



Gambier Island Local Trust Committee

Regular Meeting Revised Agenda

Date: November 19, 2020
Time: 10:30 am
Location: Electronic Meeting

Pages

1. CALL TO ORDER 10:30 AM - 10:35 AM

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

2. APPROVAL OF AGENDA

2.1. Resolution to Continue Holding Electronic Meetings

That in order to meet the principles of openness, transparency, and accessibility, meetings of the Gambier Island Local Trust Committee will be held electronically until Ministerial Orders under the *Emergency Program Act* and requirements or recommendations under the *Public Health Act* change regarding public attendance at trust body meetings; and that such meetings be live streamed, and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair.

3. REPORTS 10:35 AM - 10:55 AM

3.1. Trustee Reports

3.2. Chair's Report

3.3. Electoral Area Director's Report

4. DELEGATIONS

5. TOWN HALL 10:55 AM - 11:05 AM

6. MINUTES 11:05 AM - 11:10 AM

6.1. Local Trust Committee Meeting dated October 1, 2020 - for adoption

6.2. Section 26 Resolutions-Without-Meeting - none

6.3. Advisory Planning Commission Minutes - none

4 - 16

7.	BUSINESS ARISING FROM MINUTES	11:10 AM - 11:25 AM	
7.1.	Follow-up Action List dated November 10, 2020		17 - 20
8.	APPLICATIONS AND REFERRALS - none		
8.1.	GM-RZ-2019.1 (South Keats Investments Ltd.) - Staff Report		21 - 27
9.	COMMUNITY INFORMATION MEETING	11:25 AM - 12:10 PM	
	<i>Bowyer Island (Orchid Creek) Riparian Areas Development Permit Area</i>		
9.1.	Planner Presentation		
9.2.	Presentation from Ministry of Forests, Lands, Natural Resources and Rural Development		
9.3.	Questions and Answers		
10.	LOCAL TRUST COMMITTEE PROJECTS	12:10 PM - 12:55 PM	
10.1.	Gambier Associated Islands (Anvil & Bowyer) Streamside Protection and Riparian Areas Development Permit Areas - Staff Report - for decision		28 - 57
10.2.	Keats Shoreline Project - Staff Report - for decision		58 - 62
11.	CORRESPONDENCE		
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>		
	----- BREAK 12:55 PM to 1:25 PM -----		
12.	NEW BUSINESS	1:25 PM - 2:05 PM	
12.1.	Climate Change Mitigation and Adaptation		
12.2.	2021 Local Trust Committee Meeting Schedule - Memorandum - for decision		63 - 64
12.3.	Gambier Island Advisory Planning Commission (APC) - Staff Report - for decision		65 - 69
12.4.	Subdivision Service Delivery - Issues with Long Term Management of Subdivisions on Gambier - for discussion		
12.5.	Anticoagulant Rodenticides - Notice of Motion - for discussion		70 - 71
12.6.	Ocean Watch Action Committee - Recommendation for Howe Sound Community Forum (HSCF) - for discussion		72 - 74

12.7. Letter to Members of the Legislative Assembly (MLAs) - Nicholas Simons and Jordan Sturdy

13. REPORTS

2:05 PM - 2:15 PM

13.1. Trust Conservancy Report dated October 10, 2020 75 - 77

13.2. Applications Report dated November 10, 2020 78 - 83

13.3. Trustee and Local Expense Report dated September, 2020 84 - 84

13.4. Adopted Policies and Standing Resolutions 85 - 87

13.5. First Nations Activities

13.6. Local Trust Committee Webpage

14. WORK PROGRAM

2:15 PM - 2:40 PM

14.1. Top Priorities Report dated November 10, 2020 88 - 88

14.2. Projects List Report dated November 10, 2020 89 - 91

15. INFORMATION ITEMS

2:40 PM - 3:10 PM

15.1. Letter dated October 2, 2020 from Islands Trust to The Honourable Claire Trevena and the Honourable Marc Garneau regarding New Brighton Dock, Gambier Island, BC - for information 92 - 93

15.2. Letter dated October 14, 2020 from Kevin Richter, Acting Deputy Minister in response to Letter sent October 2, 2020 from Islands Trust regarding New Brighton Dock - for information 94 - 94

15.3. Coastal Western Hemlock Forests - for information 95 - 96

15.4. Map of Potential Privately Managed Forest Land (PMFL) - for information 97 - 97

16. CLOSED MEETING - none

17. UPCOMING MEETINGS

17.1. Next Regular Meeting Scheduled in (2021) - to be determined

18. ADJOURNMENT

3:10 PM - 3:10 PM



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: October 1, 2020
Location: Electronic Meeting

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

Staff Present: Heather Kauer, Regional Planning Manager
 Jaime Dubyna, Planner 2
 Ian Cox, Planner 1 (part)
 Sonja Zupanec, Island Planner (part)
 Marnie Eggen, Island Planner (part)
 Courtenay Simpson, Planning Consultant, Northern Team (part)
 David Marlor, Director, Local Planning Services (part)

Also Present: Lori Pratt, Area B Director & Chair, Sunshine Coast Regional District (part)
 Mark Hiltz, Area F Director, Sunshine Coast Regional District (part)
 Diane Corbett, Recorder
 Members of the Public – 6

1. CALL TO ORDER

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

Chair Fast called the meeting to order at 10:32 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations. Chair Fast described the electronic meeting process.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 8.3 GM-RZ-2004.1 (DL696 Keats Island) – Bylaw No. 143 – for adoption

By general consent the agenda was approved as amended.

2.1 Electronic Meetings Resolution

GM-2020-023

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

that in accordance with *Ministerial Order M192 - Local Government Meetings & Bylaw Process* and *Province of BC Bill 19 - 2020*, Gambier Island Local Trust Committee cannot conduct public in-person meetings at this time because the meeting venues traditionally used have limited access or do not meet the legislated requirements for the protection of the community, trustees and staff; and

Therefore in order to meet the principles of openness, transparency and accessibility, meetings of the Gambier Island Local Trust Committee will be held electronically over the period October 1 to November 19, 2020, will be live streamed and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair.

CARRIED

2.2 Rise and Report - regarding Closed Meeting held July 23, 2020

Deferred.

3. REPORTS

3.1 Trustee Reports

Trustee Stamford reported on working with the Gambier Island Community Association in support of their efforts to try to find a solution for long-term ownership of New Brighton dock.

The trustee noted the floats at Gambier Harbour dock, the second busiest dock in the southwest peninsula, had been blown away the previous weekend.

The Howe Sound Task Force would be meeting the following day regarding advancing the activities of the Task Force.

Trustee Rogers discussed the following points:

- Contact with groups on Thormanby Island with respect to water issues and rainwater catchments.
- Sunshine Coast Regional District (SCRD) is doing an emergency plan that includes Thormanby, Gambier and Keats. They need to develop a fire response management plan; within the terms, SCRD would include those three islands.
- Keats Island has continued to be busy since July, with a number of people making a semi-permanent home there on a regular basis, impacting roads and docks. The strain on the water system was quite severe in August.
- SCRD is looking at augmenting the Keats water system by providing a second water source.
- Shout out to Howe Sound Biosphere Region Initiative, who took another step in the journey towards accreditation as a UNESCO Biosphere Region. They have the

blessing of the Canadian arm of the UNESCO organization; this now goes to UNESCO as a whole. The area includes islands and watersheds in Howe Sound/ Atl'ka7tsem.

- The Coast Guard is developing an oil spill response plan, with an instant command system to ensure all resources of local governments are activated.

3.2 Chair's Report

Chair Fast reported that Trust Council and Bowen Island Municipality met two weeks ago where there was discussion of the change of Islands Trust's tag line to "preserving and protecting over 450 islands and the surrounding waters in the Salish Sea".

Rick Hughes, Chair of the San Juan County, came to talk with Trust Council about mutual concerns, such as marine wildlife, and working together on oil spills.

At the convention of the Union of BC Municipalities (UBCM), Islands Trust presented a resolution about a live aboard strategy that was endorsed by the Convention, coordinating how to handle live aboard vessels along the coast.

Chair Fast reported on: a climate action webinar; meeting of Bowen Island Council; meeting of the Executive Committee. Upcoming meetings: Ocean Watch Task Force and Islands Trust Conservancy.

3.3 Electoral Area Director's Report – none

Area F Director Mark Hiltz would join the meeting later for item 11.2.

4. DELEGATIONS - none

5. TOWN HALL

Jackie DeRoo, summer resident of Bowyer Island in Kildare Estates, commented on the proposed designation of Orchid Creek on Bowyer from Streamside Protection to a Riparian Development Permit Area, the result of a motion at the last LTC meeting, and inquired about the reason for the change and whether there would be an opportunity for the public to make formal comments.

Trustee Rogers provided background information, summarizing the process for the proposed bylaw since 2017. The Province recently had advised the LTC that the original consultant's report on the stream, which designated Orchid Creek a RAR-applicable stream, be accepted, as it had followed the methodology as described in the *Riparian Areas Protection Regulation*. The second biologist's report methods were not consistent with the described methodology. A report on this was available at the July 23, 2020 meeting and was within the current agenda package.

A public information meeting and public hearing would be conducted, with an opportunity to comment.

Brian Clark, past president of Kildare Estates, noted that the concern of Kildare Estates is that false science makes other plans, and asserted that the second report was more comprehensive. Kildare's position was that a RAR stream was not justified; it is not fish habitat. This would be challenged.

6. MINUTES

6.1 Local Trust Committee Meeting dated July 23, 2020 - for adoption

By general consent the Local Trust Committee meeting minutes of July 23, 2020 were adopted.

6.2 Section 26 Resolutions-Without-Meeting Report dated September 23, 2020

Received.

6.3 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated September 23, 2020

Received.

There was discussion of the Gambier OCP review.

Planner Dubyna reported that no responses had been received regarding the referral of the First Nations standing resolution of July 23, 2020.

8. APPLICATIONS AND REFERRALS

8.1 GM-DP-2020.1 (Atchison)

Planner Cox gave an overview of a development permit application for a driveway that was constructed through an area applicable to the Gambier Island Local Trust Committee Development Permit Area 3 – Riparian Areas.

Discussion ensued, and points included:

- This is one of twenty-two one-acre lots that has come up for sale within the last two years. Most have been sold; on that same ditch there are at least three driveways that have gone in. The proponent of this application is the only person on the island who can do this work. Need for consistency in how DPA is administered and how such retroactive applications are treated since there may be a series of pending applications.
- This was a large adjustment to the ditch because of the steep nature of the ditch. Needed to be installed at a particular angle. Water flows swiftly in the ditch in the winter and many of the aforementioned lots have similar topography
- It is complex, especially with the overlapping jurisdiction/possible required provincial authorization under the *Water Sustainability Act*. Staff should get more clarity on whether provincial authorization is needed in these ditch cases in anticipation of upcoming applications.
- There is quite a bit of RAR (now RAPR) information material on the Gambier webpage. Staff directs property owners/applicants to that information.
- Owners should understand they need a development permit.
- Owners need to know how the ditch fits into their plans and costs.
- Development permits are not discretionary; Guidelines are in the OCP.
- Discussion of OCP DPA guidelines
- The first thing people want to do when they purchases a property is access the lot; the initial entrance to the lot is where they need the permit. It is not intuitive that you would need a permit to access your lot.
- What do we do ongoing about after-the-fact information?

- This is a new (DPA) process; this may have happened inadvertently. Staff satisfied with the environmental report, that all the conditions have been met in this case.
- Applicant has met conditions; no further comments.
- Request for clearer images in report attachments (in this case the Environmental Report) were noted. Staff were provided sub-standard scans of materials with application.
- Staff will send out a recently developed informational brochure.

GM-2020-024

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve issuance of GM-DP-2020.1.

CARRIED

8.2 GM-RZ-2019.1 (South Keats Investments Ltd.)

Consulting Planner Simpson gave an overview of a proposed amendment to the Keats Island Land Use Bylaw, 2002 (LUB), that would change the permitted number of docks on the subject property in the CD1 zone on Esplanade Road from one to three so that existing docks would conform to the LUB.

Harold Copping, applicant, spoke to the application and described the size of the three docks and ramps that serve nine properties of a non-profit corporation. He described the desire to increase the size of the community dock. He noted that the current ramp width was adequate and they did not see a need for an increase in width.

Peter Madden, owner of dock A, described a desire to increase the width from 12 to 15 feet, and length from 20 to 30 feet, to create an adequate landing. Extra space was needed to have slack adjustment for the chains. He noted it is the only way to access his property.

