 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated October 4, 2021

Received.

7.2 Letter dated October 6, 2021 from Chair Fast to Vancouver Coastal Health regarding Marine Water Testing in the Sunshine Coast Regional District Islands

Received.

7.3 Letter dated October 6, 2021 from Chair Fast to Sunshine Coast Regional District Planning and Community Development Committee regarding Support for the Renaming of the Halkett Bay Dock

Received.

8. APPLICATIONS AND REFERRALS

8.1 GM-DP-2021.1 (Sea Ranch)

Island Planner Zupanec discussed a Development Permit application within Development Permit Area 3 – Riparian Areas, part of an application to subdivide the subject property (Strata Lot 20) and other adjacent strata lots into halves. The proposed development complies with the Gambier Island Land Use Bylaw. The Riparian Area report identified a 10-metre Streamside Protection and Enhancement Area (SPEA) buffer.

GM-2021-066

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve issuance of GM-DP-2021.1 (Sea Ranch Strata Lot 20).

CARRIED

8.2 GM-DVP-2020.3-2020.15 (Sea Ranch, Gambier Island)

It was noted the Staff Report was for the following Development Variance Permits: **GM-DVP-2020.3** (Strata Lot 3), **GM-DVP-2021.11** (Strata Lot 6), **GM-DVP-2021.2** (Strata Lot 9), **GM-DVP-2020.7** (Strata Lot 10), **GM-DVP-2021.3** (Strata Lot 11), **GM-DVP-2020.8** (Strata Lot 12), **GM-DVP-2020.9** (Strata Lot 13) and **GM-DVP-2021.4** (Strata Lot 24).

Island Planner Zupanec described the need to address eight Development Variance Permit applications to vary interior/front lot lines on eight separate strata lots in the Comprehensive Development 1 (CD-1) Zone in order for subdivision of Sea Ranch to be supported by the Gambier Island Land Use Bylaw.

Discussion ensued.

GM-2021-067

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve issuance of GM-DVP-2020.3 (Strata Lot 3).

CARRIED

GM-2021-068

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve issuance of GM-DVP-2021.1 (Strata Lot 6).

CARRIED

GM-2021-069

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve issuance of GM-DVP-2021.2 (Strata Lot 9).

CARRIED

GM-2021-070

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve issuance of GM-DVP-2020.7 (Strata Lot 10).

CARRIED

GM-2021-071

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve issuance of GM-DVP-2021.3 (Strata Lot 11).

CARRIED

GM-2021-072**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee approve issuance of GM-DVP-2020.8 (Strata Lot 12).

CARRIED**GM-2021-073****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee approve issuance of GM-DVP-2020.9 (Strata Lot 13).

CARRIED**GM-2021-074****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee approve issuance of GM-DVP-2021.4 (Strata Lot 24).

CARRIED**8.3 GM-DP-2021.4 (Atchison – 883 West Bay Road, Gambier Island)**

Trustee Stamford announced that she is a neighbour to this application location. Because it is a Development Permit application rather than a variance, the Trustee felt she could look at the application objectively and saw no conflict of interest, nor had any fiduciary interest. This declaration was accepted by the other Trustees.

Island Planner Dubyna discussed the staff report on a Development Permit sought retroactively for development activities that had occurred within Development Permit Area 3 (DPA-3) – Riparian Areas, and for proposed development. A submitted Environmental Assessment recommended mitigation to reduce impacts to the watercourse (ditch), water quality and the DPA; it was found that the ditch was not connected to a fish-bearing watercourse and was therefore not *Riparian Areas Protection Regulation*-applicable.

It was clarified to the applicant, who was present via telephone, that Trustee Stamford had declared no fiduciary interest, since, with a DPA, either the DPA criteria are met or they are not; the applicant confirmed he was amenable with the Trustee's participation.

The applicant affirmed that he accepted the conditions on the Development Permit. He indicated that he would try to locate the septic system towards the main road below the auxiliary building and to install a Type 2 septic system.

Points raised by Trustees included:

- It is a ditch on the side of the road; the water does not flow into a riparian area.
- This development activity is needed in order to access the property.
- It is expected there may be several other similar DP applications from that area in the future.

GM-2021-075

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve issuance of GM-DP-2021.4.

CARRIED

8.4 GM-DVP-2021.7 (Bissell for Aloha Bay Holdings – 1000 Maddy Lane, Gambier Island)

Planner Cox gave an overview of a request for variance of the rear lot line setback from 7.5 metres to 0.0 metres to accommodate a proposed single-family dwelling in the Settlement Residential (SR) zone.

The applicant discussed hardships experienced with a 7.5-metre setback, highlighting the steepness of the slope, and an initial staff error in interpreting the setback requirements for the adjacent Crown Reserve boundary that had impacted the project design and schedule. An existing easement impacted the building site location. The proposed building area is a flat plateau. The proposed development would not infringe on the neighbours.

Points from Trustees included:

- Awareness of steepness of slope
- No issue in providing variance
- Inquiry about the Crown Reserve and why it did not show up on maps
- Inquiry about Staff rationale for not needing a survey plan

GM-2021-076

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve issuance of Development Variance Permit GM-DVP-2021.7.

CARRIED

GM-2021-077

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee has determined in relation to GM-DVP-2021.7 that the provision of a plan signed by a BC land surveyor, as anticipated by section 2.8 (1) of the Gambier Island Land Use Bylaw, is not reasonably necessary.

CARRIED

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project

Island Planner Eggen summarized the staff report that provided a status update on the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project, and requested LTC confirmation of endorsement of the Project Charter in accordance with a resolution of July 22, 2021.

Invitations for expressions of interest in participation in the Working Group had been sent out; submissions were included in the in camera segment of this meeting.

The level of public consultation had been changed to “consult”, as per the International Association of Public Participation levels. In ensuing discussion, Trustees expressed concern about choosing “consult” level and preferred the level “involve” as per the “IAP2 Spectrum of Engagement”.

GM-2021-078

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee endorse the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project Charter, dated October 14, 2021, as amended.

CARRIED

GM-2021-079

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request Executive Committee to explore and clarify the level of IAP2 Spectrum of Engagement that is recommended for Local Trust Committees on bylaw amendments.

CARRIED

9.2 Keats Shoreline Protection Bylaw No. 154

Trustee Rogers announced that there would be a Community Information Meeting (CIM) in the evening regarding Bylaw Nos. 153 and 154 pertaining to Keats Island foreshore protection that had received First Reading. In light of feedback he had received since the CIM on September 29 and upon further consideration, he had concluded there was a need for amendment of Bylaw No. 154.

The Trustee stated there was a lot of concern, anger and fear of some people regarding proposed changes made by the LTC on July 22, that received First Reading – changing the setback from the natural boundary of the sea from 7.5 to 15 metres. People from Eastbourne and Keats Landing had expressed that this would sterilize their property. A lot of older buildings would need to be replaced or substantially renovated. The 15-metre setback change had caused a lot of hard feelings in the community. The Working Group had never talked about this option specifically.

The Trustee was convinced that a Development Permit Area with a setback of 15 metres would be a suitable way to proceed to protect the foreshore, and at the LTC meeting earlier on this day, proposed to: rescind First Reading; replace the 15-metre setback with 7.5 metres in Bylaw No. 154, with the exception of two undeveloped large lots; and give First Reading again.

Points raised by Trustees in ensuing discussion included:

- This is what the process is proposed to do. We are getting comments back; if we wait longer, the amount of vitriol in the community will take away from the project. The Working Group was committed and gave their ideas. Support moving forward with part of the normal process of working through bylaws.
- Surprised to see proposed change, but could see public input and comments. Bigger winter storms will bring challenges regarding preserving shoreline ecology;

maybe in future there will be time to deal with this. Appreciate staff work on reports.

GM-2021-080

It was MOVED and SECONDED

that First Reading of the Gambier Island Local Trust Committee Bylaw No. 154, cited as 'Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021' be rescinded.

CARRIED

GM-2021-081

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 154, cited as 'Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021', be amended by removing the current section 1.2 and replacing it with the following:

Part 2 – GENERAL LAND USE REGULATIONS, Section 2.7 MEASUREMENT OF SETBACKS Buildings and Structures, Subsection 2.7.3 is amended by removing it in its entirety and replacing it with the following:

- a) "No building or structure except a platform with a maximum area of 5 square metres, or a set of stairs or a walkway for the purposes of accessing the foreshore or a permitted float, dock, wharf or other permitted marine related structure, may be constructed, reconstructed, moved, extended or located within 7.5 metres (24.6 feet) of the natural boundary of the sea.
- b) Notwithstanding subparagraph a), for properties zoned Rural Comprehensive (Lot 876 and Lot 1829) the setback set out above shall be 15 metres (49.2 feet)."

CARRIED

GM-2021-082

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 154, cited as 'Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021', be read a first time as amended.

CARRIED

Chair Fast called for a break from 5:18-5:22 pm.

10. CORRESPONDENCE

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

11. NEW BUSINESS

11.1 Climate Change Mitigation and Adaptation

Chair Fast announced that a workshop was being planned through the Biosphere Initiative regarding sea level rise.

Chair Fast noted a sign of climate change was the heat dome along the coast this summer and effects on beaches and swimming.

11.2 Reschedule the Gambier Island Local Trust Committee Regular Business Meeting November 4, 2021

Regional Planning Manager Kauer explained that there may be construction happening next door to this meeting room on the scheduled November 18 meeting date and inquired if Trustees would like to hold an electronic special meeting or to reschedule the regular meeting.

GM-2021-083

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee reschedule the regular business meeting of November 4, 2021 to November 18, 2021.

CARRIED

11.3 Fees Bylaw Update - Request for Decision

Regional Planning Manager Kauer announced that a model new updated fee bylaw had been recommended. Trustees were requested to consider if they wanted to adopt it as is or to discuss modifications to it. If adopted it would have to be added to the Priorities List.

Trustee responses included:

- Support idea but cannot see this happening soon in light of amount of work being done on existing LTC projects – Land Use Bylaw and OCP review project and Foreshore Protection Project. Not a top priority.
- There are some fees that may not make sense on our islands given the lack of economy.
- Given the amount of development, think it needs to go on Priority List, but don't think it could be done before next election.
- Some of it isn't applicable to us; wonder if we could adjust the fee schedules down.
- Updating fees seems like a reasonable administrative thing.

GM-2021-084

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request Staff to draft a new Fee Bylaw based on the model fee bylaw attached to Trust Council Policy "5.6.1 Application Processing Services."

CARRIED

11.4 Letter of Congratulations to Member of Parliament, Patrick Weiler and Meeting Request

GM-2021-085

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request the Chair to write to Member of Parliament Patrick Weiler, and to the new Squamish Nation Council congratulating them on their election and suggesting that we meet soon.

CARRIED

Chair Fast will draft a letter to MP Weiler.

11.5 Letter of Congratulations to the new Skwxwú7mesh Úxwumixw (Squamish Nation) Council

Chair Fast will draft a letter to the Squamish Nation Council.

11.6 Request for Heritage Fund Grant

Trustee Stamford announced she had received a request about records found in the home of former Local Trustee Joyce Clegg's house, fifty years of records for activities in the community and Local Trust Committee; she wondered if this could be digitalized and used by the community. In ensuing discussion, it was determined that the Trustee would follow up with Trust Area Services.

There is a retired archaeologist on Gambier Island who has specialized in work around Howe Sound. Trustee Stamford had received a request to do an oral recording of her work. Trustee Stamford will follow up.

11.7 Support for Internet Connection

Trustee Stamford reported she had heard that Islands Trust was supporting Thetis Island with a letter of advocacy for getting Internet connection. She wondered if the LTC would write a letter regarding the concept of getting a better connection on the island, or whether there is something Islands Trust wide that would apply. Discussion ensued about work done on Hornby and Denman Islands where community groups applied for funding to enhance Internet connectivity.

Trustee Stamford announced she would get back to the Gambier Island Community Association for further discussion, and noted she would come back to the LTC on this matter if it turns out a letter would be useful.

11.8 Howe Sound Forum

Trustee Rogers announced that the Howe Sound Forum was scheduled for Friday the following week. The Trust had been asked by the Forum to make a ten-minute presentation about the Trust Policy Statement Review process; as Executive Committee Chair Luckham could not be there, Trustee Rogers indicated he would be happy to do a presentation in consultation with Chair Fast; Trustee Stamford would present on Islands Trust Conservancy.

12. REPORTS

12.1 Trust Conservancy Report dated July 13, 2021

12.1.1 The Heron, Summer

Received.

The ITC had its first in person meeting of five directors the previous week in Victoria; staff "zoomed" and it worked well. The agenda involved reviewing detailed management plans for reserves on Gabriola, response to the Islands Trust Policy Statement and Natural Area Protection Tax Exemption Program applications (NAPTEP).

12.2 Applications Report dated October 4, 2021

Received.

12.3 Trustee and Local Expense Report dated August, 2021

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 First Nations Activities

Chair Fast noted she would write a letter to Squamish Nation Council.

12.6 Local Trust Committee Webpage

Trustees had no requests for additions to the Local Trust Committee webpage.

13. WORK PROGRAM

13.1 Top Priorities Report dated October 4, 2021

Received.

13.2 Projects List Report dated October 4, 2021

Received.

GM-2021-086

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee add a project to identify all Crown reserves and similar Crown properties, such as islets, in the Gambier Island Local Trust Area.

CARRIED

14. CLOSED MEETING

14.1 Motion to Close the Meeting

GM-2021-087

It was MOVED and SECONDED

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (a) and (d) for the purpose of considering (a) Appointment of Working Group Members and (d) Adoption of In-Camera Meeting Minutes dated April 1, 2021 and that the recorder and staff attend the meeting.

CARRIED

The Local Trust Committee meeting moved In-Camera at 5:52 pm.

14.2 Recall to Order

Chair Fast recalled the meeting to order at 6:02 pm.

14.3 Rise and Report

Chair Fast reported that the following individuals were appointed to the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project Working Group:

- Jolie Switzer
- Michelle Hughes
- Christopher Higgins
- Linda Tang
- Jeanne Mikita

Chair Fast announced that the Working Group could have up to nine members and that the LTC may have more members to report in the future.

15. UPCOMING MEETINGS

15.1 Special Meeting - Community Information Session - Keats Island Shoreline Protection Project scheduled for October 14, 2021 at 6:30 PM at John Braithwaite Community Centre at 145 West 1st Street, North Vancouver, BC

15.2 Next Regular Meeting Scheduled for Thursday, November 18, 2021 at 10:30 am at John Braithwaite Community Centre, 145 1st Street W, North Vancouver, BC

16. ADJOURNMENT

By general consent the meeting was adjourned at 6:04 pm.

Sue Ellen Fast, Chair

Certified Correct:

Diane Corbett, Recorder



Gambier Island Local Trust Committee Minutes of Special Meeting

Date: October 14, 2021
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: Heather Kauer, Regional Planning Manager
 Jaime Dubyna, Island Planner
 Sonja Zupanec, Island Planner
 Diane Corbett, Recorder

Also Present: Members of the Public – approximately 50

1. CALL TO ORDER

Chair Fast called the meeting to order at 6:36 pm. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

Chair Fast announced that this was a Community Information Meeting, with a staff presentation and an opportunity to ask questions about Bylaw Nos. 153 and 154, and it was a “hybrid” meeting: in person, live streamed and recorded on Zoom.

Chair Fast introduced Trustees, Staff and Recorder. She described the process for participation as a speaker in the meeting.

Chair Fast announced that motions were made at the Local Trust Committee meeting held before this one; she invited Trustee Rogers to comment.

Trustee Rogers reported he had been Trustee for this LTC for about seven years, and had not seen the reaction the LTC was getting with the proposed bylaws. Over the past two months he had spoken to a number of people and read submissions; a lot of what was driving the anxiety and angst was the proposal to change the waterfront setback from 7.5 to 15 metres. A motion to reverse that was passed at the LTC meeting earlier in the day; except for two large undeveloped properties in the middle of the island, the setback was moved back to 7.5 metres.

Trustee Stamford expressed appreciation for the public responses. She noted the LTC came to put the proposed changes on the table because of best practices based on professional data, and from the Province around setbacks and sea level rise, and from First Nations around reconciliation.

2. COMMUNITY INFORMATION SESSION - KEATS ISLAND SHORELINE PROTECTION PROJECT - PROPOSED BYLAW NOS. 153 AND 154

To amend the Keats Island Official Community Plan (OCP) and Land Use Bylaw (LUB) to establish a new Shoreline Development Permit Area (DP-3), amend siting regulations in relation to the setback from the natural boundary of the sea, and amend marine structure regulations.

2.1 Planner Presentation

Island Planner Dubyna presented an overview of Proposed Bylaw Nos. 153 and 154 that included:

- Background information
- Current level of protection for the Keats shoreline
- Proposed changes in the amendment bylaws
- Development Permit application process and examples
- Legislative process for the proposed bylaws
- Next steps for Local Trust Committee (LTC) consideration

All information regarding the project, including this presentation, was posted on the Islands Trust website at <https://islandstrust.bc.ca/island-planning/gambier/projects/>.

Keats Island Shoreline Protection Project has been a Top Priority Project of the LTC since 2017. Since that time, community consultation has been conducted via a survey, community information meetings, and formation of a Working Group of Keats Islanders to work with staff on recommendations for the Local Trust Committee. First Reading and referral of the Proposed Bylaws occurred in July 2021. Following a Community Information Meeting on September 29, on October 14, the Local Trust Committee made an amendment to Proposed Bylaw No. 154 upon rescinding First Reading. The amended bylaw then received First Reading.

Proposed Bylaw No. 153 would amend the Keats Island Official Community Plan (OCP) Bylaw No. 77 to establish a new Development Permit Area 3: Shoreline (DP-3), for the purpose of protecting the natural environment, its ecosystems and biodiversity, and to protect development from hazardous conditions. It includes the location, justification and objectives of DP-3. The DPA would cover upland 15 metres from the natural boundary of the sea, the foreshore area, and seaward 100 metres from the natural boundary of the sea.

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

- Reducing the area, number and types of structures permitted within the setback from the natural boundary of the sea;
- Increasing setbacks between existing docks and lot line projections;
- Reducing the maximum float area of private docks and shared docks;
- Reducing dock ramp widths;
- Reducing maximum area of wharf float, ramps and piers in PI2 zone.

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

The Island Planner outlined next steps in the process for the proposed bylaws. Another Community Information Meeting and a Public Hearing will be held prior to Third

Reading, after which the bylaws would proceed to Executive Committee for approval, Ministry approval, and final reading and adoption by the Local Trust Committee.

2.2 Public Questions and Answers Session

Chair Fast invited questions from Members of the Public.

Members of the public presented questions that included:

- What would be the permitted size of platforms, private docks and shared docks?
 - Platforms: proposed is 5 square metres or less;
 - Private docks: proposed 35 square metres for single dwelling use;
 - Shared dock: can be increased by 25 square metre per dwelling using it, up to 85 square metres.
- Issue for members of Keats Island Leaseholders Association: there are many old buildings; there is not physically enough space to do some things being proposed. Issue with new rules on docks: would require 10 m each side of a dock. If your frontage is 50 feet, that cottage could not have a dock. Since most of these lots are not serviced by a public road, there needs to be a way for people to have docks to have access and egress to their waterfront lot.
- Who initiates the initiative to change the setback from 7.5 to 15?
 - A Land Use Bylaw amendment can be a project of an LTC at any time. If they identify an issue, they can put it on their project list and have staff work on it. 7.5 metre setback is a relic from the 1974 bylaw. It is considered outdated by best practices of the Province (Ministry of Environment & Climate Change Strategy). The Province has addressed setbacks because of sea level rise. The Province has told local governments the setback should be at least 15 m. The 7.5 metre setback is not far from the natural boundary, and is squeezing construction into an area identified as a sensitive environment.
- Province of BC dock recommendation is 46 sq m. You come up with 35; why not go with their best practices?
 - The specific permission area (within which Keats lies) does not specify a size anymore. When we did a review of other Local Trust Areas, 35 sq m is the norm.
 - Trustees work on other islands and learn about and observe their setbacks. They are all working with similar ecosystems and different development patterns.
- What is the ratio of the sea increasing? What is the change from the last 25-50 years?
 - The science varies; we do not have an exact number. Sea level rise is gradual; one of the more immediate concerns are storm surges, which happen quickly and can cause erosion. We are adapting to climate change; sea level rise is a factor. Climate science is a matter of projection and modelling. Associated with sea level rise are extreme weather events, erosion, and damage to infrastructure and ecosystems. Consideration of sea level rise is something the Province is requesting.
- Is this being driven by a faction of people who are concerned about these dock structures? Is Keats Island a guinea pig? Has this occurred in other places?
 - Shoreline protection initiatives are occurring throughout the Trust Area. Every island has developed differently; for example, Denman has no private docks; our Local Area has more private docks than any islands in the Trust Area, driven

partly because of water access. It is not an isolated incident; Keats is not a guinea pig; it is happening in a number of different areas.

- It is not just the Islands Trust Area. SCRD is looking at this along their waterfronts. There is pressure from the Province, climate science, and First Nations to pull back. It is up and down the coast. It is a matter of projection and modelling.
- There is also a risk of winter flooding impacting septic fields.
- Why are we not following the government's example? Why are the governments not the leaders in this and show us what has to be done, what is good enough?
 - West Vancouver is working on a sea level rise strategy. The kinds of green shorelines are the soft ones, more resistant to sea level rise.
 - It is a multifaceted approach; 15 m setback is not just about sea level rise. It is also about storm surges. Most of the First Nations archaeological sites are within the foreshore area. It is also about foreshore protection for the most sensitive areas in the marine environment. There are many different parts informing that 15 metres.
- Define what pruning is. In the provincial regulations, in terms of a firebreak around a structure, you can clear within 10 m. Are you talking about pruning anything outside that 10 metres?
 - There are exemptions in proposed Bylaw No. 154, including vegetation removal to prevent wildfire and other potential emergencies, emergency works required to prevent, control or reduce an immediate threat to human life and property.
- What is pruning two trees a year? What does that mean? Problem: Bringing an arborist on to Keats, and then a faller is inconvenient. It is ridiculous how much people will end up spending; people will want to do it themselves without going through a process.
 - Exemption is pruning in accordance with the standards and recommendations of the International Society of Arboriculture: trimming limbs; a certain crown ratio must remain. The guidelines are not set in stone.
- The setback is 7.5 metres, but the DPA is still 15 m. When you do a DP application, you need a surveyor and probably a coastal engineer, depending on the work. It costs a significant amount of money.
- Thanks for changing back to 7.5 in the Land Use Bylaw. Why did you not also change the DP-3 back to 7.5? You've given us one change, but left it open for change in the future potentially.
 - The OCP could also be changed sometime in the future. DPAs and setbacks serve different purposes. A Development Permit Area is different than a building setback. They are two different functions. They can be the same number but they do not have to be, because they are different tools.
- When you fill out the forms for a DPA, who does it get referred to? First Nations?
 - The application only comes to Islands Trust, and not referred to First Nations. It is an exercise in meeting the guidelines, and is internal. The LTC has to consider the application and determine if it meets the guidelines.
- Is there room, in our applications for variances and land management, for community engagement in the decisions, not just the Trust – for Trust approval and community approval?

- There is an opportunity for neighbours to weigh in. We also have professional staff and elected trustees, because that is how the province set up Islands Trust as a special purpose government, to preserve and protect something special to the Province.
- The onus would fall on landowners to take the initiative to have that kind of feedback in their application.
 - It depends on the application; for a variance, if it applies only to a neighbour, the neighbour's input is encouraged. If the variance applies to the foreshore, there are other considerations. With variances, people who support your application can influence the outcome. The LTC has discretion on variances, and can say yes or no. Permits are different: LTC makes rules for Development Permits that are set in advance. You can get support from neighbours if you want, but there is no notification process; it is a checklist. If you meet the criteria, you are entitled to the permit. All of these processes are all law in BC under the *Local Government Act* and Community Charter.
 - With Development Permits, if the application goes to the Local Trust Committee and they deem some guidelines have not been met, the applicant has to go back and work to meet the guidelines, and can come back to the LTC, and the permit issued. A Development Variance Permit is discretionary, and the applicant may be asked for more information if there are concerns.
- Concern about the 5 square metre landing and how that affects the stairs from the dock to the cabin. Say there's a 50-foot rise from the gangway to the cabin. A 5 sq m platform is not really practical. You need circulation space on the landing. With 5 sq m people cannot pass each other.
 - If there is part of a staircase on the landing, that is different than a stand-alone platform. May need clarification on the wording.
- What is the justification for only clearing two trees? They stay healthier if you prune them. If we did not prune them, they could blow down because of windstorms. It has been ongoing since the '40s – the trees are healthy, great root systems, no erosion.
 - Goal is to retain trees and to keep them healthy.
- Our dock was built many years ago, and built it to our needs. We share it with six families, three houses on two properties. The dock exceeds the limit permitted in the draft bylaw. Requested clarification.
 - You can use the dock as is. When it comes time to replace it, you would meet whatever the bylaw is required at that time. If something does not work for your property and situation, you can apply for a Development Variance Permit. Ultimately shared docks are encouraged. Again, the numbers are not written in stone.
- Have noticed the length of our docks is limiting boaters who come into our bay from coming in too close. Wouldn't it be great for our docks to be out further? Most docks just go beyond low tide mark. Eelgrass is underneath most docks where they are close to the shore.
- Where did the number of 35 sq m for docks come from? I think there should be room for adjustment depending on where the property is and the waters you are facing year around. Smaller floats are not safe in rougher waters, and not appropriate.

- Comes from other Trust Areas; examples are Salt Spring, Galiano and others. Also in recommendations for the BC Stewardship centre Green Shores program. It is a number that is commonly used.
- What is climate change? What is sea level rise? When is the actual study of topographic mapping being done? When is the erosion of our land going to get evaluated? Grew up in West Beach; have watched this bank fall apart. It is all eroded. I think some people are saying: in the means of safety, a 5 sq m landing does not help anybody in certain situations. A 35 sq m south facing dock: we get higher than 110 km winds; you do not want to put a 35-foot boat in that situation. I do not see the full circle of these issues that are coming up.
 - This is what Community Information Meetings are about, to hear about those impacts in specific situations.
- These variance permits, whether it relates to staircases, docks, setbacks. Is actual science in land use taken into account in terms of what are we are using it for? Who is paying for all for this? Where is all of this coming from? Will the actual situation per property be taken into account in variances?
 - Every time we get a variance application we take into account the unique circumstances in that case.
- Looks like sometimes you take direction from the Province, sometimes trustees from other areas. There seems to be conflicting stories, but little scientific back up. When it comes to making a decision, take into consideration how often this island is used; not so many people are living there on a full-time basis. If there is someone who does something that is not acceptable, then deal with that property owner; do not penalize all of us. It is unacceptable to put us through all this unnecessary stress. Who will compensate me if you ended up with that 15-metre setback? Use energy and resources to prevent other stuff.
- Is elevation considered in the setbacks?
 - No. Setback is measured horizontally. Building inspectors will be looking at elevation.
- Why not consider elevation?
 - A rock bluff is more protected from sea level rise, but also there are sensitive ecosystems in those areas. There is fine thin soil that cannot re-establish. It is not just about soft shoreline, but thinking about other things like sensitive ecosystems. Re. staircase and platforms: aim to reduce impact on sensitive shorelines.
 - Islands Trust has a difficult position; Islands Trust is land use planning, but has a mandate to preserve and protect these islands. It was determined in the '70s that these islands are special. We have to balance that at all times: honouring historical communities, but we are also there to preserve the ecology. That setback is where the most delicate parts of the islands are, and forage fish. The bylaws are for those who do not care about stewarding. Unless there is a bylaw, Islands Trust cannot do anything.
- What can we do to support you in this process and in your role? As we sit here it feels like us against them, but I know that you heard us because you changed the setback. How do we get to that point faster as a community?
 - We are still a local government, and operate at our own pace. Do not know how to do it quickly except communicate.

- Get in touch with a Trustee and talk about how it might be done more quickly.
- If you have good ideas, get in touch with Trustee Rogers.
- Go to the website for information: islandstrust.bc.ca/island-planning/gambier/projects.
- Send in feedback to: northinfo@islandstrust.bc.ca.
- Contact Trustees to be on their email lists.
- What is the difference between Flood Construction Level and DPA? Have they measured what FCL on Keats Island would be?
 - DPA is tool that the *Local Government Act* designates to local governments to establish a DPA. Flood Construction Level has to do with a building permit, is typically 1.5 or 1.8 m; it is a measurement. Keats bylaw does not speak to FCL.
- For legal non-conforming, in the event that structures are below 7.5 m: to prove we have a legal non-conforming structure now, the onus is on the owners to have evidence or letters from neighbours in place to prove that these were there?
 - Yes those are just examples of ways to prove they were there before the bylaw. Those typically only arise if there is a complaint or an application.
- At Eastbourne: on every title there is a covenant and building scheme on almost everyone's title; to build anything they had to get approval from Eastbourne Estates. When Islands Trust came in, Eastbourne Estates was no longer around since they had sold all 220 lots and disbanded.

Chair Fast thanked everyone for coming and sharing ideas, views, and questions so the Local Trust Committee can work through the process to make better regulations.

Next Local Trust Committee meeting is scheduled for this venue on November 18.

3. ADJOURNMENT

By general consent the meeting was adjourned at 8:30 pm.

Sue Ellen Fast, Chair

Certified Correct:

Diane Corbett, Recorder

Follow Up Action Report

Gambier Island

23-Jul-2020

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

19-Nov-2020

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

04-Feb-2021

Activity	Responsibility	Dates	Status
1 14.2 Applications - staff to report back on open file GM-DVP-2002.1.	Jaime Dubyna Sonja Zupanec		In Progress

27-May-2021

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Gambier Island

27-May-2021

Activity	Responsibility	Dates	Status
1 Staff to determine appropriate location on Gambier LTC page of new website for advocacy letters and Chair correspondence. <i>Changes will be made to Trustee pages to include Chair correspondence and advocacy letters in the same area as Trustee reports/communications. Timeline for change tba.</i>	Jaime Dubyna Wil Cottingham		In Progress

22-Jul-2021

Activity	Responsibility	Dates	Status
1 Chair to send letter to SCRD supporting the renaming of SCRD Halkett Bay Dock, and supporting the SCRD work with local First Nations to develop an appropriate (place) name for the dock. Trustee Stamford to draft letter.	Kate-Louise Stamford Mike Richards Sue Ellen Fast Wil Cottingham		Completed
2 LTC to write a letter to Vancouver Coastal Health advocating that select island marine areas be included in annual recreational marine water testing. Trustee Stamford to draft letter.	Kate-Louise Stamford Mike Richards Wil Cottingham		Completed

14-Oct-2021

Activity	Responsibility	Dates	Status
1 LTC approved issuance of GM-DP-2021.1.	Becky McErlean Sonja Zupanec		Completed



Follow Up Action Report

Gambier Island

14-Oct-2021

Activity	Responsibility	Dates	Status
2 LTC approved issuance of GM-DVP-2020.3, GM-DVP-2021.1, GM-DVP-2021.2, GM-DVP-2020.7, GM-DVP-2021.3, GM-DVP-2020.8, GM-DVP-2020.9 and GM-DVP-2021. 4.	Becky McErlean Sonja Zupanec		Completed
3 LTC approved issuance of GM-DVP-2021.7.	Becky McErlean Ian Cox		Completed
4 LTC approved issuance of GM-DP-2021.4.	Becky McErlean Jaime Dubyna		Completed
5 GM OCP and LUB Targeted Review project charter endorsed, as amended. LTC requests EC explore and clarify level of engagement of IAP2 spectrum on bylaw amendment projects.	David Marlor Marnie Eggen		In Progress
6 ·Proposed Bylaw No. 154 first reading rescinded. ·LTC amended section 1.2 - setback from the natural boundary of the sea - of Proposed BL 154. ·Proposed Bylaw No. 154 read a first time, as amended.	Becky McErlean Jaime Dubyna		Completed
7 Nov. 4 GM LTC regular business meeting cancelled; regular business meeting rescheduled for Nov. 18.	Becky McErlean Jaime Dubyna Wil Cottingham		Completed
8 LTC request staff draft a new Fee Bylaw based on the model fee bylaw. Add to top priority project list.	Becky McErlean Heather Kauer		In Progress

Follow Up Action Report

Gambier Island

14-Oct-2021

Activity	Responsibility	Dates	Status
9 Add to Projects list - Identify all Crown reserves (strips) and similar Crown properties (i.e. islets) in the Gambier Island Local Trust Area.	Jaime Dubyna		Completed



700 North Road, Gabriola Island, BC V0R 1X3

Telephone **250-247-2063** Fax 250-247-7514

Toll Free via Enquiry BC in Vancouver 604.660.2421 Elsewhere in BC **1.800.663.7867**

Email northinfo@islandstrust.bc.ca

Web www.islandstrust.bc.ca

November 16, 2021

File No. GM/6410-03; 0110-20-LTC Chairs

Patrick Weiler, MP
West Vancouver – Sunshine Coast – Sea to Sky Country
6367 Bruce Street
West Vancouver, BC V7W 2G5

Via email: Patrick.Weiler@parl.gc.ca

Dear MP Weiler,

On behalf of the Gambier Island Local Trust Committee, I would like to congratulate you on your re-election to represent the riding, which encompasses the Gambier Island Local Trust Area. We look forward to continuing to work with you.