There was a discussion about maximum float area and ramp width.

A typographical error within the draft bylaw that referred to the Keats Island LTC instead of the Gambier Island LTC was noted for correction.

GM-2020-025

It was MOVED and SECONDED

that Gambier Island Local Trust Committee Bylaw No. 152 cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2020” be amended by changing 4.3.6: so that the maximum area to be covered by dock floats is 100 square metres; and changing 4.3.8 so that the maximum width of the ramp associated with a dock is 1.8 metres.

CARRIED

GM-2020-026

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 152, as amended, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2020” be read a first time.

CARRIED

GM-2020-027**It was MOVED and SECONDED**

that Proposed Bylaw No. 152, as amended, be referred to the following First Nations, local governments and agencies for comment:

- a) First Nations: Squamish Nation, Musqueam Nation, Stz'uminus First Nation, Penelakut Tribe, Cowichan Tribes, Lyackson First Nation, Lake Cowichan First Nation, Halalt First Nation, and Tsleil-Waututh Nation.
- b) Local governments and agencies: Sunshine Coast Regional District and Ministry of Forests, Lands and Natural Resources Operations.

CARRIED**GM-2020-028****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 152, as amended, cited as "Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2020".

CARRIED**GM-2020-029****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. 152, as amended, cited as "Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2020", is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED**8.3 GM-RZ-2004.1 (DL696 Keats Island) – Bylaw No. 143 – for adoption**

Island Planner Zupanec gave an overview of the status of the rezoning application, for which all the conditions of the Local Trust Committee had been met. The adoption of the bylaw would result in the transfer of the Sandy Beach Nature Reserve to Islands Trust Conservancy; parkland dedication to the SCRD; public road and trail dedication to the Ministry of Transportation and Infrastructure; registration of covenants on DL696; and discharge of the Land Use Contract between the owner and the Local Trust Committee. Final reading of the bylaw would mark the end of the rezoning process.

Regional Planning Director Marlor commented on the history of the application and expressed appreciation for the work of the Island Planner and the cooperation of the applicant.

Josh Lapin, representing the applicant, thanked the Island Planner, Regional Planning Director and trustees for the dedication to this project, which spanned 45 years and which would bring the community to the next level of development and protect natural features.

Trustee Rogers thanked the applicant for being willing to engage in difficult conversations, and the Island Planner for her leadership.

GM-2020-030**It was MOVED and SECONDED**

that Gambier Island Local Trust Committee Bylaw No. 143 cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 2, 2016”, be adopted.

CARRIED**9. LOCAL TRUST COMMITTEE PROJECTS****9.1 Project Management Presentation (Power Point)**

Regional Planning Manager (RPM) Kauer gave a presentation on management of projects within the northern office that focused on staffing and resource allocation for projects. Most projects are amendments to the Land Use Bylaws or Official Community Plans, and also administrative amendments. The number and scope of projects influences the possibility of resourcing by staff. The RPM announced the PowerPoint presentation would be uploaded to the website.

Discussion ensued. Points included: impact of time sensitive projects on project schedule; impact on public consultation of geography and off-island ownership; implementation of regional planning team; use of electronic meetings for consultation; implementation of intensive consultation for projects.

Chair Fast recessed the meeting at 1:00 pm and recalled the meeting to order at 1:20 pm.

9.2 Keats Shoreline Protection Project

Planner Dubyna reviewed the staff report outlining potential next steps for the Keats Shoreline Protection Project and summarized comments from the project Working Group. Staff recommended establishment of a Shoreline Development Permit Area, and requested direction as to how this top-priority project should proceed.

Discussion ensued, and included points on the following:

- impact of mooring buoys on eelgrass beds
- limiting size of docks
- applicability of a Development Permit Area (DPA)
- possible elimination of the W4 zone
- appreciation for comments and the operation of the Working Group
- availability of regulations from other Local Trust Areas
- availability of excellent relevant online material
- use of marine photos to demonstrate need for a DPA for better protection around Keats
- access issues and the proliferation of docks.

GM-2020-031**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff revise the ‘Keats Island Shoreline Protection’ Project Charter to reflect our direction to establish a Shoreline Development Permit Area.

CARRIED

GM-2020-032**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff prepare draft bylaw language for the purpose of establishing a Shoreline Development Permit Area for the purpose of protecting the natural environment, its ecosystems and biological diversity, and to protect development from hazardous conditions.

CARRIED**GM-2020-033****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff explore whether a Development Permit Area can restrict the proliferation of development in the marine area.

CARRIED**GM-2020-034****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff develop potential Land Use Bylaw amendments to restrict wharf size, ramp size, type and size of access ramps and stairs, and mooring buoy anchor systems.

CARRIED

There was discussion of the 7.5 m setback from the natural boundary of the sea.

9.3 Gambier Associated Islands (Anvil and Bowyer) Streamside Protection and Riparian Areas Development Permit Areas

Island Planner Eggen reviewed the staff report and proposed Bylaw No. 145, draft Bylaw No. 146, and proposed Bylaw No. 147 pertaining to Streamside Protection and Riparian Areas Development Permit Areas. Proposed Bylaw No. 145 would remove Orchid Creek from DPA 2 and add it to DPA 1. Draft Bylaw No. 146 would amend Bowyer and Passage Island Land Use Bylaw with proposed new guidelines for DPA 1, which would apply to Orchid Creek on Bowyer, in response to comments from the Ministry that Orchid Creek is a RAR-applicable stream. Proposed Bylaw No. 147 currently proposes guidelines for DPA 2 applicable to an unnamed stream on Anvil Island. Staff recommend that Bylaw no. 147 be amended only to update the guidelines for existing DPA 1 to be consistent with new Riparian Areas legislation and Ministry comments.

Extensive discussion ensued on the draft and proposed bylaws.

GM-2020-035**It was MOVED and SECONDED**

that the Project Charter for the RAR Implementation Project be amended by including a Community Information Meeting between First Reading and Second Reading in the autumn-winter of 2020-2021, and that representatives of the Ministry of Forests, Lands, Natural Resource Operations, and Rural Development be invited to that meeting.

CARRIED**GM-2020-036****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee amend Bylaw No. 145, cited as “Gambier Associated Islands Official Community Plan, 2009, Amendment No. 1, 2017”, as follows:

- Adding new items 2.1, 2.2, and 2.4 that amend Section 6.1 DEVELOPMENT PERMIT AREAS by replacing outdated administrative references to the *Local Government Act* and *Riparian Areas Protection Regulation* to reflect recent legislative changes;
- Adding new item 2.3 that amends Section 6.1 DEVELOPMENT PERMIT AREAS, Development Permit Area 1: Riparian Areas, Location by replacing the first four paragraphs with current *Riparian Areas Protection Regulation* language that is consistent with the definition of “streams” as defined by the *Riparian Areas Protection Regulation*;
- Adding new item 2.5 that amends 6.1 DEVELOPMENT PERMIT AREAS, Development Permit Area 1: Riparian Areas by removing the *Information Note* and replacing it with a new *Information Note* that reflects the amendments to Bylaw no. 145;
- Item 2.1 that amends Section 6.1 DEVELOPMENT PERMIT AREAS by inserting new Development Permit Area 2: Streamside Protection is renumbered to 2.6 and the *Information Note* is amended to reflect amendments to Bylaw No. 145;
- Item 2.2 that amends SCHEDULE E – DEVELOPMENT PERMIT AREAS is renumbered to 2.7 and amends Plan 2 by designating Orchid Creek, Bowyer Island within Development Permit Area 1 Riparian Areas.

CARRIED**GM-2020-037****It was MOVED and SECONDED**

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

CARRIED

GM-2020-038

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. 145, cited as “Gambier Associated Islands Official Community Plan, 2009, Amendment No. 1, 2017”, as amended, is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GM-2020-039

It was MOVED and SECONDED

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

CARRIED

GM-2020-040

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. 146, cited as “Bowyer and Passage Islands Land Use Bylaw, 2011, Amendment No. 1, 2017” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GM-2020-041

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to prepare amendments to proposed Bylaw No. 147, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2017” for Local Trust Committee consideration:

- a) That would amend the Development Permit Guidelines for Development Permit Area 1: Riparian Areas enacted in the Gambier Associated Islands Land Use Bylaw, 2013 by updating the language based on the recently adopted Gambier Island Development Permit Area 3: Riparian Areas and so that the Guidelines align with the recent amendments to the *Riparian Areas Protection Regulation* as per comments from the Ministry of Forests, Lands, Natural Resources Operations, and Rural Development.

CARRIED

GM-2020-042

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee endorse the revised Project Charter for Riparian Areas Regulation Implementation, dated October 1, 2020, as amended.

CARRIED

GM-2020-043**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to advise South Thormanby residents who may be affected of the re-commencement of the Riparian Areas Development Permit Area Project in the Gambier Associated Islands area and proposed Bylaw Nos. 145 and 147.

CARRIED**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 – none****11.2 New Brighton Dock – for update and discussion**

11.2.1 Marine Transportation Zoning (W2) - Options to Strengthen the Intent of the Zoning - for discussion

11.2.2 Letter to Elected Officials, Federal, Provincial and Regional

11.2.3 Letter to Squamish Nation

11.2.4 Letter dated August 7, 2020 to Sunshine Coast Regional District Board

Sunshine Coast Regional Directors Lori Pratt (Electoral Area B) and Mark Hiltz (Electoral Area F) joined the LTC for exploratory discussion regarding options to support maintaining public access to the New Brighton dock, currently under consideration for sale by the Squamish Nation Council.

Points from discussion included:

- Importance of public access at New Brighton dock, a crucial piece of infrastructure.
- Legislative requirements for the SCRD as a service provider under the *Local Government Act*.
 - Political process options for changing or introducing a new Regional District function include petition, alternative approval process, and referendum.
 - Need for support of three or four directors to make a change in a service or to start a new service function.
- Adjustments to services provided under the Ports function 345 are not included in the SCRD 2020 budget or work plan.
- Gambier Island Community Association's letter of intent to Squamish Nation was a measure of desperation in light of concerns of the community regarding island access.
- Planning grants from the Province, and other funding
- Regional District of Central Kootenay produced a service tool kit and template that could help guide considerations for a delegation to the SCRD.

- Concerns about the vagueness and possible interpretations of the W2 zoning; consideration of making the zoning tighter so the intent of a public wharf is honoured within the Land Use Bylaw.
- Debate on whether to request a legal opinion.
- Lengthy process for rezoning was noted.
- Squamish Nation has applied for the water tenure lease for the lot; terms of the lease were not known at this time.

Directors left the meeting at 3:25 pm.

11.3 Subdivision Service Delivery – Issues with Long-Term Management of Subdivisions on Gambier – for discussion

Deferred.

11.4 Gambier Island Advisory Planning Commission (APC) – Staff Report

Trustee Stamford voiced a preference for a Working Group over an Advisory Planning Commission in light of how well a Working Group worked for the Keats Island Shoreline Protection Project, and requested consideration of other options than APCs as pertaining to the Gambier OCP review.

Tabled.

12. REPORTS

12.1 Trust Conservancy Report dated July 14, 2020

12.1.1 News Release regarding Species at Risk funding

Trustee Stamford announced the Islands Trust Conservancy would be meeting the following week to look at how the ITC would be allocating funding to protect species at risk from Environment and Climate Change Canada. There may be projects that Gambier LTC can support and benefit from. The funding moved the Conservancy to a new level of ability to support, preserve and protect (under the *Species at Risk Act*).

12.2 Applications Report dated September 23, 2020

Received.

12.3 Trustee and Local Expense Report dated July, 2020

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 First Nations Activities – none

12.6 Local Trust Committee Webpage – none

13. WORK PROGRAM

13.1 Top Priorities Report dated September 23, 2020

Received.

13.2 Projects List Report dated September 23, 2020

Received.

14. INFORMATION ITEMS

14.1 Contiguous Forest Patches in Gambier-Keats Trust Area

Received for information.

Chair Fast announced this was the image shown on-screen at the last meeting, for reference for residents.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, November 19, 2020 at 10:30 am via Electronic Zoom Meeting

16. ADJOURNMENT

By general consent the meeting was adjourned at 3:55 pm.