The Gambier Island Local Trust Committee continues to be represented by Kate-Louise Stamford, Trustee from Chá7elkwnech/Gambier; Dan Rogers, Trustee from Lheḱ'tínes/Keats; and me, Sue Ellen Fast, as Chair from Nexwlélexwm/Bowen.

Some of the collaborative work we do will be familiar to you, of course. It was wonderful to chat with you on the walk to the ferry after the Howe Sound Community Forum last month, and to see you at the Biosphere celebration in September.

Another place-protection project that you may not be aware of is Sandy Beach on Lheḱ'tínes/Keats. Earlier this year Sandy Beach became the 30th nature reserve in 30 years to be protected by the Islands Trust Conservancy, with the assistance of Squamish Nation. Dan Rogers lives on Lheḱ'tínes/Keats and is particularly pleased, while Kate-Louise and I are Chair and Co-Chair of this arm of the Islands Trust, which is also diving into species at risk work funded by Environment and Climate Change Canada (much appreciated).

As you know, the Gambier Island Local Trust Committee has the key role of making land use decisions, including zoning to manage development under the preserve and protection mandate of our special purpose government. Through the provincial Islands Trust Act, we also have zoning jurisdiction of marine areas surrounding the islands and are strong advocates of local marine issues. We are one of thirteen local trust committees that cover the Islands Trust Area between southern Vancouver Island and the mainland; home to 26,000 residents, 10,000 non-resident property owners, and the Islands Trust is within the homeland of over 28,000 Coast Salish People. The twenty-six locally elected trustees from across the region also come together as Islands Trust Council, which is committed to the

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

implementation of the Truth and Reconciliation Calls to Action and working collaboratively with First Nations.

We look forward to working with you to protect the ecosystems and unique amenities of this part of the Salish Sea in the coming years.

Sincerely,



Sue Ellen Fast, Chair
Gambier Island Local Trust Committee

cc: Peter Baker, Director, Ta na wa Yúus ta Stitúyntsam
email: consultation_rightsandtitle@squamish.net
Bowen Island Municipal Council
Islands Trust Executive Committee



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November 16, 2021

File No. GM/6410-03; 0110-20-LTC Chairs; 3070-20

Nexwsxwníw ntm ta Úxwumixw
Skwxwú7mesh Úxwumixw
PO Box 86131
North Vancouver, BC V7L 4J5

Via email: council@squamish.net (hardcopy to follow in the mail)

Dear Council Chairperson Khelsilem, Band Manager Cameron and Councillors,

First, on behalf of the Islands Trust Gambier Island Local Trust Committee, I would like to congratulate the Nexwsxwníw ntm ta Úxwumixw on your September 2021 election and we look forward to meeting and engaging with you over the next four years.

Second, I would like to update you about some of the work we do, as elected trustees, to preserve and protect the unique amenities and environment of the local islands and surrounding waters within Átl'ka7tsem/Howe Sound.

The Gambier Island Local Trust Area comprises the islands and waters within the Átl'ka7tsem/Howe Sound area, as well as the islands along the Sunshine Coast as far as Pender Harbour. Bowen Island Municipality is a separate municipality within the Islands Trust.

Currently the Gambier Local Trust Committee is represented by Kate-Louise Stamford, Trustee from Chá7elkwnech (Gambier); Dan Rogers, Trustee from Lhek'tínes (Keats); and me, Sue Ellen Fast, as Chair from Nexwlélexwm (Bowen).

Our main role is to make land use decisions including planning and zoning, to manage development under the preserve and protection mandate of our special purpose government. Through the provincial Islands Trust Act, we also have zoning jurisdiction of marine areas surrounding the islands and are strong advocates of local marine issues. The Islands Trust mandate is to work collaboratively with the Skwxwú7mesh Úxwumixw, with municipal and regional governments in the region, and with non-governmental groups and initiatives that are supportive of the Trust mandate such as the Átl'ka7tsem/Howe Sound Biosphere Region. It was wonderful to chat with Biosphere Co-Chair and Councillor Joyce Williams when she visited Nexwlélexwm recently to participate in the Howe Sound Community Forum.

Sandy Beach on Lhek'tínes is another place-protection project we have been very pleased to be involved in, along with your help. Earlier this year Sandy Beach became the 30th nature reserve in 30 years to become a conservancy with the Islands Trust Conservancy. The Islands Trust Conservancy is another

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

Bowen Denman Hornby Gabriola Galiano Gambier Lasqueti Mayne North Pender Salt Spring Saturna South Pender Thetis

arm of the Islands Trust that works with landholders and donors through conservation covenants and nature reserves to preserve and protect areas within the region. Kate-Louise and I are Chair and Co-Chair of this organization, and Dan Rogers, who lives on Lheḱ'tínes is hoping to engage with you to do shoreline tours about opportunities to protect cultural heritage.

The Gambier Island Local Trust Area is one of thirteen local trust committees that make up the Islands Trust Area between southern Vancouver Island and the mainland. The Islands Trust Area is home to 26,000 residents, 10,000 non-resident property owners, and is the homeland of over 28,000 Coast Salish People. Twenty-six locally elected trustees from across the region also come together as Islands Trust Council. The Islands Trust Council is committed to the implementation of the Truth and Reconciliation Calls to Action and acknowledges that the lands and waters that encompass the Islands Trust Area have been home to Indigenous Peoples since time immemorial and honours the rich history, stewardship, and cultural heritage that embody this place we all call home.

We look forward to working with Nexwsxwníw ntm ta Úxwumixw in the coming years and I hope to be able to meet to talk about the Islands Trust and Local Trust Committee initiatives and reconciliation work in the coming months.

Sincerely,



Sue Ellen Fast, Chair
Gambier Island Local Trust Committee
Vice-Chair Islands Trust Executive Committee

cc: Peter Baker, Director, Ta na wa Yúus ta Stitúyntsah
email: consultation_rightsandtitle@squamish.net
Bowen Island Municipal Council
Islands Trust Executive Committee



ISLANDS 2050 BYLAW REFERRAL FORM

Islands Trust – Islands 2050
200 – 1627 Fort Street
Victoria, BC V8R 1H8
islands2050@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Islands Trust Area Bylaw No.: TC 183 Date: July 22, 2021

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 90 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF BYLAW:

The Islands Trust Act requires that Islands Trust Council adopt a Policy Statement. The current Policy Statement has not been substantively updated in over 25 years. The purpose of this bylaw is to update the Policy Statement through the lenses of reconciliation, climate change, and affordable housing.

GENERAL LOCATION:

The Islands Trust Policy Statement is a general policy that applies to all of the Islands Trust Area, including Bowen Island Municipality. For a map of the Islands Trust Area, please visit: <https://islandstrust.bc.ca/mapping-resources/mapping/>

YOUR RESPONSE IS RESPECTFULLY REQUESTED:

Your response to this referral will help to ensure that the Policy Statement furthers the mandate of the Islands Trust, in cooperation with the Province and other agencies. Please note that the Islands Trust Policy Statement requires the approval of the Minister of Municipal Affairs before Trust Council can adopt this bylaw.

There are many draft amendments to the Policy Statement in different locations throughout the document that may affect your agency. We would encourage you to review the [Project Overview Briefing](#) along with other resources available on the [Islands 2050 webpage](#).

On Wednesday, July 28, 2021, from 1:00 p.m. to 3:00 p.m., Islands Trust will be hosting a Zoom webinar to provide information to referral agencies on the draft Policy Statement Bylaw and an opportunity for questions and answers.

Please register in advance for this Zoom webinar: <https://islandstrust.zoom.us/j/94567890123>

After registering, you will receive a confirmation email containing information about joining the webinar.

If you are unable to attend on this day, the session will be recorded and posted to the [Islands 2050 webpage](#) on the Islands Trust website.

Please return the response form by **Tuesday, October 22, 2021** to islands2050@islandstrust.bc.ca

OTHER INFORMATION:

For more information on the Islands 2050 Policy Statement Amendment Project, including the Draft New Policy Statement: <https://islandstrust.bc.ca/programs/islands-2050/>

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: David Marlor

Title: Director, Local Planning Services

This referral has been sent to the following agencies:

Federal Agencies

Environment and Climate Change
Fisheries & Oceans, Canada (Fish Protection and Aquaculture - Pacific Region)
Transport Canada
Parks Canada

Regional Agencies

Capital Regional District
Comox Valley Regional District
Cowichan Valley Regional District
Metro Vancouver Regional District
Nanaimo Regional District
qathet Regional District
Sunshine Coast Regional District

School District Boards

School District No. 45 (West Vancouver – Gambier)
School District No. 46 (Gambier)
School District No. 64 (Gulf Islands: Galiano, Mayne, North Pender, South Pender, Salt Spring, Saturna)
School District No. 68 (Gabriola/Ballenas Winchelsea)
School District No. 69 (Lasqueti/Ballenas Winchelsea)
School District No. 71 (Denman/Hornby)
School District No. 79 (Thetis)

First Nations

Cowichan Tribes
SXIMELEŁ (Esquimalt) Nation
Halalt First Nation
Homalco First Nation
K'ómoks (Comox) First Nation
Klahoose First Nation
Lake Cowichan First Nation
Lyackson First Nation
MÁLEXEŁ (Malahat) Nation
xʷməθkʷəy̓əm Musqueam Indian Band
BOKÉCEN (Pauquachin) First Nation
Penelakut Tribe
Qualicum First Nation
Scia'new (Beecher Bay) First Nation
Semiahmoo First Nation
Shíshálh (Sechelt) Nation
Snaw-naw-as (Nanoose) First Nation
Snuneymuxw (Nanaimo) First Nation
Lekwungen (Songhees) Nation
Skwxwú7mesh (Squamish) Nation
Stz'uminus First Nation
Tla'amin (Sliammon) First Nation
T'Sou-ke (Sooke) Nation
WJOLEŁP (Tsartlip) First Nation
S7ÁUTW (Tsawout) First Nation
Tsawwassen First Nation
Tsleil-Waututh/ Səlílwətaʔ/Selilwitulh (Burrard Inlet) Nation
WŚIKEM (Tseycum) First Nation
We Wai Kai (Cape Mudge) First Nation
Wei Wai Kum (Campbell River) First Nation

Treaty Groups

Nanwakolas Council
Hul'qumi'num Treaty Group
Laich-kwil-tach Treaty Society
Naut'sa mawt Tribal Council
Te'Mexw Treaty Association

Adjacent Local Trust Committees and Municipalities

Ballenas-Winchelsea Islands Local Trust Committee
Bowen Island Municipality
Denman Island Local Trust Committee
Gabriola Island Local Trust Committee
Galiano Island Local Trust Committee
Gambier Island Local Trust Committee
Hornby Island Local Trust Committee
Lasqueti Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Salt Spring Island Local Trust Committee
Saturna Island Local Trust Committee
South Pender Island Local Trust Committee
Thetis Island Local Trust Committee
Islands Trust Conservancy Board

Provincial Agencies

Agricultural Land Commission
Attorney General (Housing Policy Branch)
BC Ferries
Ministry of Agriculture
Ministry of Energy, Mines and Petroleum Resources
Ministry of Environment and Climate Change Strategy
Ministry of Environment and Climate Change Strategy (BC Parks and Conservation Officer Service Division)
Ministry of Environment and Climate Change Strategy (Climate Action Secretariat)
Ministry of Forests, Lands, Natural Resource Operations and Rural Development – South Coast Office, Crown Lands, Water Licensing, Ecosystems, Archaeology
Ministry of Health
Ministry of Indigenous Relations and Reconciliation (West Coast Office; South Coast Office)
Ministry of Municipal Affairs and Housing (Intergovernmental Relations and Planning Branch)
Ministry of Transportation and Infrastructure on Vancouver Island and South Coast

Improvement District Boards

Gabriola Fire Protection District
Graham Lake Improvement District
Schmidt Improvement District
Galiano Estates Improvement District
Gossip Island Improvement District
Montague Improvement District
Spanish Hills Improvement District
Wise Island Improvement District
Bennett Bay Waterworks District
Campbell-Bennett Bay Improvement District
Lighthouse Point Waterworks District
Mayne Island Improvement District
Village Point Improvement District
Georgina Improvement District
Razor Point Improvement District
Trincomali Improvement District
Harbour View Improvement District
Mount Belcher Improvement District
North Salt Spring Waterworks District
Piers Island Improvement District
Salt Spring Island Fire Protection District
Scott Point Waterworks District
Saturna Shores Improvement District
Thetis Island Improvement District
Vaucroft Improvement District

**BYLAW REFERRAL FORM
RESPONSE SUMMARY**

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Islands Trust Area (Islands 2050)
(Island)

(Signature)

(Date)

TC 183
(Bylaw Number)

(Title)

(Agency)

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

DATE OF MEETING: November 18, 2021
TO: Gambier Island Local Trust Committee
FROM: Jaime Dubyna, Island Planner
Northern Team
SUBJECT: Keats Island Proposed Bylaws No. 153 and 154

RECOMMENDATION

1. That the Gambier Island Local Trust Committee request staff to prepare the following changes to Proposed Bylaw No. 153:
 - a. In Section 1.4 of Schedule 1, under the heading "Justification" amend the number "90" with "over 120".
 - b. Replace Plan No. 1 with the amended Plan No. 1 in Attachment 1.
2. That the Gambier Island Local Trust Committee request staff to prepare the following changes to Proposed Bylaw No. 154:
 - a. In Schedule 1, Sections 1.7, 1.10, 1.14 and 1.21, replace the number "35 square metres (377 square feet)" with "36 square metres (387.5 square feet)".
 - b. In Appendix 1, 9.3 DP-3 SHORELINE, .2 Exemptions, item "j" replace with, "The pruning, trimming or limbing of trees provided it cannot reasonably be expected to result in the death or removal of the tree."
 - c. In Appendix 1, 9.3 DP-3 SHORELINE, .2 Exemptions, item "r" replace with, "Works conducted and/or authorized by the Province and its Ministries or Agencies, and by Fisheries and Oceans Canada (or subsequent federal department), with respect to trail construction, stream enhancement and fish and wildlife habitat restoration. For clarity, private moorage, shoreline protection measures or placement of fill below the natural boundary of the sea authorized by the Province and its Ministries or Agencies, requires a development permit."
 - d. In Appendix 1, 9.3 DP-3 SHORELINE, .3 Guidelines, item "m" replace with, "Decking materials must allow for a minimum of 43% open space to allow for light penetration to the water surface. Light transmitting materials may be made of various materials shaped in the form of grids, grates, and lattices to allow for light passage to the water surface."
 - e. In Appendix 1, 9.3 DP-3 SHORELINE, .3 Guidelines, add a new guideline "n" that provides, "To allow for the maximum amount of light penetration to the water surface, docks should be aligned in a north-south direction to the maximum extent that is possible given the site-specific conditions", and renumber the subsequent guidelines.

- f. In Appendix 1, 9.3 DP-3 SHORELINE, .3 Guidelines, item “q” replace with, “The access ramps, piers, walkways and stairs for docks should not exceed a maximum width of 1.5 metres.”
3. That the Gambier Island Local Trust Committee request staff to refer Proposed Bylaw No. 154 to the following First Nations:
 - a. Skwxwú7mesh (Squamish) Nation, səliłwətaʔt (Tsleil-waututh) Nation, xʷməθkʷəy̓əm (Musqueam) Indian Band, shíshálh (Sechelt) First Nation, Xeláłtxw (Halalt) First Nation, Spune’luxutth (Penelakut) Tribe, Ts’uubaa-asatx (Lake Cowichan First) Nation, Quw’utsun (Cowichan) Tribes, Stz’uminus First Nation, Lyackson First Nation, Snaw’Naw’As Nation and Te’mexw Treaty Association.

REPORT SUMMARY

This staff report provides the Gambier Island Local Trust Committee (LTC) with a follow up of bylaw referrals received to date and from the two Community Information Meetings (CIM) held in September and October 2021.

Staff are recommending potential amendments to Proposed Bylaw Nos. 153 and 154 in response to discussions with Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRO) staff and from the CIMs. Staff are recommending that referrals be sent to First Nations in response to the amendment made to Proposed Bylaw No. 154 at the October 14, 2021 LTC regular business meeting.

BACKGROUND

At the July 22, 2021 LTC regular business meeting, the LTC passed the following resolutions:

GM-2021-049

It was MOVED and SECONDED,

by the Gambier Island Local Trust Committee that Appendix 1 of Bylaw No. 154, 9.3.2 be amended by adding a new paragraph c that says 'mooring buoys', and the remainder of the exemptions be renumbered.

CARRIED

GM-2021-050

It was MOVED and SECONDED,

by the Gambier Island Local Trust Committee that Appendix 1 of Bylaw No. 154, 9.3.2 be amended by adding a new sub-paragraph that reads 'Vegetation removal to prevent wildfire or other potential emergencies'.

CARRIED

GM-2021-051

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee Bylaw No. 153, cited as 'Keats Island Official Community Plan, 2002, Amendment No. 1, 2021', be read a first time.

CARRIED

GM-2021-052

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 153, cited as 'Keats Island Official Community Plan, 2002, Amendment No. 1, 2021', is not contrary or at variance with the Islands Trust Policy Statement.

CARRIED

GM-2021-053

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee Bylaw No. 154, as amended, cited as 'Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021', be read a first time.

CARRIED

GM-2021-054

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 154, as amended, cited as 'Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021', is not contrary or at variance with the Islands Trust Policy Statement.

CARRIED

GM-2021-055

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend 5a to add the Eastbourne Community Association, the Keats Landing Leaseholders Group, Keats Camp, Barnabas Family Ministries, the Keats Conservation Group, and the Keats Foreshore Working Group.

CARRIED

GM-2021-056

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to refer Bylaw Nos. 153 and 154 to the following agencies and First Nations:

- a. Ministry of Forests, Lands, Natural Resource Operations and Rural Development, Sunshine Coast Regional District, Islands Trust Conservancy, Lasqueti Island Local Trust Committee, Gabriola Island Local Trust Committee and Galiano Island Local Trust Committee.
- b. Squamish Nation, Tsleil-Waututh Nation, Musqueam Nation, Sechelt First Nation, Halalt First Nation, Penelakut Tribe, Lake Cowichan First Nation, Cowichan Tribes, Stz'uminus First Nation, Lyackson First Nation, Snaw'Naw'As Nation and Te'Mexw Treaty Association.
- c. Eastbourne Community Association, Keats Landing Leaseholders Group, Keats Camp, Barnabas Family Ministries, Keats Conservation Group, and the Keats Foreshore Working Group.

CARRIED

GM-2021-057

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend the Workplan Overview of the Project Charter v. 1 of the Keats Island Shoreline Protection Project to insert a community information/public input session in the fall of 2021 prior to second reading, and remove the legal review.

CARRIED

GM-2021-058

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee endorse the Revised 'Keats Island Shoreline Protection Phase 3 Project Charter v.1', as amended, dated July 22, 2021.

CARRIED

GM-2021-059

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to organize an electronic Local Trust Committee community information meeting and public input session on the Keats Island Shoreline Protection Project for September 29 in the evening.

CARRIED

GM-2021-060

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to adjust the start time for the September 30 Local Trust Committee meeting to commence at 3:00 pm, and schedule a community information meeting public input session commencing at 6:30 pm, both of which will be in person meetings.

CARRIED

To mark the first National Day for Truth and Reconciliation, the September 30, 2021 CIM was rescheduled to October 14, 2021.

At the October 14, 2021 LTC regular business meeting, the LTC passed the following resolutions:

GM-2021-080

It was MOVED and SECONDED,

that First Reading of the Gambier Island Local Trust Committee Bylaw No. 154, cited as 'Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021' be rescinded.

CARRIED

GM-2021-081

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee Bylaw No. 154, cited as 'Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021', be amended by removing the current section 1.2 and replacing it with the following:

Part 2 – GENERAL LAND USE REGULATIONS, Section 2.7 MEASUREMENT OF SETBACKS Buildings and Structures, Subsection 2.7.3 is amended by removing it in its entirety and replacing it with the following:

- a) "No building or structure except a platform with a maximum area of 5 square metres, or a set of stairs or a walkway for the purposes of accessing the foreshore or a permitted float, dock, wharf or other permitted marine related structure, may be constructed, reconstructed, moved, extended or located within 7.5 metres (24.6 feet) of the natural boundary of the sea.
- b) Notwithstanding subparagraph a), for properties zoned Rural Comprehensive (Lot 876 and Lot 1829) the setback set out above shall be 15 metres (49.2 feet)."

CARRIED

GM-2021-082

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee Bylaw No. 154, cited as 'Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021', be read a first time as amended.

CARRIED

Staff reports and associated information for the Keats Island Shoreline Protection project and Proposed Bylaws are available on the Islands Trust website under Gambier Island, [Projects](#).

ANALYSIS

Staff have identified the following for LTC consideration:

- Summary of referral responses;
- Community Information Meetings;

- Suggestions for Changes to Proposed Bylaws;
- Re-referral to First Nations.

Bylaw Referral Responses

Generally, referral periods for zoning amendments are 30 to 60 days to provide adequate response time for First Nations and agencies or local governments. At the July 22, 2021 LTC meeting, no specific timeline for referrals was imposed by the LTC; therefore referral responses were requested in time for the November 4, 2021 LTC regular business meeting (rescheduled to November 18, 2021).

Under LTC direction, bylaw referrals were sent to the following First Nations, agencies or local governments, and community groups:

- Sk̓wx̓wú7mesh (Squamish) Nation, sə́ilwətaʔt (Tsleil-waututh) Nation, x̓məθk̓w̓əy̓əm (Musqueam) Indian Band, shíshálh (Sechelt) First Nation, Xeláltxw (Halalt) First Nation, Spune'luxutth (Penelakut) Tribe, Ts'uubaa-asatx (Lake Cowichan First) Nation, Quw'utsun (Cowichan) Tribes, Stz'uminus First Nation, Lyackson First Nation, Snaw'Naw'As Nation and Te'mexw Treaty Association
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRO), Sunshine Coast Regional District (SCRD), Islands Trust Conservancy, Lasqueti Island Local Trust Committee, Gabriola Island Local Trust Committee, Galiano Island Local Trust Committee
- Eastbourne Community Association, Keats Landing Leaseholders Association, Keats Camp, Barnabas Family Ministries, Keats Conservation Group, Keats Island Shoreline Protection Working Group members

Referral responses have been posted to the Keats Island Shoreline Protection [project webpage](#) under “Community Consultation”. A summary of the referral responses that have been received are provided in Table 1:

Table 1. Summary of Referral Responses

First Nation/ Agency / Group	Summary Response to Bylaw Referral	Staff Comments
Galiano Island Local Trust Committee	Interests Unaffected by Bylaw	None.
Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRO)	Interests Unaffected by Bylaw	See discussion under “Suggested Amendments”.
Islands Trust Conservancy (ITC)	Interests Unaffected by Bylaw	ITC staff have indicated the ITC Board is generally supportive of increased protection of shoreline ecosystems. ITC staff have noted that the ITC Board reviewed the Proposed Bylaws with a view to the effect on the Sandy Beach Nature Reserve which is managed by the ITC and did not have concerns

		regarding the impact of the proposed bylaws on this property.
Keats Conservation Group	Approval Not Recommended Due to Reason Outlined Below • Needs public consultation • Setbacks and amendments too extreme, will affect property values and enjoyment • No provision for properties that have been owned by the same families before most rules came into being adopted • Small island with small lots, too many changes will affect quality of life • Focus should be on stronger language of the regulations already in place	Community consultation remains open and ongoing until the close of public hearing (not yet scheduled). Proposed bylaws are not retroactive; landowners may use existing buildings and structures as permitted under the <i>Local Government Act</i>. If adopted, bylaws would apply to new construction, with some exceptions detailed in the DP-3 Shoreline Exemptions in Appendix 1 of Proposed Bylaw No. 154.
Keats Island Leaseholders Association (KILA)	Approval Not Recommended Due to Reason Outlined Below • Strong opposition from KILA members • Much of the cottage lots are small, city-sized lots – accommodating setbacks may be difficult, including proposed setbacks between docks and lot line projections • Regulations used elsewhere (other islands) may not work for Keats	The proposed setbacks between docks and existing docks, and docks and lot line projections, are informed by the requirements in the Province's Land Use Operational Policy for Private Moorage. Reducing the permitted maximum float area seemingly creates additional space between docks and lot line projections.

Due to the amendment made to Proposed Bylaw No. 154 (LUB) to maintain the 7.5 metre setback for buildings and structures from the natural boundary of the sea, staff are recommending the LTC send a second referral to the listed First Nations.

Community Information Meetings

September 29, 2021

A CIM was held online via Zoom on Wednesday, September 29, 2021. A copy of the draft CIM minutes are attached to the November 18, 2021 LTC regular business meeting agenda package for LTC review.

October 14, 2021

A second CIM was held in-person on Thursday, October 14, 2021, following the LTC regular business meeting, at the John Braithwaite Community Centre in North Vancouver. A copy of the draft CIM minutes are attached to the November 18, 2021 LTC regular business meeting agenda package for LTC review.

Suggested Amendments

Proposed Bylaw No. 153 (OCP)

Staff are recommending two minor amendments to Proposed Bylaw No. 153.

Under the “Justification” heading of Section 1.4 of Schedule 1, reference is made to the number of individual waterfront parcels on Keats Island in 2020 – 90. At the September 29, 2021 CIM, it was noted that the number of waterfront parcels were incorrect, in consideration of the additional 60+ waterfront lots to be created by subdivision GM-SUB-2018.2 of District Lot 696, Group 1, New Westminster District (Keats Camp). Staff note that the phased subdivision is not complete, therefore Islands Trust mapping does not include these lots. In anticipation of future additional waterfront lots on Keats Island as a result of subdivision, staff recommend amending reference to the number of lots as “over 120”.

On Plan No. 1 of Proposed Bylaw No. 153, corrections to the upland portion of the DP-3 Shoreline are required, as three areas were not included in the initial Plan No. 1 (first reading) version. An amended Plan No. 1 will include upland areas of Preston Island and the larger Shelter Island, as well as the upland area of Sandy Beach Nature Reserve (see Attachment 1).

Staff’s recommended motions on page one of this report reflect the recommended amendments to Proposed Bylaw No. 153.

Proposed Bylaw No. 153 (LUB)

Dock Float Size

Proposed Bylaw No. 154 currently would permit a maximum float area of 35 m² in the CR1, RR, RC and M2(a) zones for single family use. This maximum float area is informed by the BC Stewardship Centre’s Green Shores program¹, which provides science-based tools and best practices for sustainable shoreline development. The intent of reducing the maximum float area is to reduce the size of overwater structures, which limit light availability to the sea floor, and to increase the space between docks.

A [letter](#) (page 115) dated January 6, 2021, by David McKerrell of Island Marine Construction addressed to the Salt Spring Island Local Trust Committee was referred to the Island Trust Regional Planning Committee with support. The letter requested that the maximum float area permitted in the Salt Spring Island Land Use Bylaw No. 355 be increased from 35 m² (377 square feet) to 36 m² (387.5 square feet) to follow lumber industry standards and reduce lumber waste during construction of private moorage facilities. According to Mr. McKerrell, the lumber industry operates in feet and inches, and the letter provides an example of standard cuts as follows:

- 12’ x 32’ = 384 sq.ft. (or 35.67 m²)
- 10’ x 38’ = 380 sq.ft. (or 35.3 m²)
- 8’ x 48’ = 384 sq.ft. (or 35.67 m²)

¹ http://stewardshipcentrebcc.ca/PDF_docs/greenshores/reports/GSPolicyandRegulatoryToolsLocalGovtsReport2016.pdf

Should the LTC adopt Proposed Bylaw No. 154 as it is written, this would result in an amount of wood waste to meet the regulation or if dock owners build floats without trimming the wood materials, a Development Variance Permit (DVP) application for a float over the permitted maximum area would be required.

The LTC may direct staff to increase the permitted maximum float area to 36 m² to allow dock construction to use standard lumber cuts without going over the permitted maximum float area and provide an additional amount of area (up to 1 m²) for dock owners. If the LTC concurs with staff's recommendation, amendments would be made to Sections 1.7, 1.10, 1.14 and 1.21 in Schedule "1" of Proposed Bylaw No. 154. Staff's recommended motions on page one of this report reflect this recommendation.

The LTC may consider a subsequent amendment for maximum float area for shared docks in Sections 1.8, 1.11, 1.15 and 1.21 of Schedule "1" of Proposed Bylaw No. 154. Currently Proposed Bylaw No. 154 permits an increased float area of 25 square metres (269 square feet) per residential dwelling served, to a maximum of 85 square metres (915 square feet). When calculating for a new maximum float area for shared docks, staff used the existing regulations for guidance, as follows:

(copied from Section 4.1.7 of the LUB):

.7 Despite Subsection 4.1.6, the maximum float area may be increased by 47 square metres (500 square feet) per residential dwelling served up to a maximum float size of 158 square metres (1,700 square feet), provided a restrictive covenant subject to Subsection 1.2.4 is registered.

- Existing regulations: $47 \text{ m}^2 / 65 \text{ m}^2 \times 100 = 72.3\%$
- Existing regulations: $65 \text{ m}^2 + (47 \text{ m}^2 \times 2) = 159 \text{ m}^2$ (*existing regulation permits up to 158 m²)

(copied from Section 4.1.7 of Proposed Bylaw No. 154 [as written]):

.7 Despite Subsection 4.1.6, the maximum float area may be increased by 25 square metres (269 square feet) per residential dwelling served up to a maximum float size of 85 square metres (915 square feet), provided a restrictive covenant subject to Subsection 1.2.4 is registered.

- Proposed Bylaw 154: $25 \text{ m}^2 / 35 \text{ m}^2 \times 100 = 71.4\%$
- Proposed Bylaw 154: $35 \text{ m}^2 + (25 \text{ m}^2 \times 2) = 85 \text{ m}^2$

Staff note that policies in the Islands Trust Policy Statement and the Keats Island Official Community Plan Bylaw No. 77 encourage communal or shared docks to limit the proliferation of docks along the foreshore; staff advise that the intent of allowing for an increased maximum float area for shared docks is to make this option appealing to property owners. Options for the LTC include:

- No change to the permitted float area in Section 4.1.7 in the Proposed Bylaw No. 154;
- Increasing maximum float areas for shared docks that follow the existing regulation calculations;
- Increasing maximum float areas shared dock based on an alternative calculation.

The LTC may direct staff accordingly.

DP-3 Exemptions

At both CIMs, staff heard that DP-3 Exemption 9.3.2(j) may be problematic for waterfront property owners as it may impact their ability to maintain views and maintain the general health of trees:

- j) *Pruning of not more than two trees in one growing season in accordance with the standards and recommendations of the International Society of Arboriculture (ISA), which does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown, or the pruning or removal of a structural root within the critical root zone;*

Staff note that tree pruning, trimming or limbing requires correct methods to maintain the health of trees, and different tree species may require different pruning methods. If done incorrectly pruning, trimming or limbing can damage a tree's response to cuts and change the growth of the tree, or impact the health of the tree. It is recommended that property owners consult a certified arborist before pruning trees to ensure the correct methods are being used; as well, the ISA releases Best Management Practices for tree care standards that property owners are encouraged to consult. Staff recommend DP-3 Exemption 9.3.2(j) be amended as follows:

"The pruning, trimming or limbing of trees provided it cannot reasonably be expected to result in the death or removal of the tree."

As follow-up to the bylaw referrals, FLNRO staff informed planning staff that the intent of DP-3 Exemption 9.3.2(r) was unclear:

- (r) *Works conducted and/or authorized by the Province and its Ministries or agencies, and by Fisheries and Oceans Canada (or subsequent federal department).*

With respect to private moorage, the current Exemption 9.3.2(r) as it is written implies that authorized docks by way of a Specific Permission or lease, would be exempt from the requirement for a development permit, which is not the intent of this exemption. For clarity, staff recommend DP-3 Exemption 9.3.2(r) be amended as follows:

"Works conducted and/or authorized by the Province and its Ministries or Agencies, and by Fisheries and Oceans Canada (or subsequent federal department), with respect to trail construction, stream enhancement and fish and wildlife habitat restoration. For clarity, private moorage, shoreline protection measures or placement of fill below the natural boundary of the sea authorized by the Province and its Ministries or Agencies requires a development permit."

Staff's recommended motions on page one of this report reflect the recommended amendments to the DP-3 Exemptions in Proposed Bylaw No. 154.

Guidelines

FLNRO staff have provided additional suggested amendments that may be incorporated into the DP-3 Guidelines in Proposed Bylaw No. 154. The potential amendments are as follows:

- Current Guideline 9.3.3(m): *Dock and float design should allow natural light penetration to the submerged land underneath. Natural light penetration can be facilitated by spacing the decking surface of the dock, incorporating grating and minimizing the width of the structure. Where possible, docks should be aligned in a north-south direction to allow for the maximum extent of light.*

Suggested: Decking materials must allow for a minimum of 43% open space to allow for light penetration to the water surface. Light transmitting materials may be made of various materials shaped in the form of grids, grates, and lattices to allow for light passage to the water surface.

Suggested (new guideline): To allow for the maximum amount of light penetration to the water surface, docks should be aligned in a north-south direction to the maximum extent that is possible given the site-specific conditions.