Sue Ellen Fast, Chair

Certified Correct:

Diane Corbett, Recorder



Follow Up Action Report

Gambier Island

28-Jun-2018

Activity	Responsibility	Dates	Status
<p>1 Gambier Official Community Plan Comprehensive Review Project:</p> <ul style="list-style-type: none"> -post revised, endorsed project charter to project website with June 2018 staff report -prepare budget work plan for Director's approval -notify LTC of status of budget approval and commence Phase 1 work. -incorporate Howe Sound Sustainable Development Framework (ie goals) 			In Progress

13-Dec-2018

Activity	Responsibility	Dates	Status
<p>1 Bring forward a revised project charter for the Gambier OCP review to address LTC request (Dec 2018) to take projects on the projects list related to Gambier and add to OCP review project - including review of shipping container regulations; DAI for Gambier; review of water zones and recreational/institution zones. As these are part of a comprehensive LUB review, the current OCP project charter does not include a LUB review and would need to be expanded.</p>			In Progress

23-Jul-2020

Activity	Responsibility	Dates	Status



Follow Up Action Report

Gambier Island

23-Jul-2020

Activity	Responsibility	Dates	Status
1 9.1 LTC request the following of staff: 1. prepare draft amendments to proposed Bylaw 145 (Bowyer) as recommended in the staff report; 2. prepare revisions to draft Bylaw No. 146 (Bowyer) as recommended in the staff report; 3. staff include a 'track changes' version of the current bylaws showing all changes, as well as a 'clean' copy of the proposed bylaws; 4. provide staff report related to this matter to Anvil and Bowyer residents as far in advance of the LTC meeting in which it will be presented.	Becky McErlean Marnie Eggen		Completed
2 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

01-Oct-2020

Activity	Responsibility	Dates	Status
1 8.1 GM LTC approved issuance of development permit GM-DP-2020.1.	Becky McErlean Ian Cox		Completed
2 8.2 GM-RZ-2019.1 - GM LTC amended draft Bylaw No. 152 by changing item 4.3.6 to 100 m2 and a max. width of 1.8 m; Bylaw No. 152 given first reading as amended; proceed with First Nation and agency referrals as per staff report. Staff to schedule a CIM and Public Hearing.	Becky McErlean		In Progress



Follow Up Action Report

Gambier Island

01-Oct-2020

Activity	Responsibility	Dates	Status
3 8.3 (addendum) GM LTC adopted Bylaw No. 143 (application GM-RZ-2004.1).	Becky McErlean Sonja Zupanec		Completed
4 9.2 GM LTC request staff to: 1) revise the 'Keats Island Shoreline Protection' project charter to reflect the direction to establish a Shoreline DPA; 2) prepare draft bylaw language for the purpose of establishing a Shoreline DPA for the purpose of protecting the natural environment, its ecosystems and biological diversity, and to protect development from hazardous conditions; 3) explore whether a DPA can restrict the proliferation of development in the marine area; 4) develop potential land use bylaw amendments to restrict wharf size, ramp size, type and size of access ramps and stairs, and mooring buoy anchor systems.	Jaime Dubyna		In Progress
5 9.3 Amend RAR Implementation project charter to include a CIM between 1st and 2nd reading in Autumn/Winter 2020/2021, and invite representatives of FLNRORD to attend.	Marnie Eggen		In Progress
6 9.3 GM LTC amend Bylaw No. 145 as written in staff's recommendations 1.a through 1.e of staff report dated Oct. 1, 2020; Bylaw No. 145 given first reading, as amended; Bylaw No. 146 given first reading.	Becky McErlean Marnie Eggen		Completed

Follow Up Action Report

Gambier Island

01-Oct-2020

Activity	Responsibility	Dates	Status
<p>7 9.3 GM LTC request staff to prepare amendments to proposed Bylaw No. 147 for LTC consideration that would amend DPA 1 guidelines based on Gambier Island DPA 3 - Riparian Areas and align with the provincial RAPR.</p>	Marnie Eggen		In Progress
<p>8 9.3 GM LTC request staff advise affected South Thormanby Island residents on the re-commencement of the Riparian Area DPA project and proposed bylaws 145 and 147.</p>	Becky McErlean Marnie Eggen		In Progress

File No.: GM-RZ-2019.1
(South Keats Investments Ltd)

DATE OF MEETING: November 19, 2020
TO: Gambier Island Local Trust Committee
FROM: Courtney Simpson, Consulting Planner
Northern Team
COPY: Heather Kauer, Regional Planning Manager
SUBJECT: Amend CD1 zone to allow for three docks in the marine area
Applicant: Harold Copping for South Keats Investment Ltd.
Location: 255 Esplanade Road (Lot 18, Block 5, District Lot 1594, Plan 12701)

RECOMMENDATIONS

1. That the Gambier Island Local Trust Committee Bylaw No. 152, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2020” be amended as follows: to Section 2.1 delete “100 square metres (1,076 square feet)” and replace with “120 square metres (1,292 square feet)”.
2. That the Gambier Island Local Trust Committee Bylaw No. 152, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2020” be read a second time as amended.

REPORT SUMMARY

The purpose of this report is to recommend a change to the maximum dock float area in proposed “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2020” from 100 square metres to 120 square metres in response to correspondence from the applicant, and to recommend second reading as amended.

BACKGROUND

The proposed amendment bylaw was given first reading on October 1, 2020. The purpose of the amendment is to change the permitted number of docks on the subject property from one to three so that the existing docks conform to the Land Use Bylaw (LUB). The amendment is required for the Province to issue a Crown lease for the three docks. The proposed amendment also reduces the maximum ramp width from 2.4 metres to 1.8 metres, reduces the maximum combined float area from 158 square metres to 100 square metres, and removes the requirement for a covenant to formalize sharing docks when the float area is greater than 65 square metres. The requirement for registration of a covenant is removed as the docks are already shared on this property because nine dwellings are permitted on the property with a single property title.

Further background to this application is in the previous staff reports presented at the October 10, 2019 LTC meeting and the October 1, 2020 LTC meeting. At the October 1, 2020 meetings the LTC made the following resolutions:

GM-2020-025

It was MOVED and SECONDED

that Gambier Island Local Trust Committee Bylaw No. 152 cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2020” be amended by changing 4.3.6: so that the maximum area to be covered by dock floats is 100 square metres; and changing 4.3.8 so that the maximum width of the ramp associated with a dock is 1.8 metres.

CARRIED

GM-2020-026

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 152, as amended, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2020” be read a first time.

CARRIED

GM-2020-027

It was MOVED and SECONDED

that Proposed Bylaw No. 152, as amended, be referred to the following First Nations, local governments and agencies for comment:

- a) First Nations: Squamish Nation, Musqueam Nation, Stz’uminus First Nation, Penelakut Tribe, Cowichan Tribes, Lyackson First Nation, Lake Cowichan First Nation, Halalt First Nation, and Tsleil-Waututh Nation.
- b) Local governments and agencies: Sunshine Coast Regional District and Ministry of Forests, Lands and Natural Resources Operations.

CARRIED

GM-2020-028

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 152, as amended, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2020”.

CARRIED

GM-2020-029

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. 152, as amended, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2020”, is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

The draft bylaw recommended to the Local Trust Committee (LTC) on October 1, 2020 included a maximum float area of 158 square metres and was reduced to 100 square metres at the time of first reading. At the October 1, 2020 meeting the LTC indicated a desire for this bylaw amendment to contribute to reducing the overall potential dock area around Keats Island consistent with goals of the Keats Island Shoreline Protection Project currently underway. The applicants have now taken time to review their future needs for dock area in detail and request the maximum float area be changed to 120 square metres (see Attachment 1 – Applicant submission).

Issues and Opportunities

Maximum Float Area

The reduction of the maximum float area from 158 square metres to 100 square metres at first reading has required the applicant to formulate specific dock expansion plans. Previously, when they anticipated the 158 square metre maximum float area was to be retained, the applicants had not yet determined the absolute minimum float area that would allow them to renovate their docks as desired. The letter from the applicant outlines that a maximum float area of 120 square metres can meet their anticipated future needs. Given that the requested 120 square metre maximum is still below the previous maximum of 158 square metres, no concerns have been identified.

Consultation

At the October 1, 2020 meeting the LTC directed the bylaw be referred to First Nations and agencies, and that a community information meeting (CIM) and public hearing be scheduled. Referrals have been sent, and the CIM and public hearing will be scheduled in early 2021 after the close of the referral period.

Rationale for Recommendation

An increase of the total float area from 100 square metres to 120 square metres is still below the previous maximum of 158 square metres and will contribute to an overall reduction in the total potential dock area around Keats Island. The additional 20 square metres is not anticipated to have any negative impacts.

ALTERNATIVES

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

1. Request further information

The LTC may request further information prior to making a decision. This would delay the bylaw amendment and the owner's Crown land tenure application. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Gambier Island Local Trust Committee request that the applicant submit to the Islands Trust (specify requested information).

2. Retain the maximum float area of 100 square metres

The property owners will not be able to achieve their desired dock expansion but this is still an increase from the current float area of 80.4 square metres.

3. Deny the application

The LTC may deny the application. The implications of this alternative are the applicant may not be able to obtain a Crown lease for the three docks and the Crown may require that two of the three docks are removed. If this alternative is selected, the LTC should state the reasons for denial. Recommended wording for the resolution is as follows:

That the Gambier Island Local Trust Committee deny application GM-RZ-2019.1 for the follows reasons [insert reasons].

NEXT STEPS

After second reading and at the end of the bylaw referral period, a CIM and public hearing will be scheduled.

Submitted By:	Courtney Simpson, RPP MCIP Consulting Planner	November 6, 2020
Concurrence:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	November 10, 2020

ATTACHMENTS

1. Applicant Submission
2. Proposed Bylaw No. 152

October 27, 2020

Application GM-RZ- 2019.1 South Keats Investments Ltd. ("SKI")

At the October 1, 2020 Gambier Island LTC Regular meeting, the LTC reduced the 158 sq. meter total dock float area in the original CD1 zoning to 100 sq. meters. LTC requested that we review our group's dock requirements and prepare a report to update float size requirements if they exceed 100sq. meters.

We have done that review, and based on our analysis, request that the limit on the three existing floats be 120 sq. meters in the zoning description, a 25% reduction from our original CD1 zoning.

The three docks abutting our communal property serve nine cottages. The cabins now serve multi-generational families rather than the single families that initially designed and developed the waterfront access as it is today. The original owners are ageing, and their children and grandchildren are enjoying the property with them. These changes increase traffic on the floats, and the importance of safety for all ages underscores the need for floats sizes to increase to safe dimensions. Our location at the confluence of Barfleur Passage and Collingwood Channel often exposes docks and boats to challenging wind, tidal and sea conditions. Two of our docks need increased float area footprints to ensure safe access to our properties.

Dock A – Madden

Our group strongly recommends replacement of the existing dock with a larger one. Given the steep nature of the cottage's cliffside location, marine access via the Madden dock is the primary access to their property. This twenty-year-old 10'x20' dock was purchased as used fish farm frames at an affordable price. It is unsuitable for its current use by the three generations of their family.

In Peter Madden's words:

"The float is in an exposed location and subject to large rolling westerly or steep short troughed south-easterly seas. Landing people and baggage in these conditions can become dangerous. Water depth under the float and the need to account for considerable wave action requires more slack in the anchor chains than normal. The float is subject to considerable lateral movement, making it difficult to land the ramp on the current float under strong tidal or heavy sea conditions and prevents the storage of a dinghy.

- The current float needs to be replaced as soon as possible.
- Increased mass would mean less motion and safer, stable landing for the Madden family.
- Increased size would compensate for the lateral movement in wind/tide/sea conditions that would allow the ramp to safely land on the float.
- I would have space to store a dinghy for safer access to the mooring buoy. The increased length would allow me to use whips on my boat's bow and stern, which would mean I could safely leave my boat at the float in rougher water conditions. I would like to replace my float with a new 15'x30' (42 sq. meter) float ."

October 27, 2020

Application GM-RZ- 2019.1 South Keats Investments Ltd. ("SKI")

Dock B – Mowat

The Mowat dock float serves the family's two waterfront cottages. The current float is of adequate size and in excellent condition. In busy summer months or poor weather, it also is used by other families in our group.

Dock C – Communal Float

The current float is 20 years old and was purchased as used fish farm frames at an affordable price. Now the dock is too small to safely serve the needs of the six properties that rely on it for access. Our needs assessment has determined that because of increased usage and safety considerations, the float size should be increased from 22 sq. meters to 42 sq. meters.