The minimum number 43% comes from the [Pender Harbour Dock Management Plan](#) (March 2021), which was informed by an environmental study conducted by Biological Consultants M.C. Wright and Associates Ltd. in March 2018. The objectives of the Management Plan is to provide guidance for dock construction “to promote responsible and appropriate dock development”. The LTC may consider a minimum number of 43%, or direct staff to increase or reduce the percentage requirement.

FLNRO staff also highlighted DP-3 Guideline 9.3.3(q), and noted that “piers” were not included. Since piers are part of moorage structures, it is recommended that they be included in the guideline as well.

- Current Guideline 9.3.3(q): *The access ramps, walkways and stairs for docks should not exceed a maximum width of 1.5 metres.*

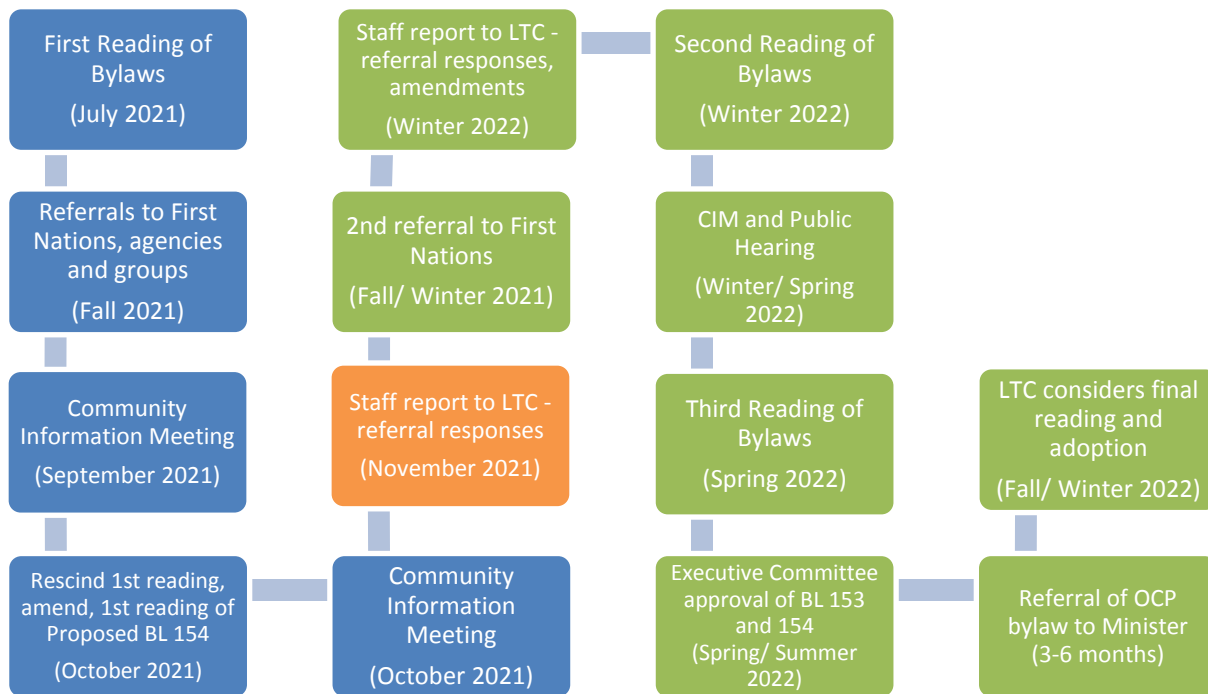
Suggested: The access ramps, piers, walkways and stairs for docks should not exceed a maximum width of 1.5 metres.

Staff’s recommended motions on page one and two of this report reflect recommended amendments to the DP-3 Guidelines in Proposed Bylaw No. 154.

Timeline

The following timeline outlines the bylaw amendment process milestones to date along with next steps and approximate timing which may assist in managing community expectations in how an OCP and LUB amendment such as this, is processed.

Public input may be received by the LTC at any point during the OCP and LUB amendment process up until the end of the public hearing. Under section 465(1) of the *Local Government Act*, a public hearing must be held after first reading and before third reading. No date has been set for a public hearing at this time.



Rationale for Recommendation

Staff are recommending amendments to Proposed Bylaw Nos. 153 and 154 in response to discussions with FLNRO staff, the CIMs, and to correct the proposed bylaws.

Staff are recommending referrals be sent to First Nations for a second time, to advise of the amendment to maintain the 7.5 metre setback from the natural boundary of the sea in Proposed Bylaw No. 154 at the October 14, 2021 LTC regular business meeting.

The staff recommendations are found on Page 1 and 2 of this report.

ALTERNATIVES

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

1. Additional amendments (staff to prepare)

The LTC may direct staff to prepare further amendments to the proposed bylaws beyond that recommended by staff. If selecting this alternative, the LTC should provide staff with the additional amendments. Recommended wording for the resolution is as follows:

That the Gambier Island Local Trust Committee request staff to prepare the following changes to Proposed Bylaw No. 153: {changes to be provided by LTC}

That the Gambier Island Local Trust Committee request staff to prepare the following changes to Proposed Bylaw No. 154: {changes to be provided by LTC}

2. Amend Proposed Bylaw No. 153 and 154, give Second Reading

The LTC may amend the proposed bylaws and give second reading. If selecting this alternative, the LTC should include any additional amendments, and direct staff to schedule a Public Hearing. Recommended wording for the resolution is as follows:

That the Gambier Island Local Trust Committee Bylaw No. 153, cited as 'Keats Island Official Community Plan, 2002, Amendment No. 1, 2021', be amended by {to be provided by the LTC}.

That the Gambier Island Local Trust Committee Bylaw No. 153, cited as 'Keats Island Official Community Plan, 2002, Amendment No. 1, 2021', be read a second time.

That the Gambier Island Local Trust Committee Bylaw No. 154, cited as 'Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021', be amended by {to be provided by the LTC}.

That the Gambier Island Local Trust Committee Bylaw No. 154, cited as 'Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021', be read a second time.

That the Gambier Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Proposed Bylaw Nos. 153 and 154, on {date to be determined}.

3. Give Second Reading

The LTC may consider no additional amendments to the proposed bylaws are warranted and give second reading to the proposed bylaws. If choosing this option, the LTC should direct staff to schedule a Public Hearing. Recommended wording for the resolution is as follows:

That the Gambier Island Local Trust Committee Bylaw No. 153, cited as 'Keats Island Official Community Plan, 2002, Amendment No. 1, 2021', be read a second time.

That the Gambier Island Local Trust Committee Bylaw No. 154, cited as 'Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021', be read a second time.

That the Gambier Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Proposed Bylaw Nos. 153 and 154, on {date to be determined}.

NEXT STEPS

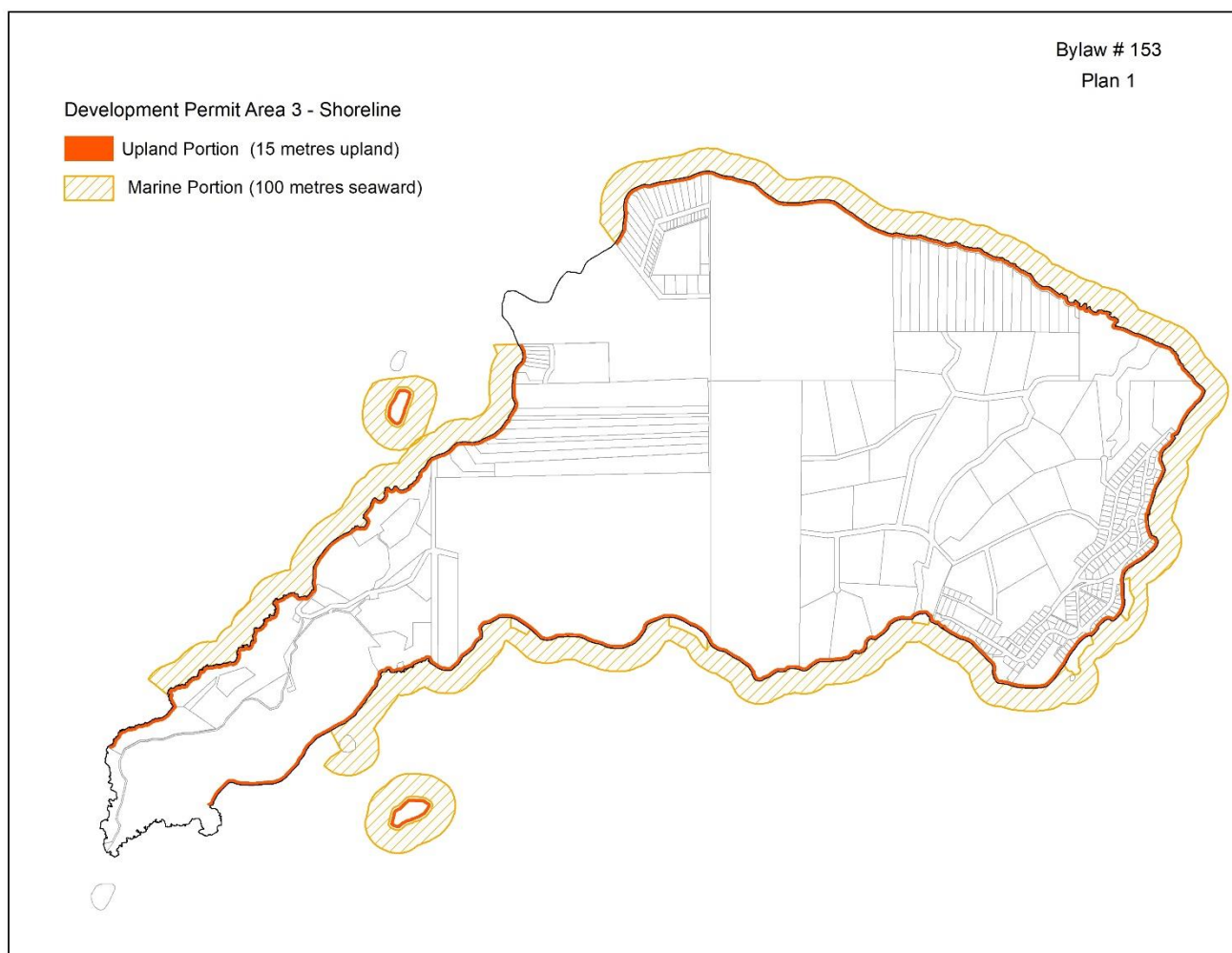
Staff will prepare draft amendments to the Proposed Bylaws to be considered by the LTC at a subsequent LTC meeting.

Submitted By:	Jaime Dubyna Island Planner	November 4, 2021
Concurrence:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	November 8, 2021

ATTACHMENTS

1. Amended Plan No. 1, Proposed Bylaw No. 153
2. Proposed Bylaw No. 153 (OCP)
3. Proposed Bylaw No. 154 (LUB)
4. Project Charter

ATTACHMENT 1 – AMENDED PLAN NO. 1 (PROPOSED BYLAW NO. 153)



PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 153

A BYLAW TO AMEND KEATS ISLAND OFFICIAL COMMUNITY PLAN, 2002

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

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

READ A FIRST TIME THIS 22ND DAY OF JULY , 2021

READ A SECOND TIME THIS _____ DAY OF _____ , 20XX

PUBLIC HEARING HELD THIS _____ DAY OF _____ , 20XX

READ A THIRD TIME THIS _____ DAY OF _____ , 20XX

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ , 20XX

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

_____ DAY OF _____ , 20XX

ADOPTED THIS _____ DAY OF _____ , 20XX

Chair

Secretary

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

Schedule “1”

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

“3. DEVELOPMENT PERMIT AREA 3: SHORELINE

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

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

Location

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

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

Justification

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

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

It is also policy of the Islands Trust Council that local trust committees shall in their Official Community Plans and regulatory bylaws, address:

- the protection of sensitive coastal areas;
- the planning for and regulation of development in coastal regions to protect natural coastal processes;
- the protection of public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments; and
- the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and to direct development away from such hazards.

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

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

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

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

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

Objectives

The objectives of this development permit area are as follows:

OBJ 3.1 TO PLAN AND REGULATE NEW DEVELOPMENT IN A MANNER THAT PRESERVES, PROTECTS AND RESTORES THE LONG-TERM PHYSICAL INTEGRITY, CONNECTIVITY, AND ECOLOGICAL AND MARINE RESOURCE VALUES OF SHORELINES AND ASSOCIATED FORESHORE AND UPLAND AREAS;

- OBJ 3.2** TO BALANCE DEVELOPMENT OPPORTUNITIES WITH THE ECOLOGICAL CONSERVATION AND RESTORATION OF THE SHORELINE AND MARINE ENVIRONMENT;
- OBJ 3.3** TO MINIMIZE THE DISRUPTION OF NATURAL FEATURES AND PROCESSES AND TO RETAIN, WHEREVER POSSIBLE, NATURAL VEGETATION AND NATURAL FEATURES;
- OBJ 3.4** TO MAINTAIN THE PUBLIC'S SAFE USE AND ACCESS TO IMPORTANT RECREATION AREAS IN A WAY THAT DOES NOT COMPROMISE THE ECOLOGICAL INTEGRITY OF THE SHORELINE;
- OBJ 3.5** TO ADAPT TO THE ANTICIPATED EFFECTS OF CLIMATE CHANGE;
- OBJ 3.6** TO PROTECT COASTAL PROPERTIES AND DEVELOPMENT FROM DAMAGE AND HAZARDOUS CONDITIONS THAT CAN ARISE FROM EROSION AND FLOODING.

Development Approval Information

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

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

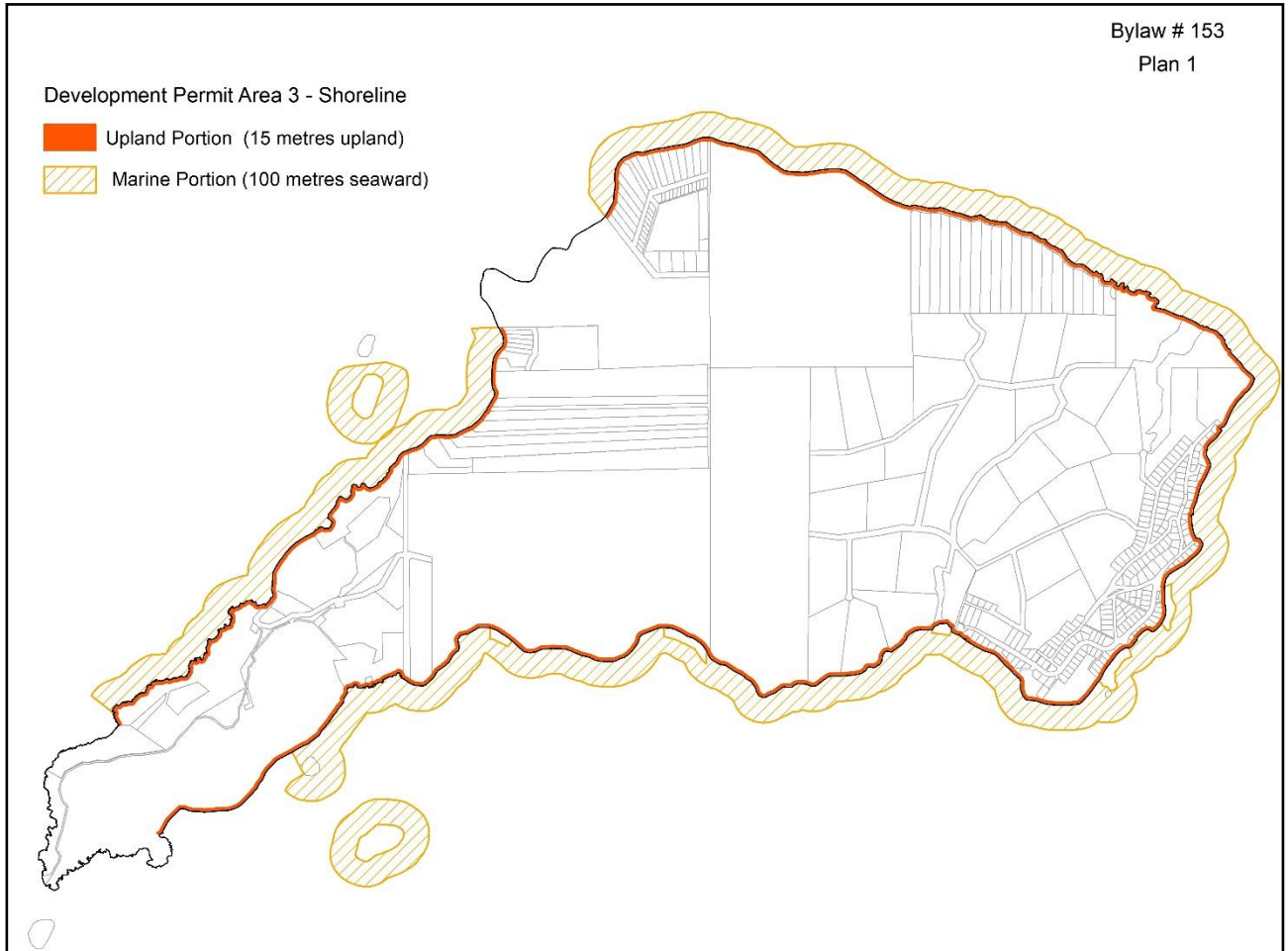
**GAMBIER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 153**

Schedule "2"

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

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

Plan No. 1



PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 154

A BYLAW TO AMEND KEATS ISLAND LAND USE BYLAW, 2002

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

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

READ A FIRST TIME THIS 14th DAY OF OCTOBER , 2021

READ A SECOND TIME THIS _____ DAY OF _____ , 20XX

PUBLIC HEARING HELD THIS _____ DAY OF _____ , 20XX

READ A THIRD TIME THIS _____ DAY OF _____ , 20XX

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ , 20XX

ADOPTED THIS _____ DAY OF _____ , 20XX

Chair

Secretary

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

Schedule “1”

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

“**platform** means an unenclosed flat surface raised from the ground to serve for the loading and offloading of materials and supplies.”
 - 1.2 **PART 2 – GENERAL LAND USE REGULATIONS**, Section 2.7 **MEASUREMENT OF SETBACKS Buildings and Structures**, Subsection 2.7.3 is amended by removing it in its entirety and replacing it with the following:
 - “a) No building or structure except a platform with a maximum area of 5 square metres, or a set of stairs or a walkway for the purposes of accessing the foreshore or a permitted float, dock, wharf or other permitted marine related structure, may be constructed, reconstructed, moved, extended or located within 7.5 metres (24.6 feet) of the natural boundary of the sea.
 - b) Notwithstanding subparagraph a), for properties zoned Rural Comprehensive (Lot 876 and Lot 1829) the setback set out above shall be 15 metres (49.2 feet).”
 - 1.3 **PART 2 – GENERAL LAND USE REGULATIONS**, Section 2.7 **MEASUREMENT OF SETBACKS Buildings and Structures**, Subsection 2.7.5 is amended by replacing “3.0 metres” with “5.0 metres”.
 - 1.4 **PART 2 – GENERAL LAND USE REGULATIONS**, Section 2.7 **MEASUREMENT OF SETBACKS Buildings and Structures**, is amended by inserting the following new subsection as follows:

“**2.7.6** Private floats and docks shall be sited at least 10 metres from any existing dock or structure.”
 - 1.5 **PART 2 – GENERAL LAND USE REGULATIONS**, Section 2.7 **MEASUREMENT OF SETBACKS Buildings and Structures**, is amended by renumbering Subsection 2.7.6 – Sewage Disposal Fields to Subsection 2.7.7.
 - 1.6 **PART 4 – ZONE REGULATIONS**, Section 4.1 **COMMUNITY RESIDENTIAL 1 (CR1) ZONE**, Subsection 4.1.4 is amended by inserting the words “, dock ramps” after “docks” and before “and stairs”.
 - 1.7 **PART 4 – ZONE REGULATIONS**, Section 4.1 **COMMUNITY RESIDENTIAL 1 (CR1) ZONE**, Subsection 4.1.6 is amended by replacing “65 square metres (700 square feet)” with “35 square metres (377 square feet)”.
 - 1.8 **PART 4 – ZONE REGULATIONS**, Section 4.1 **COMMUNITY RESIDENTIAL 1 (CR1) ZONE**, Subsection 4.1.7 is amended by replacing “47 square metres (500 square feet)” with “25

- square metres (269 square feet)” and by replacing “158 square metres (1,700 square feet)” with “85 square metres (915 square feet)”.
- 1.9 **PART 4 – ZONE REGULATIONS**, Section 4.1 **COMMUNITY RESIDENTIAL 1 (CR1) ZONE**, Subsection 4.1.8 is amended by replacing “2.4 metres (8 feet)” with “1.5 metres (4.9 feet)”.
- 1.10 **PART 4 – ZONE REGULATIONS**, Section 4.4 **RURAL RESIDENTIAL (RR) ZONE**, Subsection 4.4.6 is amended by replacing “65 square metres (700 square feet)” with “35 square metres (377 square feet)”.
- 1.11 **PART 4 – ZONE REGULATIONS**, Section 4.4 **RURAL RESIDENTIAL (RR) ZONE**, Subsection 4.4.7 is amended by replacing “47 square metres (500 square feet)” with “25 square metres (269 square feet)” and by replacing “158 square metres (1,700 square feet)” with “85 square metres (915 square feet)”.
- 1.12 **PART 4 – ZONE REGULATIONS**, Section 4.4 **RURAL RESIDENTIAL (RR) ZONE**, Subsection 4.4.8 is amended by replacing “2.4 metres (8 feet)” with “1.5 metres (4.9 feet)”.
- 1.13 **PART 4 – ZONE REGULATIONS**, Section 4.5 **RURAL COMPREHENSIVE (RC) ZONE**, Subsection 4.5.7 is amended by replacing “Article 6 of this subsection” with “Subsection 4.5.6”.
- 1.14 **PART 4 – ZONE REGULATIONS**, Section 4.5 **RURAL COMPREHENSIVE (RC) ZONE**, Subsection 4.5.6 is amended by replacing “65 square metres (700 square feet)” with “35 square metres (377 square feet)”.
- 1.15 **PART 4 – ZONE REGULATIONS**, Section 4.5 **RURAL COMPREHENSIVE (RC) ZONE**, Subsection 4.5.7 is amended by replacing “47 square metres (500 square feet)” with “25 square metres (269 square feet)” and by replacing “158 square metres (1,700 square feet)” with “85 square metres (915 square feet)”.
- 1.16 **PART 4 – ZONE REGULATIONS**, Section 4.5 **RURAL COMPREHENSIVE (RC) ZONE**, Subsection 4.5.8 is amended by replacing “2.4 metres (8 feet)” with “1.5 metres (4.9 feet)”.
- 1.17 **PART 4 – ZONE REGULATIONS**, Section 4.6 **PRIVATE INSTITUTIONAL 2 (PI2) ZONE**, Subsection 4.6.5 is amended by replacing “3,000 square metres (32,970 square feet)” with “1,000 metres (10,764 square feet)”.
- 1.18 **PART 4 – ZONE REGULATIONS**, Section 4.10 **PROVINCIAL MARINE PARK (P2) ZONE**, Subsection 4.10.6 is amended by replacing “dock floats” with “a wharf float”.
- 1.19 **PART 4 – ZONE REGULATIONS**, Section 4.10 **PROVINCIAL MARINE PARK (P2) ZONE**, Subsection 4.10.7 is amended by replacing “dock” with “wharf”.
- 1.20 **PART 4 – ZONE REGULATIONS**, Section 4.12 **MARINE 2 – COMMUNAL MOORAGE (M2) ZONE**, Subsection 4.12.5 is amended by replacing “2.4 metres (8 feet)” with “1.5 metres (4.9 feet)”.
- 1.21 **PART 4 – ZONE REGULATIONS**, Section 4.12 **MARINE 2 – COMMUNAL MOORAGE (M2) ZONE**, Subsection 4.12.6, **Table 4.1**, Site Specific Regulation (a) is amended by replacing

“65 square metres (700 square feet)” with “35 square metres (377 square feet)” and by replacing “47 square metres (500 square feet)” with “25 square metres (269 square feet)” and by replacing “158 square metres (1,700 square feet)” with “85 square metres (915 square feet)”.

- 1.22 **PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES**, is amended by adding a new Section **9.3 DP-3 SHORELINE** as shown on Appendix 1 attached to and forming part of this bylaw.

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

Appendix 1

9.3 DP-3 SHORELINE

Applicability

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

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

Exemptions

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

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

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

Guidelines

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

General Guidelines:

- a) In general, development of the shoreline area should be limited, should minimize negative impacts on the ecological health of the immediate area, should not disrupt coastal sediment transport processes, and should not impede public access.
- b) It should be demonstrated that locating development entirely outside of the Development Permit Area has been considered, and a description of why that is not being proposed should be provided.
- c) New, or additions to, upland buildings or structures should be located and designed to avoid the need for shoreline protection works throughout the life of the structure.
- d) New development on steep slopes or bluffs should be set back sufficiently from the top of the slope or bluff to ensure that shoreline protection measures will not become necessary during the life of the structure, as demonstrated by a geotechnical analysis and recommendations for the site by a Geotechnical Engineer or Professional Geoscientist.

- e) Sea level rise, storm surges and other anticipated effects of climate change should be addressed in all development permit applications.
- f) All development within this Development Permit Area is to be undertaken and completed in such a manner as to prevent the release of sediment to the shore or to any watercourse or storm sewer that flows to the marine shore. An erosion and sediment control plan, including actions to be taken prior to land clearing and site preparation and the proposed timing of development activities to reduce the risk of erosion, may be required as part of the development permit application.
- g) Where this Development Permit Area includes critical habitat of any Species at Risk, including terrestrial or aquatic provincial red- and blue-listed species or SARA-listed species; or where a unique, sensitive or rare species has been identified by Islands Trust mapping, these areas should be left undisturbed. If disturbance cannot be entirely avoided, development and mitigation and/or compensation measures shall be undertaken only under the supervision of a Registered Professional Biologist with advice from applicable senior environmental agencies.
- h) Development activities along the foreshore or in marine areas should be conducted during the low risk timing window for spawning and nursery periods.
- i) All development that takes place below the natural boundary of the sea should be done in a way that minimizes degradation of water quality and disturbance of the substrate.

Guidelines for the Construction and Replacement of Docks and Ramps

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

Guidelines for Shoreline Modifications

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

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

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

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

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

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

Guidelines for Vegetation Management, Restoration and Enhancement

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

Guidelines for Subdivision

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

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

Gambier Island Local Trust Committee

Date: November 19, 2020

Revised: July 22, 2021

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

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

Objectives

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

In Scope

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

Out of Scope

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

Workplan Overview

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

Project Team

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

Budget

Budget Sources:		
Fiscal	Item	Cost
2020-2021	CIM & Town Hall	\$2000
2020-2021	CIM, Public Hearing notice	\$2000
	Total	\$4000 (*pending approval)

PROJECT CHARTER WORK PLAN OVERVIEW			
Meeting	Deliverable/Milestone	Target Date	Cost
LTC regular business meeting	Revised project charter to LTC for consideration	November 19, 2020	n/a
LTC regular business meeting	Staff present draft bylaw language to LTC for consideration	February 2021	n/a
n/a	Early referrals to First Nations	May 2021	n/a
LTC regular business meeting	LTC consideration of 1 st reading, LTC direct staff to send bylaw referrals to First Nations, Agencies and adjacent LTAs	July/August 2021	n/a
LTC special meeting	CIM & Town Hall (online and in person)	Sept. 29, Oct. 1 2021	Approx. \$2000
LTC regular business meeting	LTC consideration of referral responses and consideration of 2 nd Reading	November 2021	n/a
CIM, Public Hearing	Community Information Meeting and Public Hearing*	Winter 2022	Approx. \$2000
LTC regular business meeting	LTC consideration 3 rd reading of proposed bylaws	Spring 2022	n/a
Executive Committee meeting	Executive Committee approval	Spring 2022	
n/a	Ministerial approval	Summer 2022	n/a
LTC regular business meeting	LTC adoption of bylaws	Summer/Fall 2022	n/a
TOTAL			\$4000 (pending approval)

MEMORANDUM

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

DATE OF MEETING: November 18, 2021
TO: Gambier Island Local Trust Committee
FROM: Marnie Eggen, Island Planner
Local Planning Services
COPY: Heather Kauer, Regional Planning Manager
SUBJECT: Gambier Island OCP and LUB Targeted Review Project

PURPOSE

To update the Gambier Island Local Trust Committee (LTC) on the status and next steps of the OCP and LUB Targeted Review Project for Gambier Island.

BACKGROUND

The LTC passed the following resolutions at their October 14, 2021 business meeting:

GM-2021-078

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee endorse the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project Charter, dated October 14, 2021, as amended.

CARRIED

GM-2021-079

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request Executive Committee to explore and clarify the level of IAP2 Spectrum of Engagement that is recommended for Local Trust Committees on bylaw amendments.

CARRIED

Previous staff reports and background information for this project are found on the LTC Projects [webpage](#).

UPDATE

The Request for Proposal (RFP) process for hiring a consultant is coming to an end in the next couple of weeks. A consultant is expected to be hired and in place by mid-December. The RFP process has taken longer than expected due to the fact that our internal process is currently evolving into one that includes administrative support from the province. Staff anticipate, that going forward, that the RFP process will see improved efficiencies.

The delay in hiring a consultant means that instead of holding the first inaugural meeting of the Working Group before the end of the year, it will be held early in the new year. Staff anticipate that Working Group meetings will continue on as otherwise set out in the Working Group Terms of Reference (Attachment 1) and continue to be consistent with the project work plan.

NEXT STEPS

Staff will continue on with the Request for Proposal process. Once hired, staff will work with the consultant, to organise for upcoming Working Group meetings. Working Group members will be advised of the shift of timing of the first Working Group meeting.

Submitted By:	Marnie Eggen, RPP, MCIP Island Planner	November 5, 2021
Concurrence:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	November 8, 2021

ATTACHMENTS

Attachment 1: Working Group Terms of Reference

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

1. Purpose

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

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

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

2. Work Plan Overview

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

3. Membership and Quorum

The LTC shall appoint a maximum of eight members to the Working Group, with representation from Gambier Island Conservancy, Gambier Island Community Association, and community

members at large. Three additional seats on the Working Group shall be for representatives from Skwxwú7mesh (Squamish) Nation, səɪlwətaʔt (Tsleil-waututh) Nation, xʷməθkʷəy̓əm (Musqueam) Indian Band (or their alternates). Islands Trust planning staff shall assist with meeting scheduling, agenda preparation, meeting summaries to the LTC and technical support as necessary.

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

4. Engagement Principles

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

- a) Acknowledge the treaty and territorial areas of First Nations within which the meetings are held.
- b) Demonstrate respect for Indigenous protocol as individuals and as a group, pursuant to the Islands Trust First Nations Engagement Principles Policy.
- c) Communication will be open, mutually respectful, and transparent. 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

November 5, 2021

Sue Fast
Chair
Gambier Island Local Trust Committee
700 North Road, Gabriola Island, BC
V0R 1X3

Subject: New UNESCO Biosphere Region Designation in British Columbia

Dear Ms. Fast,

On behalf of the Canadian Commission for UNESCO I am proud to share the news the Átl'ka7tsem/Howe Sound Biosphere Region received the prestigious UNESCO Biosphere Region designation.

Biosphere regions are sites of exceptional international significance recognized by UNESCO, the United Nations Educational, Scientific and Cultural Organization, as places that promote solutions reconciling the conservation of biodiversity with its sustainable use. Obtaining Biosphere Region status makes it possible to mobilize local stakeholders and rightsholders to develop a strong collective vision for the region that balance the conservation of biodiversity with sustainable development. You can find out more about Canada's 19 UNESCO Biosphere Regions by watching this short [video](#).

Visitors to the Átl'ka7tsem/Howe Sound Biosphere Region will experience a majestic fjord surrounded by scenic mountains and diverse habitats that support a variety of marine and terrestrial wildlife. They will also experience the rich culture of the Squamish Nation people and have the opportunity to take part in activities that enhance the economic, environmental, cultural, and social well-being of the Howe Sound for the benefit of present and future generations.

Becoming a UNESCO Biosphere Region is a tremendous achievement—a recognition that is very prestigious and difficult to obtain. We salute the efforts of those who have worked relentlessly at the grassroots level over the years to champion the nomination of the Átl'ka7tsem/Howe Sound Biosphere Region. There is no doubt that this new Biosphere Region will represent a key asset for biodiversity conservation, sustainable tourism, and economic development in British Columbia.