This float is used for temporary moorage while loading or unloading boats, and it stores a dingy and a swim ladder. Multi-generational families have increased the boat traffic arriving and leaving the property. There is no useable beach anywhere on our rocky shoreline, so the population growth has also increased the dock's recreational usage for swimming, kayaking, and other waterfront activities.

Heavy sea conditions can twist the float, making it difficult for the ramp to land safely on the current float. At low tides, the ramp can almost run off the float. During high tides or strong winds, the ramp sometimes hits a boat moored to the dock. It will also improve safety if there is room for two dinghies. In emergencies, such as when a boater is in difficulty at the mooring buoys, rapid assistance should be available via a second dinghy on the float. The ability to assist swimmers, kayakers, paddle boarders and sailboarders would also be improved.

Whereas it is not unusual to have two boats needing the dock at the same time, having two boats trying to land in a confined area at low tide or strong wind or rough sea conditions risks both boats. The larger float would allow for two sides of the float to be utilized at the same time. Our members don't intentionally start out in storms or gales, but we often contend with rough seas. A larger stable 42 sq. meter float would make the dock safer for us.

PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 152

A BYLAW TO AMEND KEATS ISLAND LAND USE BYLAW, 2002

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

1. Citation

This bylaw may be cited for all purposes as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2020.”

2. Schedule “A” of the Gambier Island Local Trust Committee Bylaw No. 78, cited as “Keats Island Land Use Bylaw, 2002,” **PART 4 - ZONE REGULATIONS**, Section **4.3 Comprehensive Development (CD1) Zone** is amended as follows:

2.1 Subsection **Marine Based Structures Limitations**, .6, is amended by deleting “65 square metres (700 square feet)” and replacing with “100 square metres (1,076 square feet)”.

2.2 Subsection **Marine Based Structures Limitations**, .8, is amended by deleting “2.4 metres (8 feet)” and replacing with “1.8 metres (5.9 feet)”.

2.3 Subsection **Density**, .11 is deleted in its entirety and replaced with “.11 A maximum of three docks are permitted in the marine-area”.

2.4 Subsection **Marine Based Structures Limitations**, .7 is deleted in its entirety and subsequent subsections renumbered accordingly.

READ A FIRST TIME THIS 1ST DAY OF OCTOBER , 2020

READ A SECOND TIME THIS _____ DAY OF _____ , 202X

PUBLIC HEARING HELD THIS _____ DAY OF _____ , 202X

READ A THIRD TIME THIS _____ DAY OF _____ , 202X

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ , 202X

ADOPTED THIS _____ DAY OF _____ , 202X

Chair

Secretary



DATE OF MEETING: November 19, 2020

TO: Gambier Island Local Trust Committee

FROM: Marnie Eggen, Island Planner
Northern Team

COPY: Heather Kauer, Regional Planning Manager

SUBJECT: Gambier Associated Islands Streamside Protection and Riparian Areas Development Permit Areas Project (Anvil, Bowyer, and S. Thormanby Islands)
Proposed Bylaw No. 145 (Gambier Associated Islands OCP)
Proposed Bylaw No. 146 (Passage and Bowyer LUB)
Proposed Bylaw No. 147 (Gambier Associated Islands LUB)

RECOMMENDATION

1. That the Gambier Island Local Trust Committee amend Bylaw No. 147, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2017”, as follows:
 - a. Deleting item 2.1 that amends PART 1 – INTERPRETATION, Section 1.1 DEFINITIONS which inserts a new definition of “landscaped area”.
 - b. Adding a new item 2.1 that amends PART 1 – INTERPRETATION, Section 1.1 DEFINITIONS by deleting the definition of “landscaped area”.
 - c. Item 2.2 that amends SCHEDULE A – Land Use Bylaw Regulations PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES which inserts a new subsection 9.2 DP-2 STREAMSIDE PROTECTION is renumbered to 2.6.
 - d. Adding a new item 2.2 that amends SCHEDULE A – Land Use Bylaw Regulations PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES DP-1 RIPARIAN AREAS Definitions (1) by replacing reference “*Riparian Areas Regulation*” with “*Riparian Areas Protection Regulation*”.
 - e. Adding a new item 2.3 that amends SCHEDULE A – Land Use Bylaw Regulations PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES DP-1 RIPARIAN AREAS Applicability (2) by replacing the list of activities (a) through (g) with a new list (a) through (f) that align with the language in the *Riparian Areas Protection Regulation*.
 - f. Adding a new item 2.4 that amends SCHEDULE A – Land Use Bylaw Regulations PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES DP-1 RIPARIAN AREAS Exemptions (3) by replacing the list of exemptions (a) through (o) with a new list (a) through (n) that align with the language in the *Riparian Areas Protection Regulation*, that addresses the Ministry of Forests, Lands,

Natural Resource Operations and Rural Development recent comments, and that incorporates wording from Gambier Island DP3 Riparian Areas.

- g. Adding a new item 2.5 that amends SCHEDULE A – Land Use Bylaw Regulations PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES DP-1 RIPARIAN AREAS Guidelines (4) by replacing the list of guidelines (a) through (e) with a new list (a) through (k) that align with the language in the Riparian Areas Protection Regulation, that addresses the Ministry of Forests, Lands, Natural Resource Operations and Rural Development recent comments, and that incorporates wording from Gambier Island DP3 Riparian Areas.
2. That the Gambier Island Local Trust Committee Bylaw No. 147, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2017”, be read a first time, as amended.
3. That the Gambier Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 147, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2017”, is not contrary to or at variance with the Islands Trust Policy Statement.
4. That the Gambier Island Local Trust Committee request staff to refer Bylaw Nos. 145, 146, and 147 to the following agencies and First Nations: Ministry of Forests, Lands, Natural Resource Operations and Rural Development, Ministry of Transportation and Infrastructure, Sunshine Coast Regional District, Greater Vancouver Regional District (Metro Vancouver), Squamish First Nation, Tsleil Waututh First Nation, and Musqueam Nation.

REPORT SUMMARY

This report delivers amended proposed Bylaw No. 147, and recommends that the bylaw receive first reading, as amended. Staff are also recommending referrals of proposed Bylaw Nos. 145, 146 and 147 to First Nations and agencies.

BACKGROUND

The Gambier Local Trust Committee (LTC) passed the following motions at their last business meeting held October 1, 2020:

GM-2020-035

It was MOVED and SECONDED

that the Project Charter for the RAR Implementation Project be amended by including a Community Information Meeting between First Reading and Second Reading in the autumn-winter of 2020-2021, and that representatives of the Ministry of Forests, Lands, Natural Resource Operations, and Rural Development be invited to that meeting.

CARRIED

GM-2020-042

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee endorse the revised Project Charter for Riparian Areas Regulation Implementation, dated October 1, 2020, as amended.

CARRIED

Staff have organized for a Community Information meeting during the November 19, 2020 LTC regular business meeting and Ministry representatives have accepted the invitation to attend. Staff have also revised the Project Charter and the updated version can be found Islands Trust website, under [Projects and Initiatives](#).

GM-2020-036

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend Bylaw No. 145, cited as “Gambier Associated Islands Official Community Plan, 2009, Amendment No. 1, 2017”, as follows:

- Adding new items 2.1, 2.2, and 2.4 that amend Section 6.1 DEVELOPMENT PERMIT AREAS by replacing outdated administrative references to the *Local Government Act* and *Riparian Areas Protection Regulation* to reflect recent legislative changes;
- Adding new item 2.3 that amends Section 6.1 DEVELOPMENT PERMIT AREAS, Development Permit Area 1: Riparian Areas, Location by replacing the first four paragraphs with current *Riparian Areas Protection Regulation* language that is consistent with the definition of “streams” as defined by the *Riparian Areas Protection Regulation*;
- Adding new item 2.5 that amends 6.1 DEVELOPMENT PERMIT AREAS, Development Permit Area 1: Riparian Areas by removing the *Information Note* and replacing it with a new *Information Note* that reflects the amendments to Bylaw no. 145;
- Item 2.1 that amends Section 6.1 DEVELOPMENT PERMIT AREAS by inserting new Development Permit Area 2: Streamside Protection is renumbered to 2.6 and the *Information Note* is amended to reflect amendments to Bylaw No. 145;
- Item 2.2 that amends SCHEDULE E – DEVELOPMENT PERMIT AREAS is renumbered to 2.7 and amends Plan 2 by designating Orchid Creek, Bowyer Island within Development Permit Area 1 Riparian Areas.

CARRIED

GM-2020-037

It was MOVED and SECONDED

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

CARRIED

GM-2020-038

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. 145, cited as “Gambier Associated Islands Official Community Plan, 2009, Amendment No. 1, 2017”, as amended, is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GM-2020-039

It was MOVED and SECONDED

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

CARRIED

GM-2020-040

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. 146, cited as “Bowyer and Passage Islands Land Use Bylaw, 2011, Amendment No. 1, 2017” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

Proposed Bylaw Nos. 145 and 146 have been given first reading and are ready to be referred to agencies and First Nations.

GM-2020-041

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to prepare amendments to proposed Bylaw No. 147, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2017” for Local Trust Committee consideration:

- a) That would amend the Development Permit Guidelines for Development Permit Area 1: Riparian Areas enacted in the Gambier Associated Islands Land Use Bylaw, 2013 by updating the language based on the recently adopted Gambier Island Development Permit Area 3: Riparian Areas and so that the Guidelines align with the recent amendments to the *Riparian Areas Protection Regulation* as per comments from the Ministry of Forests, Lands, Natural Resources Operations, and Rural Development.

CARRIED

Staff have prepared amendments to proposed Bylaw No. 147 for LTC consideration.

GM-2020-043

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to advise South Thormanby residents who may be affected of the re-commencement of the Riparian Areas Development Permit Area Project in the Gambier Associated Islands area and proposed Bylaw Nos. 145 and 147.

CARRIED

Staff will advise South Thormanby residents of the re-commencement of the project, once proposed Bylaw No. 147 is given first reading.

Reports and associated information for the project are available on the Islands Trust website, under [Projects and Initiatives](#).

ANALYSIS

Issues and Opportunities

The following issues and opportunities are for LTC consideration:

- Summary of Proposed Bylaw No. 147
- Bylaws Consistent with Islands Trust Policy Statement
- Referrals to First Nations and Agencies

Summary of Amendments to Proposed Bylaw No. 147

Proposed Bylaw No. 147 initially was given first reading on October 26, 2017 and intends to add new guidelines for DP-2 Streamside Protection to apply to an unnamed Anvil Island stream. Amendments to proposed Bylaw No. 147 as recently endorsed by the LTC, intend to update the language of the already enacted guidelines for DP-1 Riparian Areas applicable to Champside Creek on Anvil Island and unnamed creek on S. Thormanby Island, both RAPR-designated streams. The updated language intends to bring the guidelines for DP-1 into alignment with the new provincial *Riparian Areas Protection Regulation* and recent comments received from the Ministry of Forests, Lands, Natural Resources and Rural Development. Staff are not recommending any changes to the guidelines for DP-2 as originally proposed in Bylaw no. 147, nor has the LTC endorsed any changes. Proposed Bylaw No. 147, now amended, is found in Attachment 1. A tracked changes version of the bylaw is also provided in Attachment 2 providing an annotated summary of the changes made to the bylaw.

Bylaws Consistent with Islands Trust Policy Statement

Planning staff reviewed proposed Bylaw No. 147 against the Islands Trust Policy Statement Directives Only Checklist and conclude that the bylaws as written are not contrary to or at variance with the ITPS (Attachment 3).

Consultation

Staff recommend that proposed Bylaw No. 147 along with Bylaw No. 145 and 146 be referred to First Nations and Agencies for comment as listed in staff's recommendation on page 2 of this report.

Beyond statutory notice requirements, and as directed by the LTC, staff will be providing supplemental notification to affected persons on South Thormanby Island. Affected persons on Anvil and Bowyer Islands were notified about the re-commencement of this project prior to the LTC business meeting held October 1st.

Rationale for Recommendation

Staff have prepared proposed Bylaw No. 147 for LTC consideration, recommending first reading, as amended. The staff recommendations are found on page 1 and 2 of this report.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision. Staff advise that the implications of this alternative are further delays in obtaining formal protection for creeks which have been identified as having ecological significance.

NEXT STEPS

Should the LTC concur with the staff recommendations, staff will send out proposed Bylaw Nos. 145, 146, and 147 to agencies and First Nations for comment. Staff will also advise S. Thormanby residents of the advancement of the Gambier Associated Islands Riparian Areas Protection Project.

Submitted By:	Marnie Eggen, RPP, MCIP Island Planner	November 6, 2020
Concurrence:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	November 9, 2020

ATTACHMENTS

1. Proposed Amendment Bylaw No. 147, amended (clean copy) – for consideration of 1st reading
2. Proposed Amendment Bylaw No. 147, amended (tracked changes)
3. Islands Trust Policy Statement Directives Only Checklists for Bylaw No. 147

PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 147

A BYLAW TO AMEND GAMBIER ASSOCIATED ISLANDS LAND USE BYLAW, 2013

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

1. Citation

This bylaw may be cited for all purposes as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2017”.

2. Gambier Island Local Trust Committee Bylaw No. 120, cited as “Gambier Associated Islands Land Use Bylaw, 2013,” is amended as follows:

2.1 PART 1 – INTERPRETATION, Section 1.1 DEFINITIONS is amended by deleting the following definition:

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

2.2 SCHEDULE A – Land Use Bylaw Regulations **PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES 9.1 DP-1 RIPARIAN AREAS Definitions** (1) is amended by replacing the reference “*Riparian Areas Regulation*” with “*Riparian Areas Protection Regulation*”.

2.3 SCHEDULE A – Land Use Bylaw Regulations **PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES 9.1 DP- 1 RIPARIAN AREAS Applicability** (2) is amended by removing the following text:

“The following activities shall require a development permit whenever they occur within the Development Permit Area (DPA), unless specifically exempted under Subsection 9.1(3):

- (a) subdivision of land
- (b) construction of, addition to, or alteration of a building or other structure
- (c) removal, alteration or destruction of vegetation
- (d) disturbance of soils
- (e) creation of non-structural, impervious or semi-impervious surfaces
- (f) application of artificial fertilizer, pesticides or herbicides
- (g) any other development, as that term is defined under the Provincial Riparian Areas Regulation”

And replacing it with:

“The following activities shall require a development permit whenever they occur within the Development Permit Area (DPA), unless specifically exempted under Subsection 9.1(3):

- (a) The addition, removal or alteration of soil, vegetation or building or other structure;
- (b) Creation of non-structural, impervious or semi-impervious surfaces;

- (c) Without limiting paragraph (a), the addition, removal or alteration of works and services described in section 506 (1) [subdivision servicing requirements] of the *Local Government Act*;
- (d) Subdivision of land;
- (e) Application of artificial fertilizer, pesticides or herbicides;
- (f) Any other development, as that term is defined under the *Riparian Areas Protection Regulation*."

2.4 SCHEDULE A – Land Use Bylaw Regulations **PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES 9.1 DP-1 RIPARIAN AREAS Exemptions** (3) is amended by removing the following text:

"The following activities are exempt from any requirement for a DP-1 development permit:

- (a) for certainty, all uses that are not residential, commercial or industrial or accessory to such a use;
- (b) interior or exterior alterations, renovations, maintenance, reconstruction or repair to a pre-existing permanent building or structure to an extent that does not alter, extend or otherwise increase the footprint;
- (c) repair or replacement of a septic field in situ;
- (d) the removal of trees that have been examined by an arborist and certified in writing to pose a threat to life or property;
- (e) With the exception of trees and vegetation containing nests protected under Section 34 of the Wildlife Act, cutting of vegetation and trees more than 10 metres (32.8 feet) from the stream's high water mark or the top of the ravine bank, provided the cutting is not a precursor to development, roots and stumps are left in the ground, and the cutting does not result in land alteration;
- (f) gardening and yard maintenance activities, not involving the application of artificial fertilizer, pesticides or herbicides, within a pre-existing landscaped area, including mowing, pruning, planting, and minor soil disturbance that does not alter the general contours of the land;
- (g) manual removal of invasive species and manual planting of native vegetation conducted in accordance with best management practices;
- (h) pruning of not more than two trees in one growing season in accordance with the standards and recommendations of the International Society of Arboriculture, which does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown in one growing season, topping, or the pruning or removal of a structural root within the critical root zone;
- (i) ecological restoration or enhancement projects undertaken or authorized by a public body;
- (j) work authorized by Fisheries and Oceans Canada under Section 35 of the Fisheries Act;
- (k) emergency procedures to prevent, control or reduce immediate threats to life or property including:
 - i. emergency actions for flood-protection and erosion protection;

- ii. clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow; and
 - iii. repairs to bridges and safety fences carried out in accordance with the Water Act;
 - iv. creation of a fire break in accordance with the Wildfire Act.
- (l) The construction of a fence if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 metres (16.4 feet) on either side of the fence, or 1.5 metres (4.9 feet) on either side of the fence in agricultural areas;
- (m) The construction of a private trail if all of the following apply;
- i. The trail is 1 metre (1.6 feet) wide or less;
 - ii. No trees are removed;
 - iii. The surface of the trail is pervious;
 - iv. The trail is designed to prevent soil erosion where slopes occur; and
 - v. Where the trail parallels the stream, the trail is more than 5 metres (16.4 feet) away from the high water mark of a stream.
- (n) Disturbance of soils more than 10 metres (32.8 feet) from the stream's high water mark or the top of the ravine bank if the total area of soil disturbance is less than 5 metres (16.4 feet) squared;
- (o) The constructing of a small accessory building more than 10 metres (32.8 feet) from the stream's high watermark or the top of the ravine bank if the building is located within an existing landscaped area and the total area of small accessory building is less than 10 metres (32.8 feet) squared."

And replacing with:

"The following activities are exempt from any requirement for a DP-1 development permit:

- a) for certainty, all uses that are not residential, commercial or industrial or accessory to such a use;
- b) repairs or other non-structural alterations or additions to a pre-existing building or other structure to the extent that it remains on its existing foundation and does not alter, extend or otherwise increase the footprint, and that it is not damaged or destroyed to the extent described in section 532 of the *Local Government Act*;
- c) repair or replacement of a septic field within the same area of land as the existing septic field;
- d) the removal of trees that have been examined by an International Society of Arboriculture Certified Arborist and certified in writing to pose a threat to life or property;
- e) With the exception of trees and vegetation containing nests protected under Section 34 of the *Wildlife Act*, cutting of vegetation and trees more than 10 metres (32.8 feet) from the stream boundary, provided the cutting is not a precursor to development, roots and stumps are left in the ground, and the cutting does not result in land alteration;
- f) the maintenance of an area of human disturbance, other than a building or other structure, if the area is not extended and the type of disturbance is not changed;

- g) manual removal of invasive species and manual planting of native vegetation conducted on the basis of advice from a Qualified Environmental Professional;
- h) pruning of not more than two trees in one growing season in accordance with the standards and recommendations of the International Society of Arboriculture, which does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown in one growing season, topping, or the pruning or removal of a structural root within the critical root zone;
- i) work authorized by Fisheries and Oceans Canada under Section 35 of the *Fisheries Act*;
- j) emergency procedures to prevent, control or reduce immediate threats to life or property including:
 - i. emergency actions for flood-protection and erosion protection;
 - ii. clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow; and
 - iii. repairs to bridges and safety fences carried out in accordance with the *Water Act*;
 - iv. creation of a fire break in accordance with the *Wildfire Act*.
- k) The construction of a fence more than 10 metres (32.8 feet) from the stream boundary, if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 metres (1.6 feet) on either side of the fence, or 1.5 metres (4.9 feet) on either side of the fence in agricultural areas;
- l) The construction of a private trail if all of the following apply:
 - i. The trail is 1 metre (3.28 feet) wide or less;
 - ii. No trees are removed;
 - iii. The surface of the trail is pervious;
 - iv. The trail is designed to prevent soil erosion where slopes occur; and
 - v. Where the trail parallels the stream, the trail is more than 5 metres (16.4 feet) away from the high water mark of a stream.
- m) Disturbance of soils more than 10 metres (32.8 feet) from the stream boundary if the total area of soil disturbance is less than 5 metres (16.4 feet) squared;
- n) The constructing of a small accessory building more than 10 metres (32.8 feet) from the stream boundary, if the building is located within an existing area of human disturbance and the total area of small accessory building is less than 10 metres (32.8 feet) squared.”

2.5 SCHEDULE A – Land Use Bylaw Regulations **PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES 9.1 DP-1 RIPARIAN AREAS Guidelines** (4) is amended by removing the following text:

“Prior to undertaking any applicable development activities within DP-1, an owner of property shall apply to the Local Trust Committee for a development permit, and the following guidelines apply:

- (a) In general, all development in this Development Permit Area (DPA) should be undertaken in a manner that restores or maintains the proper function and condition of the riparian area, water bodies and ecosystems. Where a Qualified Environmental Professional (QEP) has, as part of the assessment report defined

in the RAR, made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the riparian area and ecosystems, the Local Trust Committee may impose permit conditions, including a requirement for security in the form of an irrevocable letter of credit, to ensure the restoration and/or protection of riparian areas and ecosystems is consistent with the measures and recommendations described in the assessment report submitted to the provincial RAR Notification System (RARNS).

- (b) The development permit should not allow any development activities to take place within any Streamside Protection and Enhancement Area (SPEA) identified in the assessment report and the owner should be required to follow any measures identified by the QEP for protecting the SPEA over the long term and these measures should be included as conditions of the development permit. The width of the SPEA may be less than the width of the DPA.
- (c) Where a QEP's RAR assessment report describes an area within the DPA as suitable for development, that is, where the SPEA is less than the width of the DPA, the development permit should only allow the development to occur in compliance with the measures described in the RAR assessment report. Monitoring and regular reporting by a QEP at the applicant's expense may be required during construction and development phases, as specified in a development permit.
- (d) If the nature of the proposed project within the DPA changes after the RAR assessment report has been prepared such that it is reasonable to assume that the professional's assessment of the impact of the development may be affected, the Local Trust Committee may require the applicant to have the professional update the assessment at the applicant's expense and development permit conditions may be amended accordingly.
- (e) The Local Trust Committee may consider variances to the subdivision, siting or size regulations of this Bylaw where the variance may result in enhanced protection of a SPEA, riparian buffer or riparian ecosystem in compliance with recommendations of a professional's report."

And replacing with:

"Prior to undertaking any non-exempt development activities within DP-1, an owner of property shall apply to the Local Trust Committee for a development permit, and the following guidelines apply:

- a) Applications for development permits must include an assessment report prepared by a Qualified Environmental Professional (QEP) in accordance with the assessment methods described in the *Riparian Areas Protection Regulation* (RAPR) and submitted to the responsible BC ministry. The report must include the QEP's recommendations regarding development approval conditions including the monitoring of development activities and subsequent reporting by the QEP to the applicant and the Local Trust Committee.
- b) In general, all development should be undertaken in a manner that restores or maintains the proper function and condition of the riparian area, water bodies and ecosystems. Where a QEP has, as part of the assessment report, made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the riparian area and ecosystems,

or monitoring and reporting, the Local Trust Committee may impose permit conditions, including a requirement for security in the form of an irrevocable letter of credit, to ensure the restoration and/or protection of riparian areas and ecosystems is consistent with the measures and recommendations described in the assessment report.

- c) The development permit should not allow any development activities to take place within any Streamside Protection and Enhancement Area (SPEA) identified in the assessment report and the owner should be required to follow any measures identified by the QEP for protecting the SPEA over the long term, which measures should be included as conditions of the development permit.
- d) If the nature of the proposed project within the DPA changes after the assessment report has been prepared such that it is reasonable to assume that the QEP's assessment of the impact of the development may be affected, the Local Trust Committee may require the applicant to have the professional update the assessment at the applicant's expense and development permit conditions may be amended accordingly.
- e) Where an assessment report describes an area within the DPA as suitable for development, the development permit should only allow the development to occur in that area.
- f) The Local Trust Committee may consider variances to the subdivision, siting or size regulations of this Bylaw where the variance may result in enhanced protection of a SPEA, riparian buffer or riparian ecosystem in accordance with the recommendations in a QEP's assessment report.
- g) Applications for development permits received after site works are complete should include a condition and impact assessment report prepared by a QEP in accordance with *Professional Practice Guidelines – Legislated Riparian Assessments in BC* and the *Riparian Areas Regulation Assessment Methods*, as they may be amended from time to time.
- h) Land should not be subdivided so as to create new parcel boundaries intersecting or within 30 m of the stream boundary, unless the boundary is being created for an ecological reserve under the *Ecological Reserve Act* for dedication to the Crown, or the subdivision complies with the recommendations of a QEP.
- i) A development permit may designate areas of land within a subdivision that must remain free of development in accordance with recommendations of a QEP.
- j) No subdivision plan should indicate the dedication or construction of a highway, driveway, access route or utility corridor of any kind within 30 metres of a stream, except in accordance with the recommendations of a QEP.
- k) No subdivision plan should be designed in such a way that activities described in 9.1(2) would be likely to occur within 30 metres of the stream boundary, unless the development will comply with the recommendations of the QEP who assessed the impact of the subdivision on the riparian area. In such situations, the development permit may stipulate the extent of the area in which development may occur, in accordance with the QEP's assessment report."