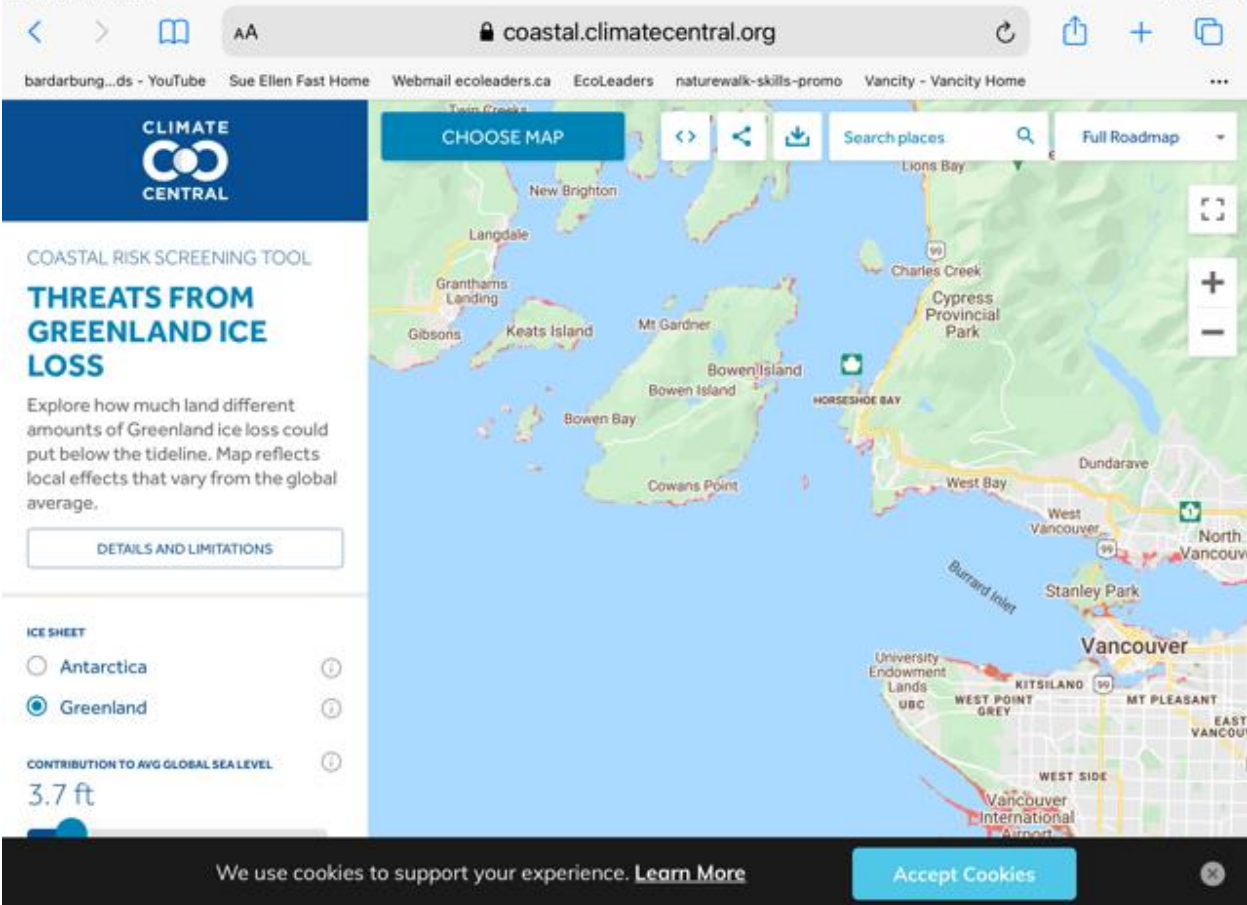
We are counting on your support to help create pride and excitement in this exceptional achievement. Please do not hesitate to contact Eleanor Haine, Program Officer for Natural Sciences (eleanor.haine@ccunesco.ca), should you have any questions.

Yours sincerely,



Roda Muse,
Secretary-General

cc. Ruth Simons, Howe Sound Biosphere Region Initiative Lead
Rebecca Hurwitz, Chair, Canadian Biosphere Reserves Association



STAFF REPORT

File No.: 3026-10 (LTC General –
Meeting Logistics)

DATE OF MEETING: November 18, 2021
TO: Gambier Island Local Trust Committee
FROM: Heather Kauer, Regional Planning Manager
Northern Team
SUBJECT: 2022 Local Trust Committee Meeting Schedule

RECOMMENDATION

1. That the Gambier Island Local Trust Committee schedule its regular business meetings on the following dates in 2022: February 3, March 31, May 26, July 14, September 1, and November 17.

DISCUSSION

Each Local Trust Committee (LTC) is asked to endorse, by resolution, its regular business meeting schedule for 2022. Tentative dates have been identified in relation to anticipated project commitments, application volumes, trustee availability, ferry schedules, statutory holidays, conferences, Trust Council, Trust Council Committees, Islands Trust Conservancy, and available staff and financial resources. Tentative meeting dates are identified in Attachment 1.

If alternative dates are proposed, LTCs should avoid scheduling meetings on dates which may conflict with other planned meetings or events. Key dates are noted for reference in Attachment 1. Note, LTCs do not need to identify the planned start times or locations for in-person meetings. Meeting details will be advertised in accordance with legislated notification requirements.

If the LTC is anticipating amending their meeting procedures bylaw to allow for regular meetings to be electronic-only, the LTC has the option of designating which of the dates listed above are anticipated to be electronic vs. in-person. This would allow staff to plan further in advance for accommodating the logistics of each meeting. The alternative is that the format of each meeting is chosen at the end of each previous meeting. If the LTC chooses the latter, staff will book venues for the year and anticipate cancelling the bookings if the meetings get changed to electronic-only.

Submitted By:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	October 19, 2021
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ATTACHMENT

1. Tentative 2022 Northern Local Trust Committee Meeting Schedule

ATTACHMENT 1 – TENTATIVE 2021 NORTHERN LOCAL TRUST COMMITTEE MEETING SCHEDULE

LTC	Denman	Gabriola	Gambier	Hornby	Lasqueti	Thetis	Ballenas-Winchelsea
	January 18	January 27	-		-	-	-
	-	-	February 3	February 18	February 7	February 22	-
	March 22	March 3	March 31	-	-	-	March 16
	-	April 7	-	April 29	April 11	-	-
	May 31	May 12	May 26	-	-	May 3	-
	-	June 16	-	June 10	June 6	-	-
	July 19	July 28	July 14	-	-	July 5	-
	-	-	-	-	August 29	-	-
	September 27	September 29	September 1	September 9	-	-	-
	-	October 27	-	-	-	October 4	October 12
	November 8	-	November 17	November 25	November 28	November 29	-
	-	December 1	-				-
Total	6	9	6	5	5	5	2
Start Time -In Person	10:30 am	10:30 am	10:30 am	10:30 am	11:00 am	9:30 am	10:00 am
Location if in person	Denman Activity Centre	Gabriola Arts & Heritage Centre	TBD	Room to Grow	Judith Fisher Centre	Thetis Community Centre	TBD

Key Dates

Stat Holidays	Jan. 1; Feb. 21; Apr. 15, Apr. 18; May 23; Jul. 1; Aug. 1; Sep. 5; Oct. 10; Nov. 11; Dec. 26,27
Trust Council	March 8-10, June 21-23, Sept 20-22 Nov 1-3 (all tentative)
Executive Committee	Jan 12, Feb 2, Feb 23, Mar 23, Apr 13, May 4, May 25, Jul 13, Aug 3, Aug 24, Oct 19, Nov 9, Nov 23, Dec 21
Financial Planning Committee	TBD
Islands Trust Conservancy	Jan 25, Mar 15, May 17, Jul 12, Oct 4, Nov 22
Trust Programs Committee	TBD
Local Planning Committee	TBD
SD 79 (Cowichan) Spring Break	Mar 14-25
SD 46 (Sunshine Coast) Spring Break	Mar 14-25
SD 68 (Nanaimo) Spring Break	Mar 14-25
SD 71 (Comox) Spring Break	Mar 21-Apr 1
AVICC Conference	April 1-3
Salish Sea Conference	April 25-29
LGLF Conference	Feb 9-11
LGMA Conference	June 21-23
UBCM Conference	Sept. 12-16

From: Sue Ellen Fast <sfast@islandstrust.bc.ca>
Subject: Draft Transport 2050 plan - electric bikes?
Date: October 18, 2021 at 4:21:00 PM PDT
To: Gambier Island Local Trust Committee
<GambierIslandLocalTrustCommittee@islandstrust.bc.ca>

Hi Kate-Louise and Dan - Are you seeing electric bikes on your islands these days? I glimpsed your islands in a presentation on Saturday, see attached. First time I have seen "Access to Nature" in a transportation plan, excellent. And no bridges across Howe Sound. Seeing the serious cycling network on p.28, to include electric bikes, makes me wonder how much LTC land use planning should focus on these vs cars and trucks: https://www.translink.ca/-/media/translink/documents/plans-and-projects/regional-transportation-strategy/transport-2050-phase-3/transport_2050_draft_strategy.pdf

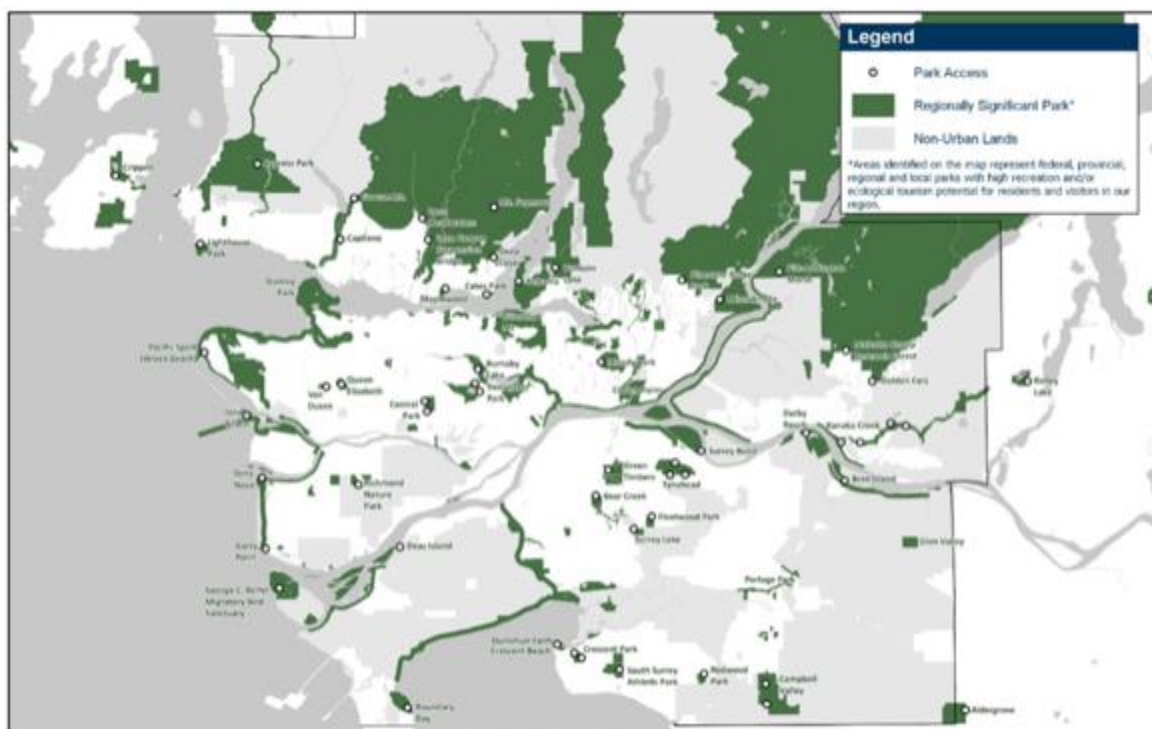


Figure 16 — Map of key "Access to Nature" destinations

Sue Ellen Fast (she/her)
Nexw̓lélexwm / Kwílák̓m (Bowen Island) Municipal Trustee | Islands Trust Vice Chair
Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

Thankful to live and work in the treaty and territories of the BOKÉĆEN, Cowichan Tribes, Halalt, Homalco, K'ómoks, Klahoose, Ts'uubaa-asatx, Lək'wəŋən (SXIMELEL, Songhees, T'Sou-ke), Lyackson, MÁLEXEL, Penelakut



the Heron



A newsletter from the Islands Trust Conservancy, protecting islands in the Salish Sea | islandstrustconservancy.ca

AUTUMN 2021



Leaving her mark

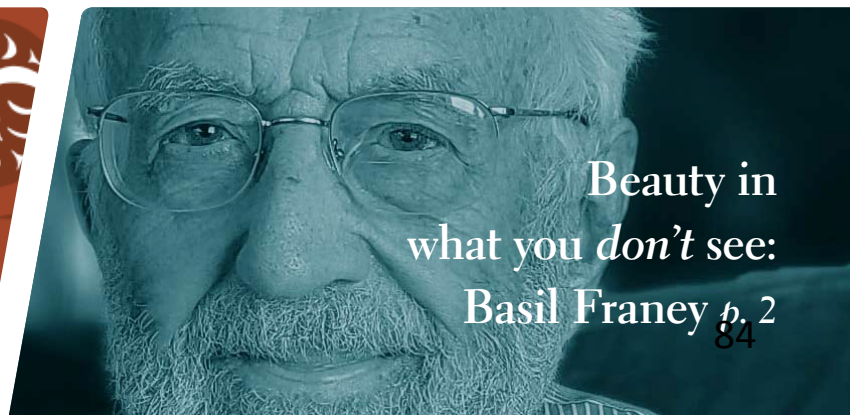
the “powerhouse” who
inspired us all [p.3](#)

ALSO IN THIS ISSUE

Reconciliation:
Reflecting and learning
[p. 2](#)



Beauty in
what you *don't* see:
Basil Franey [p. 2](#)



Conservation Superhero Focus: Basil Franey

As we sit on a bench on Isabella Point, Fulford Harbour, Basil Franey remarks “I’ll bet 30 ferries go past here every day, and the people on it aren’t aware of the reason they are looking at a natural space rather than buildings and a driveway”. Basil and his late wife Margaret bought land on Salt Spring Island in 1980 to build and retire to from Vancouver. When, five years later, there was a plan for a “gigantic fish farm” on Isabella Point they decided to purchase more land in order to ensure that never happened. Basil placed a conservation covenant on five acres of the land, on a high point. “There is a fantastic view all around, and it’s just beautiful.”

At 97, Basil says, “I feel good about it. I have never had any regrets. It gives me peace of mind to think of it being always unspoiled.”

We all have much to thank those that place conservation covenants on their land, whether we are aware of it or not. As Basil well knows, there is so much beauty in what we’re *not* seeing. 🌿

Are you interested in placing conservation covenants on your land?

Call Kathryn Martell, Ecosystem Protection Specialist 250-405-5176 kmartell@islandstrust.bc.ca



Basil Franey has never regretted placing a conservation covenant on land on Isabella Point, Salt Spring Island.

COVER AND ABOVE PHOTOS: CARLA FUNK



Secrets of the Sharp-tailed Snake are coming to light using eDNA methods.

PHOTO: CHRISTIAN ENGELSTOFT

Finding fossorial snakes on Salt Spring Island

The Sharp-tailed Snake is secretive and semi-fossorial (burrowing) which makes it hard to find and study. Species-at-risk funding has enabled the Islands Trust Conservancy to use breakthrough methods more typically used for crime scenes: the use of mapping environmental DNA, to survey these elusive snakes. 🌿

Read the scientific article, co-authored by Salt Spring and Pender Island scientists Carrina Maslovat, Laura Matthias and Jared Hobbs.

www.sciencedirect.com/science/article/pii/S1470160X21008529

This project was undertaken with the financial support of:
Ce projet a été réalisé avec l'appui financier de :



Environment and
Climate Change Canada

Environnement et
Changement climatique Canada

Reconciliation progress at Islands Trust Conservancy

Since adopting a Reconciliation Declaration in July, 2019, Islands Trust Conservancy Board and staff have received training on identity, place, acknowledgement, history of oppressive legislation, and the role that we all have in reconciliation work. In 2021, Islands Trust Conservancy began conversations with First Nations through property management planning processes. We plan to work with First Nations in a meaningful way to protect significant sites, sacred sites, and culturally significant species and to explore co-management and co-decision making.

Learning, reflecting, and understanding is a focus of the Islands Trust Conservancy in the coming year. To read more about our Reconciliation Declaration visit www.islandstrust.bc.ca/about-us/reconciliation/ 🌿



On-site staff cultural training with Harold Joe PHOTO: CARLA FUNK

COVER IMAGE: Elliot White-Hill graphic design



Drum detail. PHOTO: LISA WILCOX

Acknowledgement

Islands Trust Conservancy acknowledges that we work within the treaty lands and territories of the BOKEĆEN, K'ómoks, Lək'wəḡən, Lyackson, MÁLEXEL, Qualicum, Quw'utsun Tribes, scəwəθən məsteyəxʷ, Scia'new, səilwəʔt, SEMYOME, shishálh, Skwəwú7mesh, Snaw-naw-as, Snuneymuxw, Spune'luxutth, STÁUTW, Stz'uminus, təʔamen, toq qaymıxʷ, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOELP, WSIKEM, Xeláltxw, Xwémalhkwu/ʔop qaymıxʷ, and xʷməθkʷəy̓əm.

Louise Bell:

Actions speak volumes

The words “intentional citizen” leap into mind when contemplating the life of Louise Bell.