2.6 SCHEDULE A – Land Use Bylaw Regulations **PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES** is amended by inserting the following after subsection 9.1:

“9.2 DP-2 STREAMSIDE PROTECTION

Applicability

(1) The following activities shall require a development permit whenever they occur within the Development Permit Area (DPA), unless specifically exempted under Subsection 9.2(2):

- subdivision of land;
- construction of, addition to, or alteration of a building or other structure;
- removal, alteration or destruction of vegetation;
- disturbance of soils;
- creation of non-structural, impervious or semi-impervious surfaces.

Exemptions

(2) The following activities are exempt from any requirement for a DP-2 development permit:

- a) interior or exterior alterations, renovations, maintenance, reconstruction or repair to a pre-existing permanent building or structure to an extent that does not alter, extend or otherwise increase the footprint;
- b) repair or replacement of a septic field in situ;
- c) the removal of trees that have been examined by an arborist and certified in writing to pose a threat to life or property;
- d) With the exception of trees and vegetation containing nests protected under Section 34 of the *Wildlife Act*, cutting of vegetation and trees more than 10 metres (32.8 feet) from the stream’s high water mark or the top of the ravine bank, provided the cutting is not a precursor to development, roots and stumps are left in the ground, and the cutting does not result in land alteration;
- e) gardening and yard maintenance activities within a pre-existing landscaped area, including mowing, pruning, planting, and minor soil disturbance that does not alter the general contours of the land;
- f) manual removal of invasive species and manual planting of native vegetation conducted in accordance with best management practices;
- g) pruning of not more than two trees in one growing season in accordance with the standards and recommendations of the International Society of Arboriculture, which does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown in one growing season, topping, or the pruning or removal of a structural root within the critical root zone;
- h) ecological restoration or enhancement projects undertaken or authorized by a public body;

- i) work authorized by Fisheries and Oceans Canada under Section 35 of the *Fisheries Act*;
- j) emergency procedures to prevent, control or reduce immediate threats to life or property including:
 - i. emergency actions for flood-protection and erosion protection;
 - ii. clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow; and
 - iii. repairs to bridges and safety fences carried out in accordance with the *Water Act*;
 - iv. creation of a fire break in accordance with the *Wildfire Act*.
- k) The construction of a fence if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 metres (1.6 feet) on either side of the fence, or 1.5 metres (4.9 feet) on either side of the fence in agricultural areas;
- l) The construction of a private trail if all of the following apply:
 - i. The trail is 1 metre (3.28 feet) wide or less;
 - ii. No trees are removed;
 - iii. The surface of the trail is pervious;
 - iv. The trail is designed to prevent soil erosion where slopes occur; and
 - v. Where the trail parallels the stream, the trail is more than 5 metres (16.4 feet) away from the high water mark of a stream.
- m) Disturbance of soils more than 10 metres (32.8 feet) from the stream's high water mark or the top of the ravine bank if the total area of soil disturbance is less than 5 metres (16.4 feet) squared;
- n) The constructing of a small accessory building more than 10 metres (32.8 feet) from the stream's high watermark or the top of the ravine bank if the building is located within an existing landscaped area and the total area of small accessory building is less than 10 metres (32.8 feet) squared.

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

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

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

Guidelines

- (3) Prior to undertaking any applicable development activities within DP-2, an owner of property shall apply to the Local Trust Committee for a development permit, and the following guidelines apply:
 - a) Applicants are to provide a report, prepared by a Qualified Environmental Professional (QEP) or Registered Professional Biologist (R.P. Bio) with expertise in aquatic biology. The report should indicate the type of conditions that should be incorporated into the development

permit to achieve the objectives and comply with the guidelines of this DPA.

- b) In general, all development should be undertaken in a manner that restores or maintains the proper function and condition of the riparian area, water bodies and ecosystems.
- c) Native vegetation and trees are to be retained or replaced to control erosion, protect banks and protect fish and wildlife habitat.
- d) Where this DPA includes unique native species dependent on streamside habitat identified in the professional report as worthy of particular protection, their habitat areas should be left undisturbed. The owner should be required to follow any measures identified by the professional for protecting the streamside habitat over the long term and these measures should be included as conditions of the development permit.
- e) If the nature of the proposed project within the DPA changes after the professional report has been prepared such that it is reasonable to assume that the professional's assessment of the impact of the development may be affected, the Local Trust Committee may require the applicant to have the professional update the assessment at the applicant's expense and development permit conditions may be amended accordingly.
- f) Where a QEP or R.P. Bio. has made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the riparian area and ecosystems, the Local Trust Committee may impose permit conditions, including a requirement for security in the form of an irrevocable letter of credit, to ensure the restoration and/or protection of riparian areas and ecosystems is consistent with the measures and recommendations described in the assessment report.
- g) The development permit should only allow activities identified in the professional's report, and the owner should be required to follow any protective or mitigative measures identified by the professional, and these measures should be included as conditions of the development permit.
- h) Monitoring and regular reporting by a QEP or R.P. Bio. at the applicant's expense may be required during construction and development phases, as specified in a development permit.
- i) The Local Trust Committee may consider variances to the subdivision, siting or size regulations of this Bylaw where the variance may result in enhanced protection of the DPA in compliance with recommendations of a professional's report."

READ A FIRST TIME THIS	26 TH	DAY OF	OCTOBER	, 2017
PUBLIC HEARING HELD THIS		DAY OF		, 20XX
READ A SECOND TIME 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

PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 147

A BYLAW TO AMEND GAMBIER ASSOCIATED ISLANDS LAND USE BYLAW, 2013

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

1. Citation

This bylaw may be cited for all purposes as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2017”.

2. Gambier Island Local Trust Committee Bylaw No. 120, cited as “Gambier Associated Islands Land Use Bylaw, 2013,” is amended as follows:

2.1 PART 1 – INTERPRETATION, Section 1.1 DEFINITIONS is amended by deleting the following definition:

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

2.2 SCHEDULE A – Land Use Bylaw Regulations PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES 9.1 DP-1 RIPARIAN AREAS Definitions (1) is amended by replacing the reference “Riparian Areas Regulation” with “Riparian Areas Protection Regulation”.

2.3 SCHEDULE A – Land Use Bylaw Regulations PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES 9.1 DP- 1 RIPARIAN AREAS Applicability (2) is amended by removing the following text:

“The following activities shall require a development permit whenever they occur within the Development Permit Area (DPA), unless specifically exempted under Subsection 9.1(3):

- (a) subdivision of land
- (b) construction of, addition to, or alteration of a building or other structure
- (c) removal, alteration or destruction of vegetation
- (d) disturbance of soils
- (e) creation of non-structural, impervious or semi-impervious surfaces
- (f) application of artificial fertilizer, pesticides or herbicides
- (g) any other development, as that term is defined under the Provincial Riparian Areas Regulation”

And replacing it with:

“The following activities shall require a development permit whenever they occur within the Development Permit Area (DPA), unless specifically exempted under Subsection 9.1(3):

- (a) The addition, removal or alteration of soil, vegetation or building or other structure;
- (b) Creation of non-structural, impervious or semi-impervious surfaces;

Commented [ME1]: Definition: “landscaped area means an area significantly altered by human activity where there is the continuous maintenance of no vegetation, cultivated vegetation and/or landscape materials, including but not limited to stones, boulders, cobblestones, pavers and decorative concrete.” is removed from proposed Bylaw No. 147, and from Gambier Associated Islands LUB because the term is no longer used in RAPR.

Commented [ME2]: Subsection 2.2 of proposed Bylaw No. 147 is removed: “SCHEDULE A – LAND USE BYLAW REGULATIONS is amended by adding a new PART 9, immediately following “PART 8 – SUBDIVISION REGULATIONS”, as follows:
“PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES
Information Note: Development Permit Areas are designated and described in Section 7 of the Gambier Associated Islands Official Community Plan and their locations are shown on Schedule E of that Plan.” as it is no longer necessary as Bylaw No. 132 passed in 2018 already establishes a new Part 9 in the Gambier Associated Islands LUB.

Commented [ME3]: Replaces outdated reference to provincial regulation with current reference.

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- (c) Without limiting paragraph (a), the addition, removal or alteration of works and services described in section 506 (1) [subdivision servicing requirements] of the Local Government Act;
- (d) Subdivision of land;
- (e) Application of artificial fertilizer, pesticides or herbicides;
- (f) Any other development, as that term is defined under the Riparian Areas Protection Regulation.”

Commented [ME4]: List of applicable activities replaced with updated language as per RAPR.

2.4 SCHEDULE A – Land Use Bylaw Regulations PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES 9.1 DP-1 RIPARIAN AREAS Exemptions (3) is amended by removing the following text:

“The following activities are exempt from any requirement for a DP-1 development permit:

- (a) for certainty, all uses that are not residential, commercial or industrial or accessory to such a use;
- (b) interior or exterior alterations, renovations, maintenance, reconstruction or repair to a pre-existing permanent building or structure to an extent that does not alter, extend or otherwise increase the footprint;
- (c) repair or replacement of a septic field in situ;
- (d) the removal of trees that have been examined by an arborist and certified in writing to pose a threat to life or property;
- (e) With the exception of trees and vegetation containing nests protected under Section 34 of the Wildlife Act, cutting of vegetation and trees more than 10 metres (32.8 feet) from the stream’s high water mark or the top of the ravine bank, provided the cutting is not a precursor to development, roots and stumps are left in the ground, and the cutting does not result in land alteration;
- (f) gardening and yard maintenance activities, not involving the application of artificial fertilizer, pesticides or herbicides, within a pre-existing landscaped area, including mowing, pruning, planting, and minor soil disturbance that does not alter the general contours of the land;
- (g) manual removal of invasive species and manual planting of native vegetation conducted in accordance with best management practices;
- (h) pruning of not more than two trees in one growing season in accordance with the standards and recommendations of the International Society of Arboriculture, which does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown in one growing season, topping, or the pruning or removal of a structural root within the critical root zone;
- (i) ecological restoration or enhancement projects undertaken or authorized by a public body;
- (j) work authorized by Fisheries and Oceans Canada under Section 35 of the Fisheries Act;
- (k) emergency procedures to prevent, control or reduce immediate threats to life or property including:
 - i. emergency actions for flood-protection and erosion protection;

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- ii. clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow; and
- iii. repairs to bridges and safety fences carried out in accordance with the Water Act;
- iv. creation of a fire break in accordance with the Wildfire Act.
- (l) The construction of a fence if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 metres (16.4 feet) on either side of the fence, or 1.5 metres (4.9 feet) on either side of the fence in agricultural areas;
- (m) The construction of a private trail if all of the following apply;
 - i. The trail is 1 metre (1.6 feet) wide or less;
 - ii. No trees are removed;
 - iii. The surface of the trail is pervious;
 - iv. The trail is designed to prevent soil erosion where slopes occur; and
 - v. Where the trail parallels the stream, the trail is more than 5 metres (16.4 feet) away from the high water mark of a stream.
- (n) Disturbance of soils more than 10 metres (32.8 feet) from the stream's high water mark or the top of the ravine bank if the total area of soil disturbance is less than 5 metres (16.4 feet) squared;
- (o) The constructing of a small accessory building more than 10 metres (32.8 feet) from the stream's high watermark or the top of the ravine bank if the building is located within an existing landscaped area and the total area of small accessory building is less than 10 metres (32.8 feet) squared."

And replacing with:

"The following activities are exempt from any requirement for a DP-1 development permit:

- a) for certainty, all uses that are not residential, commercial or industrial or accessory to such a use;
- b) repairs or other non-structural alterations or additions to a pre-existing building or other structure to the extent that it remains on its existing foundation and does not alter, extend or otherwise increase the footprint, and that it is not damaged or destroyed to the extent described in section 532 of the Local Government Act;
- c) repair or replacement of a septic field within the same area of land as the existing septic field;
- d) the removal of trees that have been examined by an International Society of Arboriculture Certified Arborist and certified in writing to pose a threat to life or property;
- e) With the exception of trees and vegetation containing nests protected under Section 34 of the Wildlife Act, cutting of vegetation and trees more than 10 metres (32.8 feet) from the stream boundary, provided the cutting is not a precursor to development, roots and stumps are left in the ground, and the cutting does not result in land alteration;
- f) the maintenance of an area of human disturbance, other than a building or other structure, if the area is not extended and the type of disturbance is not changed;

Commented [ME5]: Wording replaced with updated RAPR language to the extent that it provides clarity that repairs, alterations etc. to a building/structure are permitted as long as it remains on existing foundation and that it isn't damaged or destroyed to the extent as per section 532 of the Local Government Act (LGA) (of 75% or more of its value). LGA section 532 reference is included for brevity and to include the extent of that section in the LGA.

Commented [ME6]: Wording replaced with clearer language. Same wording as Gambier Island DP3 Riparian Areas.

Commented [ME7]: Inserted wording clarifying the appropriate credentials addressing MFLNRORD's comments. Same wording as Gambier Island DP3 Riparian Areas.

Commented [ME8]: No change other than "stream's high water mark or the top of the ravine bank" is removed and replaced with "stream boundary" to be consistent with RAPR.

Madrone Environmental Services Ltd. conducted a detailed assessment of the stream on S. Thormanby and Anvil Island and as per the Regulations as a part of their stream surveys in 2015/16 and determined that the SPEA was 10 metres or less. This addressed MFLNRORD's comment that this provision wouldn't be valid unless it was established that a SPEA was 10 metres or less.

Commented [ME9]: Wording replaced with updated RAPR language, which now refers to "area of human disturbance" terminology instead of "landscaped area".

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- g) manual removal of invasive species and manual planting of native vegetation conducted on the basis of advice from a Qualified Environmental Professional;
- h) pruning of not more than two trees in one growing season in accordance with the standards and recommendations of the International Society of Arboriculture, which does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown in one growing season, topping, or the pruning or removal of a structural root within the critical root zone;
- i) work authorized by Fisheries and Oceans Canada under Section 35 of the Fisheries Act;
- j) emergency procedures to prevent, control or reduce immediate threats to life or property including:
 - i. emergency actions for flood-protection and erosion protection;
 - ii. clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow; and
 - iii. repairs to bridges and safety fences carried out in accordance with the Water Act;
 - iv. creation of a fire break in accordance with the Wildfire Act.
- k) The construction of a fence more than 10 metres (32.8 feet) from the stream boundary, if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 metres (1.6 feet) on either side of the fence, or 1.5 metres (4.9 feet) on either side of the fence in agricultural areas;
- l) The construction of a private trail if all of the following apply:
 - i. The trail is 1 metre (3.28 feet) wide or less;
 - ii. No trees are removed;
 - iii. The surface of the trail is pervious;
 - iv. The trail is designed to prevent soil erosion where slopes occur; and
 - v. Where the trail parallels the stream, the trail is more than 5 metres (16.4 feet) away from the high water mark of a stream.
- m) Disturbance of soils more than 10 metres (32.8 feet) from the stream boundary if the total area of soil disturbance is less than 5 metres (16.4 feet) squared;
- n) The constructing of a small accessory building more than 10 metres (32.8 feet) from the stream boundary, if the building is located within an existing area of human disturbance and the total area of small accessory building is less than 10 metres (32.8 feet) squared."

Commented [ME10]: Addresses MFLRORD's suggestion to include QEP. Same wording as Gambier Island DP3 Riparian Areas.

Commented [ME11]: "i) ecological restoration or enhancement projects undertaken or authorized by a public body;" removed. Based on Gambier Island DP3 Riparian Areas.

Commented [ME12]: Wording added that stipulates that such a fence is exempt only if it is constructed outside of the SPEA. Addressed MFLRORD's comments that the provision would be valid if the fence is constructed outside of the SPEA. See staff comments for e) above.

Commented [ME13]: See staff comments for e) above.

Commented [ME14]: Some wording revised. See staff comments for e) and f).

2.5 SCHEDULE A – Land Use Bylaw Regulations **PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES 9.1 DP-1 RIPARIAN AREAS Guidelines** (4) is amended by removing the following text:

"Prior to undertaking any applicable development activities within DP-1, an owner of property shall apply to the Local Trust Committee for a development permit, and the following guidelines apply:

- (a) In general, all development in this Development Permit Area (DPA) should be undertaken in a manner that restores or maintains the proper function and condition of the riparian area, water bodies and ecosystems. Where a Qualified Environmental Professional (QEP) has, as part of the assessment report defined

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in the RAR, made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the riparian area and ecosystems, the Local Trust Committee may impose permit conditions, including a requirement for security in the form of an irrevocable letter of credit, to ensure the restoration and/or protection of riparian areas and ecosystems is consistent with the measures and recommendations described in the assessment report submitted to the provincial RAR Notification System (RARNS).

(b) The development permit should not allow any development activities to take place within any Streamside Protection and Enhancement Area (SPEA) identified in the assessment report and the owner should be required to follow any measures identified by the QEP for protecting the SPEA over the long term and these measures should be included as conditions of the development permit. The width of the SPEA may be less than the width of the DPA.

(c) Where a QEP's RAR assessment report describes an area within the DPA as suitable for development, that is, where the SPEA is less than the width of the DPA, the development permit should only allow the development to occur in compliance with the measures described in the RAR assessment report. Monitoring and regular reporting by a QEP at the applicant's expense may be required during construction and development phases, as specified in a development permit.

(d) If the nature of the proposed project within the DPA changes after the RAR assessment report has been prepared such that it is reasonable to assume that the professional's assessment of the impact of the development may be affected, the Local Trust Committee may require the applicant to have the professional update the assessment at the applicant's expense and development permit conditions may be amended accordingly.

(e) The Local Trust Committee may consider variances to the subdivision, siting or size regulations of this Bylaw where the variance may result in enhanced protection of a SPEA, riparian buffer or riparian ecosystem in compliance with recommendations of a professional's report."

And replacing with:

"Prior to undertaking any non-exempt development activities within DP-1, an owner of property shall apply to the Local Trust Committee for a development permit, and the following guidelines apply:

a) Applications for development permits must include an assessment report prepared by a Qualified Environmental Professional (QEP) in accordance with the assessment methods described in the *Riparian Areas Protection Regulation* (RAPR) and submitted to the responsible BC ministry. The report must include the QEP's recommendations regarding development approval conditions including the monitoring of development activities and subsequent reporting by the QEP to the applicant and the Local Trust Committee.

b) In general, all development should be undertaken in a manner that restores or maintains the proper function and condition of the riparian area, water bodies and ecosystems. Where a QEP has, as part of the assessment report, made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the riparian area and ecosystems,

Commented [ME15]: "development" is replaced with "non-exempt" for clarity. Same as Gambier Island DP3 Riparian Areas.

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or monitoring and reporting, the Local Trust Committee may impose permit conditions, including a requirement for security in the form of an irrevocable letter of credit, to ensure the restoration and/or protection of riparian areas and ecosystems is consistent with the measures and recommendations described in the assessment report.

- c) The development permit should not allow any development activities to take place within any Streamside Protection and Enhancement Area (SPEA) identified in the assessment report and the owner should be required to follow any measures identified by the QEP for protecting the SPEA over the long term, which measures should be included as conditions of the development permit.
- d) If the nature of the proposed project within the DPA changes after the assessment report has been prepared such that it is reasonable to assume that the QEP's assessment of the impact of the development may be affected, the Local Trust Committee may require the applicant to have the professional update the assessment at the applicant's expense and development permit conditions may be amended accordingly.
- e) Where an assessment report describes an area within the DPA as suitable for development, the development permit should only allow the development to occur in that area.
- f) The Local Trust Committee may consider variances to the subdivision, siting or size regulations of this Bylaw where the variance may result in enhanced protection of a SPEA, riparian buffer or riparian ecosystem in accordance with the recommendations in a QEP's assessment report.
- g) Applications for development permits received after site works are complete should include a condition and impact assessment report prepared by a QEP in accordance with *Professional Practice Guidelines – Legislated Riparian Assessments in BC* and the *Riparian Areas Regulation Assessment Methods*, as they may be amended from time to time.
- h) Land should not be subdivided so as to create new parcel boundaries intersecting or within 30 m of the stream boundary, unless the boundary is being created for an ecological reserve under the *Ecological Reserve Act* for dedication to the Crown, or the subdivision complies with the recommendations of a QEP.
- i) A development permit may designate areas of land within a subdivision that must remain free of development in accordance with recommendations of a QEP.
- j) No subdivision plan should indicate the dedication or construction of a highway, driveway, access route or utility corridor of any kind within 30 metres of a stream, except in accordance with the recommendations of a QEP.
- k) No subdivision plan should be designed in such a way that activities described in 9.1(2) would be likely to occur within 30 metres of the stream boundary, unless the development will comply with the recommendations of the QEP who assessed the impact of the subdivision on the riparian area. In such situations, the development permit may stipulate the extent of the area in which development may occur, in accordance with the QEP's assessment report.

Commented [ME16]: Replaced with language that is updated and addresses MFLNRORD's comments, updated RAPR references, and is based on the Gambier Island DP3 Riparian Areas guidelines.

Commented [ME17]: New guidelines addressing subdivision added from Gambier Island DP-3 Riparian Areas.

2.6 SCHEDULE A – Land Use Bylaw Regulations PART 9 – DEVELOPMENT PERMIT AREA
GUIDELINES is amended by inserting the following after subsection 9.1:

Commented [ME18]: No changes are proposed to DP-2.

“9.2 DP-2 STREAMSIDE PROTECTION

Applicability

(1) The following activities shall require a development permit whenever they occur within the Development Permit Area (DPA), unless specifically exempted under Subsection 9.2(2):

- subdivision of land;
- construction of, addition to, or alteration of a building or other structure;
- removal, alteration or destruction of vegetation;
- disturbance of soils;
- creation of non-structural, impervious or semi-impervious surfaces.

Exemptions

(2) The following activities are exempt from any requirement for a DP-2 development permit:

- a) interior or exterior alterations, renovations, maintenance, reconstruction or repair to a pre-existing permanent building or structure to an extent that does not alter, extend or otherwise increase the footprint;
- b) repair or replacement of a septic field in situ;
- c) the removal of trees that have been examined by an arborist and certified in writing to pose a threat to life or property;
- d) With the exception of trees and vegetation containing nests protected under Section 34 of the *Wildlife Act*, cutting of vegetation and trees more than 10 metres (32.8 feet) from the stream’s high water mark or the top of the ravine bank, provided the cutting is not a precursor to development, roots and stumps are left in the ground, and the cutting does not result in land alteration;
- e) gardening and yard maintenance activities within a pre-existing landscaped area, including mowing, pruning, planting, and minor soil disturbance that does not alter the general contours of the land;
- f) manual removal of invasive species and manual planting of native vegetation conducted in accordance with best management practices;
- g) pruning of not more than two trees in one growing season in accordance with the standards and recommendations of the International Society of Arboriculture, which does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown in one growing season, topping, or the pruning or removal of a structural root within the critical root zone;
- h) ecological restoration or enhancement projects undertaken or authorized by a public body;

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- i) work authorized by Fisheries and Oceans Canada under Section 35 of the *Fisheries Act*;
- j) emergency procedures to prevent, control or reduce immediate threats to life or property including:
 - i. emergency actions for flood-protection and erosion protection;
 - ii. clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow; and
 - iii. repairs to bridges and safety fences carried out in accordance with the *Water Act*;
 - iv. creation of a fire break in accordance with the *Wildfire Act*.
- k) The construction of a fence if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 metres (1.6 feet) on either side of the fence, or 1.5 metres (4.9 feet) on either side of the fence in agricultural areas;
- l) The construction of a private trail if all of the following apply:
 - i. The trail is 1 metre (3.28 feet) wide or less;
 - ii. No trees are removed;
 - iii. The surface of the trail is pervious;
 - iv. The trail is designed to prevent soil erosion where slopes occur; and
 - v. Where the trail parallels the stream, the trail is more than 5 metres (16.4 feet) away from the high water mark of a stream.
- m) Disturbance of soils more than 10 metres (32.8 feet) from the stream's high water mark or the top of the ravine bank if the total area of soil disturbance is less than 5 metres (16.4 feet) squared;
- n) The constructing of a small accessory building more than 10 metres (32.8 feet) from the stream's high watermark or the top of the ravine bank if the building is located within an existing landscaped area and the total area of small accessory building is less than 10 metres (32.8 feet) squared.