Late spring I called Louise Bell to request an interview for the Heron Newsletter. She paused, thoughtful. She'd learned about the passing of her valued friend, Sara Steil from Pender Island, in a previous edition of the newsletter (www.islandstrust.bc.ca/document/the-heron-newsletter-spring-2021). She spoke with sadness about friends and kindred spirits that were dying with an alarming frequency, and she felt there was a “changing of the guard”.

Louise put my interview off until fall. She was working on a book about her thoughts on logging and didn't want to be distracted from that task. I was tempted to push a little; to ask her for an early phone interview which wouldn't take up too much of her time. Yet I didn't want to distract her, so I didn't push. I regret that now.

Sadly she passed away suddenly, June 17, 2021.

***She is described by friends as a
Powerhouse. A Go-Getter. A Dynamo.***

In today's tumultuous world we could all use a positive role model – someone that persists, and pushes past the paralysis created when the world seems chaotic. Louise inspired so many, giving generously of her time, talent, and treasure.

She served as an Islands Trust Conservancy board member for 10 years, helping to shape the future of land conservation on the islands. When she retired from her role as a Denman Island trustee, trustees throughout the Islands Trust Area honoured her 15-year career as a local politician with donations to a cause close to her heart—the Islands Trust Conservancy's Opportunity Fund which helps to kick-start land acquisition campaigns throughout the Islands Trust Area.

Louise played a pivotal role in creating Canada's first “green burial only” cemetery on Denman Island in 2015. She envisioned the natural regeneration of the forest through this cemetery, a forest in 100 years, and was committed to helping create a model for others to follow.

We are honoured that Louise personally made annual donations to Islands Trust Conservancy from 1999 until her passing in 2021. She chose to give where she lived because she knew and trusted Islands Trust Conservancy, and saw the impact every donation made on her beloved islands of the Salish Sea.

She almost finished her book on logging on Denman Island. Her daughter Barb Legg tells me that, unlike her mother, she is no writer, but that she intends to complete the task. Louise had drafted 3 titles – the one Barb loves is “Buy it. Log it. Flog it.”

Louise Bell was the kind of person for whom ‘business as usual’ did not wash: she made clear statements through her actions, and inspired others to do the same. She was an “intentional citizen” of the very best kind.

The guard is indeed changing. Who will fill these forward-thinking shoes? 🌱

Carla Funk, Strategic Fund Development.
cfunk@islandstrust.bc.ca



ABOVE: Louise, McFarlane Beach, Denman Island. PHOTO: KATE KROEGER
COVER: Denman Island Memorial Society Board members, from left to right, Jane Lighthall, Louise Bell and Angela Robinson, stand before The Ancestors, wooden sculptures at the Denman Island Natural Burial Cemetery.

Coop Student Devin Hentschel



A 4th-year UVic student majoring in Biology, I was hired as a summer co-op Conservation Technician. I monitored the nature reserves and conservation covenants around the Trust Area. In only a few months I visited 47 properties on 14 islands – a dream job!

It wasn't all fun and games. Imagine the ferry lineups! Monitoring involves walking around the boundaries of each property and along any potential trails using GPS. An avid hiker, this was an enjoyable experience. I took photos of corner pins, points of interest, and invasive species found, and stayed on the lookout for trespasses or infractions to make sure each property maintained its pristine habitat.

Some of my most rewarding days and my fondest memories from the summer were spent pulling invasive species on the properties. You name the invasive, I likely pulled it!

Welcome to the Board!



Galiano Islander and founding board member of the Galiano Conservancy Association, **Dr. Risa Smith**, Ecologist, brings 25 years of experience developing biodiversity policy, and expertise in Nature-based Climate Solutions. She is a leader of the Climate Change Specialist Group/World Commission on Protected Areas, and advisor to both the Canadian Government and IUCN. 🌿

ABOVE: Dr. Risa Smith, LEFT: Devin Hentschel, BELOW: Kate-Louise Stamford, Islands Trust Conservancy Board Chair. PHOTOS: CARLA FUNK

It's the giving season! Please consider making a holiday gift to someone you love, and help [kick-start conservation](#). We'll send a card to let them know of your gift.

Gifts of securities are the most tax savvy way to donate. Call Carla Funk, Strategic Fund Development, for a confidential conversation on giving. 250-405-5171. 🌿



Like us on Facebook facebook.com/IslandTrustConservancy/

Online islandstrust.bc.ca/conservancy

Newsletter Production Juniper English | rippledesign.info

♻️ Printed on 100% post consumer recycled paper. Please recycle.

YES! I want to preserve and protect the islands!

100% of your donation goes directly to protecting endangered habitat on the islands you love.

Your donations of \$20 or more will receive an official donation receipt for income tax purposes.*

🖱️ To donate online visit:
islandstrust.bc.ca/donate-to-conservancy

Or mail to: 200–1627 Fort Street, Victoria, BC V8R 1H8

Name	
Address	
City	
Prov/State	Postal/Zip code
Phone	
Email	

Share your vision with future generations — please consider remembering Islands Trust Conservancy in your will.

Questions? Contact us!

📞 250-405-5186

✉️ itcmail@islandstrust.bc.ca

☐ Yes, I am okay with public recognition of my donation.

My donation amount: ☐ \$50 ☐ \$100 ☐ \$200 ☐ \$_____

I wish to donate by:

☐ Cheque (made payable to the Islands Trust Conservancy)

☐ Visa ☐ MasterCard

Card Number	
Expiry Date mm/yy	Security Code (back of card)
Signature	

*Islands Trust Conservancy is a qualified donee as a Crown agent under **87** *Islands Trust Act*. Islands Trust business # 122013576 RT0001



Development Permit

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

Planner: Jaime Dubyna

Planning Status

Status Date: 20-Oct-2021

File reassigned.

Status Date: 12-Oct-2021

No change in status.

Status Date: 23-Aug-2021

No change in status.

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

Planner: Jaime Dubyna

Planning Status

Status Date: 20-Aug-2021

Copy of BCLS survey received.

Status Date: 21-Jul-2021

Planner reviewing file.

Status Date: 09-Jul-2021

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



Development Permit

File Number	Applicant Name	Date Received	Purpose
GM-DP-2021.5	Brownridge, Jacquie & Joseph	07-Sep-2021	PID: 026-162-857 Moving cottage to different location on lot. Civic address - 1694 Mt. Artaban Road, Gambier Island, BC.
Planner: Jaime Dubyna			
Planning Status			
<u>Status Date:</u> 26-Oct-2021 Planner reviewing.			
<u>Status Date:</u> 20-Oct-2021 File reassigned.			
<u>Status Date:</u> 20-Sep-2021 Under review by staff.			

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			
<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.			



Development Variance Permit

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

Planner: Jaime Dubyna

Planning Status

Status Date: 20-Oct-2021

File reassigned.

Status Date: 12-Oct-2021

No change in status.

Status Date: 05-Oct-2021

Under staff review.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2021.8	Atchison, Nathan	20-Oct-2021	PID: 008-054-134 Adjustment in allowable setback. Civic address: 507 Shawanabe Road, Gambier Island, BC.

Planner: Jaime Dubyna

Planning Status

Status Date: 26-Oct-2021

File opened & assigned.

Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2019.1	G.L. Development Corp.	10-Sep-2019	PID: 012-824-941 Two lot subdivision. Civic address: 650 Dulcie Road, Gambier Island, BC.
Planner: Jaime Dubyna			
Planning Status			
Status Date: 27-Oct-2021			
Awaiting applicant to meet conditions.			
Status Date: 25-Oct-2021			
File transferred from Planner Cox to Planner Dubyna.			
Status Date: 12-Oct-2021			
No change in status.			

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

630 Gambier	Invoices posted to Month ending September 2021	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	323.00	0.00	323.00
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	4,120.00	1,393.48	2,726.52
65210-630	LTC - Local Exp - APC Meeting Expenses	370.00	0.00	370.00
65220-630	LTC - Local Exp - Communications	250.00	0.00	250.00
65230-630	LTC - Local Exp - Special Projects	294.00	0.00	294.00
TOTAL LTC Local Expense		<u>5,034.00</u>	<u>1,393.48</u>	<u>3,640.52</u>
Projects				
73001-630-2016	Gambier OCP/LUB	4,000.00	0.00	4,000.00
73001-630-3003	Gambier RAR	3,500.00	610.00	2,890.00
73001-630-4094	Gambier Keats Island Shoreline Protection Review	3,500.00	0.00	3,500.00
TOTAL Project Expenses		<u>11,000.00</u>	<u>610.00</u>	<u>10,390.00</u>

Gambier Island Local Trust Committee Policies & Standing Resolutions

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

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

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

**Top Priorities Report****Gambier Island****1. *Riparian Areas Regulation*****Responsible****Dates**

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

Marnie Eggen

Rec'd: 26-Oct-2011

2. *Gambier OCP Comprehensive Review***Responsible****Dates**

Revised Project Charter scope Dec. 2018

Marnie Eggen

Rec'd: 12-Feb-2015

3. *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.

Jaime Dubyna

Rec'd: 31-Jan-2019

4. *OCP Advocacy Policies - Implementation & Support***Responsible****Dates**

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

Dan Rogers
Kate-Louise
Stamford

Rec'd: 24-Oct-2013



Projects Report

Gambier Island

1. *Development Approval Information Bylaw*

Responsible

Date Received

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

2. *Squamish First Nation Consultation*

Responsible

Date Received

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

31-Jan-2012

3. *Gambier LUB Review*

Responsible

Date Received

Review Gambier LUB to address:

22-May-2014

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



Projects Report

Gambier Island

4. *Gambier site-specific Water Zones*

Responsible

Date Received

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

26-Sep-2013

5. *Recreational Camp and Private Institutional Regulation Review*

Responsible

Date Received

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

28-Jul-2016

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

6. *Keats Island LUB review*

Responsible

Date Received

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

11-Dec-2017

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

7. *Thormanby Islands Foreshore Protection Pilot Project*

Responsible

Date Received

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

26-Jul-2018

Projects Report

Gambier Island

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

Responsible

Date Received

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

28-May-2020

9. *Identification of Crown reserves and properties in GM LTA*

Responsible

Date Received

Identification of all Crown reserves (strips) and similar Crown properties (i.e. islets) in the Gambier Island Local Trust Area.

14-Oct-2021



News Release

200 - 1627 Fort Street Victoria BC V8R 1H8

Telephone **250.405.5151** FAX: 250.405.5155

Toll Free via Enquiry BC in Vancouver 604.660.2421. Elsewhere in BC

1.800.663.7867

information@islandstrust.bc.ca

www.islandstrust.bc.ca

October 28, 2021 – for immediate release

2021-20-IT

Nov/Dec 2021 Islands Trust Council Meeting Program Announced

Public invited to first in-person meeting since March 2020

Lək'wəḡan, METULIYE/Victoria, B.C. – Islands Trust Council's November 30-December 2 quarterly meeting will be held in-person at the Coast Victoria Hotel, 146 Kingston Street, Victoria. The public is invited to attend and participate in Trust Council's first hybrid meeting offering in-person and electronic options. "The health and safety of all who attend the live meeting is paramount," said Chief Administrative Officer, Russ Hotsenpiller. Following Provincial Health Orders for gatherings and events, masks will be required to be worn in all meeting spaces in the hotel.

Delegations and Town Hall Session Moves to Afternoon Wednesday, December 1, 1:00 pm

Since March 2020, electronic meetings have offered the benefit of little to no travel for all meeting attendees. With a return to in-person meetings, travel schedules means longer days for participants. This Trust Council quarterly schedule has returned to its former timing of holding an afternoon delegation and town hall session.

In-person or electronically, make a delegation presentation to Trust Council or speak at the town hall portion of the meeting, **Wednesday, December 1 starting at 1:00 p.m.** on matters impacting the Trust Area.

Apply to be a Delegation Deadline to send complete delegation presentations: **Wednesday, November 10** to lfoster@islandstrust.bc.ca or phone: 250-405-5161 for more information or visit Share Your Views <https://islandstrust.bc.ca/contact-us/share-your-views/>

Electronic Attendance and Participation

The public is invited to attend electronically, view the live stream in real-time on a computer or smartphone, listen and participate by telephone call-in or, join the meeting by Zoom. Visit the meeting site links for all the details.

November 30

<https://islandstrust.bc.ca/event/trust-council-nov30/>

December 1

<https://islandstrust.bc.ca/event/trust-council-dec1/>

December 2

<https://islandstrust.bc.ca/event/trust-council-dec2/>

Featured Sessions

2022/23 Draft Budget Session – Trust Council will review the draft 2022/23 budget before moving to public consultation in January and adoption in March.

Trustee Roundtable – updates by each of the 26 local trustees about initiatives, events, and developments of interest from their local trust area.

Council Committees – updates on top priorities and project status from each of Trust Council's committees: Executive, Regional Planning, Finance, and Trust Programs.

Published Friday, November 19 – The meeting agenda and schedule posting date. Visit the [document library](#) or [meeting and events](#) links on the Islands Trust website.

Trust Council meets quarterly to make decisions about matters that apply to the Islands Trust Area, and parts of the meeting involve routine business. Trust Council receives, discusses, and makes decisions about policies, finances, and proposed work for the coming quarter.

Trust Council works to preserve and protect over 450 islands and their surrounding waters in the Salish Sea. Input, comments, ideas, and feedback on topics related to the jurisdiction of the Islands Trust are welcomed.

- 30 -

The Islands Trust is a federation of special-purpose local government bodies representing 26,000 people living within the Islands Trust area and another 10,000 non-resident property owners. The Islands Trust area is located within Coast Salish territory and is the homeland to over 28,000 Coast Salish Peoples who have called this place home since time immemorial. The Islands Trust is responsible for preserving and protecting the Islands Trust Area's unique environment and amenities by planning and regulating land use, development management, education, cooperation with other agencies, and land conservation. The area covers the islands and waters between the British Columbia mainland and southern Vancouver Island. It includes 13 major islands and more than 450 smaller islands covering 5,200 square kilometres.

Contact: Peter Luckham, Chair, Islands Trust Council 250-210-2553
Russ Hotsenpiller, Chief Administrative Officer 250-405-5160 via
Clare Frater, Director of Trust Area Services 250-405-5192

November 1, 2021 – for immediate release

2021-21-IT

Extensive Policy Statement engagement planned

Lək'wəŋən, METULIYE/Victoria, B.C. – Two years into the *Islands 2050 Public Engagement Program*, Islands Trust is preparing for Phase Three by seeking qualified firms to design, lead and implement a robust public engagement process across the whole Trust Area.

Islands 2050 involves seeking community input about potential changes to the Islands Trust Policy Statement, which contains the principles and policies that guide the Islands Trust's work. The Islands Trust Council is updating the Policy Statement to be current, adapt to future challenges, and take advantage of new and developing opportunities.

"After receiving a great deal of feedback from the public, Trust Council decided to expand plans for the third phase of the Islands 2050 engagement process," shared Peter Luckham, Islands Trust Council Chair. "We have put out a request for proposal to find a qualified firm to support us in inviting feedback in multiple ways over a number of months. Our goal is to meaningfully inform and consult the public on the contents of the draft new Policy Statement."

The current Policy Statement has not been updated for over 25 years and lacks any reference to Trust Council's current priorities of reconciliation, climate change, and affordable housing.

The document is critical to Islands Trust planning. It influences the development of local official community plans and land use bylaws and inter-agency cooperation, advocacy, engagement, and Trust-wide strategic planning and programming. The work of updating the Policy Statement is guided by input from the public and other government agencies, and through early and meaningful engagement with First Nations.

In addition to the upcoming Islands 2050 Phase 3 public engagement, meaningful engagement with First Nations and inter-agency referrals are occurring at a government-to-government level. Each process will inform Trust Council's amendment of the Policy Statement.

The *Islands 2050 Policy Statement Public Engagement Program* request for proposals (RFP) may be viewed online at: <https://islandstrust.bc.ca/whats-happening/bid-opportunities/>. RFP responses will be accepted up until 2:00 p.m. on November 12, 2021.

Members of the public and community organizations are invited to learn more about the Policy Statement and provide input by visiting: <https://islandstrust.bc.ca/programs/islands-2050/>. Indigenous people living on the islands can engage through the Islands Trust reconciliation email at reconciliation@islandstrust.bc.ca.

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About Islands Trust

Islands Trust is a special-purpose government representing 26,000 people living within the Islands Trust Area and 10,000 non-resident property owners. The Islands Trust Area is located within Coast Salish territory and is the homeland to over 28,000 Coast Salish Peoples who have called this place home since time immemorial. Islands Trust is responsible for preserving and protecting the Islands Trust Area's unique environment and amenities through conservation-oriented land use planning and regulation, education, advocacy, and cooperation with First Nations and other agencies. The area covers the islands and waters between the British Columbia mainland and southern Vancouver Island. It includes 13 major islands and more than 450 smaller islands covering 5,200 square kilometres.

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