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

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

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

Guidelines

- (3) Prior to undertaking any applicable development activities within DP-2, an owner of property shall apply to the Local Trust Committee for a development permit, and the following guidelines apply:
 - a) Applicants are to provide a report, prepared by a Qualified Environmental Professional (QEP) or Registered Professional Biologist (R.P. Bio) with expertise in aquatic biology. The report should indicate the type of conditions that should be incorporated into the development

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- permit to achieve the objectives and comply with the guidelines of this DPA.
- b) In general, all development should be undertaken in a manner that restores or maintains the proper function and condition of the riparian area, water bodies and ecosystems.
 - c) Native vegetation and trees are to be retained or replaced to control erosion, protect banks and protect fish and wildlife habitat.
 - d) Where this DPA includes unique native species dependent on streamside habitat identified in the professional report as worthy of particular protection, their habitat areas should be left undisturbed. The owner should be required to follow any measures identified by the professional for protecting the streamside habitat over the long term and these measures should be included as conditions of the development permit.
 - e) If the nature of the proposed project within the DPA changes after the professional report has been prepared such that it is reasonable to assume that the professional's assessment of the impact of the development may be affected, the Local Trust Committee may require the applicant to have the professional update the assessment at the applicant's expense and development permit conditions may be amended accordingly.
 - f) Where a QEP or R.P. Bio. has made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the riparian area and ecosystems, the Local Trust Committee may impose permit conditions, including a requirement for security in the form of an irrevocable letter of credit, to ensure the restoration and/or protection of riparian areas and ecosystems is consistent with the measures and recommendations described in the assessment report.
 - g) The development permit should only allow activities identified in the professional's report, and the owner should be required to follow any protective or mitigative measures identified by the professional, and these measures should be included as conditions of the development permit.
 - h) Monitoring and regular reporting by a QEP or R.P. Bio. at the applicant's expense may be required during construction and development phases, as specified in a development permit.
 - i) The Local Trust Committee may consider variances to the subdivision, siting or size regulations of this Bylaw where the variance may result in enhanced protection of the DPA in compliance with recommendations of a professional's report."

READ A FIRST TIME THIS 26TH DAY OF OCTOBER , 2017

PUBLIC HEARING HELD THIS DAY OF , 20XX

READ A SECOND TIME THIS DAY OF , 20XX

GM-BL-147

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



ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: 6500-20 - Bylaw No. 147 (LUB)
File Name: Gambier Riparian Areas
Protection

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECKLIST

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

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

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

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

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

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.2.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of native biological diversity.
CONSISTENT	No.	DIRECTIVE POLICY

	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
N/A	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

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

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

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>



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

DATE OF MEETING: November 19, 2020

TO: Gambier Island Local Trust Committee

FROM: Jaime Dubyna, Planner 2
Northern Team

SUBJECT: Keats Island Shoreline Protection Project – Project Charter

RECOMMENDATION

1. That the Gambier Island Local Trust Committee endorse the ‘Keats Island Shoreline Protection’ Project Charter v.1, dated November 19, 2020.
2. That the Gambier Island Local Trust Committee deem ‘Phase 2’ of the Keats Island Shoreline Protection Project to be complete and amend the Top Priorities item to read, “Keats Islands Shoreline Protection Project Phase 3”.

REPORT SUMMARY

The purpose of this report is to request that the Gambier Island Local Trust Committee (LTC) consider endorsing a draft project charter for ‘Phase 3’ of the ‘Keats Island Shoreline Protection’ project. The draft project charter outlines the process to establish a Shoreline Development Permit Area (DPA) and to develop potential land use bylaw amendments to restrict marine structure size and type in marine areas for Keats Island.

BACKGROUND

‘Phase 2’ of the project included a review and update of the relevant Keats Island Official Community Plan (OCP) policies and Land Use Bylaw (LUB) regulations, and the establishment of a Working Group made up of eight (8) community members. The Working Group provided the LTC with recommendations for the project, which are summarized in the [staff report](#) dated October 1, 2020. Staff consider ‘Phase 2’ to be substantially complete and have recommended that the project proceed to ‘Phase 3’.

The following resolutions were passed by the LTC at their October 1, 2020 business meeting:

GM-2020-031

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff revise the ‘Keats Island Shoreline Protection’ Project Charter to reflect our direction to establish a Shoreline Development Permit Area.

CARRIED

GM-2020-032

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff prepare draft bylaw language for the purpose of establishing a Shoreline Development Permit Area or the purpose of protecting the natural environment, its ecosystems and biological diversity, and to protect development from hazardous conditions.

CARRIED

GM-2020-033

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff explore whether a Development Permit Area can restrict the proliferation of development in the marine area.

CARRIED

GM-2020-034

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff develop potential Land Use Bylaw amendments to restrict wharf size, ramp size, type and size of access ramps and stairs, and mooring buoy anchor systems.

CARRIED

PROJECT CHARTER

Staff have prepared a draft project charter to reflect LTC direction for a third phase of the Keats Island Shoreline Protection project. The objectives of the project are to improve protection of the Keats Island shoreline, increase protection of development from hazards, and to update regulations for marine structures. To achieve these objectives, the Keats Island Official Community Plan (OCP) and Land Use Bylaw (LUB) will need to be amended in order to designate a Shoreline DPA and establish effective development permit guidelines, and include potential amendments to regulations related to marine structures. The draft project charter is found in Attachment 1.

ANALYSIS

Statutory Requirements and Consultation

Amending the OCP and LUB will be required to follow the statutory process for bylaw amendments, including holding a public hearing in accordance with the *Local Government Act (LGA)*. In accordance with the *Islands Trust Act*, the amendment bylaws must be approved by the Islands Trust Executive Committee, and the bylaw amending the OCP must be approved by the Minister of Municipal Affairs and Housing before final adoption by the LTC.

As the project would involve an OCP amendment, the LTC is required by the *LGA* to also consider opportunities for consultation with persons, organizations and authorities it considers will be affected.

The Workplan Overview in the draft project charter reflects the statutory requirements for bylaw adoption and no additional public consultation:

April 2021	July 2021	September 2021	November 2021	December / January/February 2022
1 st Reading of bylaw and referrals to First Nations and agencies	LTC consideration of referral responses / 2 nd Reading	CIM & Public Hearing	LTC Consideration of 3 rd Reading	Referral to EC and Ministry of Municipal Affairs

The LTC has the discretion to include additional public consultation as part of the project; options include a second Community Information Meeting or an open house, ongoing consultation with the Working Group, or distribution of communication materials. Staff note that consideration of additional consultation should take into account project budgets as well as staffing resources. The LTC should consider if it wishes to undertake additional consultation and direct staff accordingly by requesting amendments to the draft Project Charter.

Rationale for Recommendation

The draft project charter reflects LTC direction to establish a Shoreline DPA and to develop potential land use bylaw amendments for marine structures. Staff are recommending the LTC endorse the draft project charter, as per the recommendation found on Page 1 of this report.

ALTERNATIVES

1. Amend the project charter

The LTC may request further changes to the project charter. If significant changes are made to the project charter as presented, staff will need to bring back a revised timeline, workplan overview and budget for review. Recommended wording for the resolution is as follows:

That the Gambier Island Local Trust Committee amend the ‘Keats Island Shoreline Protection’ project charter by (specific details to be provided by the LTC) and endorse the project charter as amended.

NEXT STEPS

Once the project charter has been endorsed by the LTC, staff will proceed with a workplan and request funding confirmation, along with preparation of draft bylaw language.

Submitted By:	Jaime Dubyna Planner 2	November 4, 2020
Concurrence:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	November 10, 2020

ATTACHMENTS

1. Project Charter, dated November 19, 2020

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

Gambier Island Local Trust Committee

Date: November 19, 2020

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 2020
Staff prepare draft bylaw language, LTC consideration of draft bylaw language	February 2021
LTC consideration of 1 st reading, bylaw referrals to First Nations, Agencies and adjacent LTAs	April 2021
<i>Legal Review (discretionary)</i>	May / June 2021
LTC consideration of referral responses, legal review and 2 nd Reading	July 2021
Community Information Meeting & Public Hearing	September 2021
3 rd reading of proposed bylaws, Executive Committee approval	Nov/Dec 2021
Ministerial approval, adoption of bylaw amendments, distribution of communication materials	January/February 2022
LTC Adoption of bylaws	Spring 2022

Project Team

Planner 2	Project Manager
Regional Planning Manager	Project Sponsor
Legislative Clerk	Administrative Support
GIS Department	Mapping Support
RPM Approval: Date:	LTC Endorsement: Resolution #: Date:

Budget

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

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



MEMORANDUM

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

DATE OF MEETING: November 19, 2020

TO: Gambier Island Local Trust Committee

FROM: Heather Kauer, Regional Planning Manager
Northern Team

SUBJECT: 2021 Local Trust Committee Meeting Schedule

RECOMMENDATION

1. That the Gambier Island Local Trust Committee schedule its regular business meetings on the following dates in 2021: February 4, April 1, May 27, July 22, September 30, and November 4.

DISCUSSION

Each Local Trust Committee (LTC) is asked to endorse, by resolution, its regular business meeting schedule for 2021. 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, Trust Fund Board, 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 meetings. Meeting details will be advertised in accordance with legislated notification requirements.

Submitted By:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	October 16, 2020
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ATTACHMENT

1. Tentative 2021 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 19	January 21	-	January 29	-	-	-
	-	-	February 4	-	February 1	February 9	-
	March 16	March 4	-	March 26	-	-	-
	-	April 15	April 1	-	April 6	April 13	April 21
	May 4	May 13	May 27	May 21	-	-	-
	-	June 17	-	-	June 21	June 1	-
	July 6	July 29	July 22	July 16	-	-	-
	-	-	-	-	August 9	August 3	-
	September 7	September 9	September 30	-	-	September 28	-
	-	October 21	-	October 8	October 4	-	-
	November 2	November 25	November 4		-	November 16	November 10
	-	-	-	December 10	December 6	-	-
Total	6	9	6	6	6	6	2
Start Time -In Person -on Zoom	10:30 am 10:00 am	10:30 am 10:30 am	10:30 am 10:30 am	11:30 am 10:00 am	11:00 am 9:30 or 10 am	9:30 am 9:30 am	10:00 am 10:00 am
Location if in person	Denman Activity Centre	Gabriola Arts & Heritage Centre	TBD	New Horizons	Judith Fisher Centre	Thetis Community Centre	TBD

Key Dates

Stat Holidays	Jan. 1; Feb. 15; Apr. 2, Apr. 5; May 24; Jul. 1; Aug. 2; Sep. 6; Oct. 11; Nov. 11; Dec. 25,26
Trust Council	March 9-11, June 8-10, Sept 21-23 Nov 30 - Dec 1-2 (all tentative)
Executive Committee	Jan 13, Feb 3, Feb 24, Mar 24, Apr 14, May 5, May 26, Jun 23, Jul 14, Aug 4, Sep 8 Oct 6, Oct 27, Nov 17, Dec 15
Financial Planning Committee	TBD
Islands Trust Conservancy	Mar 30, May 25, Jul 13, Oct 5, Nov 23 (tentative)
Trust Programs Committee	TBD
Local Planning Committee	TBD
SD 79 (Cowichan) Spring Break	Mar 15-26
SD 46 (Sunshine Coast) Spring Break	Mar 15-26
SD 68 (Nanaimo) Spring Break	Mar 13-28
SD 71 (Comox) Spring Break	Mar 22-Apr 1
AVICC Conference	April 16-18
LGMA Conference	June 15-17
UBCM Conference	Sept. 14-17



DATE OF MEETING: October 1, 2020
TO: Gambier Island Local Trust Committee
FROM: Jaime Dubyna, Planner 2
Northern Team
SUBJECT: Gambier Island Advisory Planning Commission

RECOMMENDATION

1. That the Gambier Island Local Trust Committee request that staff advertise for expressions of interest for the Gambier Island Advisory Planning Commission.
2. That the Gambier Island Local Trust Committee request that staff send letters to members of the Advisory Planning Commission whose terms will expire on October 3, 2020, inviting their expressions of interest for reappointment to the Advisory Planning Commission and thanking them for their participation.

REPORT SUMMARY

The Gambier Island Local Trust Committee (LTC) is asked to consider recruitment for its Gambier Island Advisory Planning Commission (APC).

The maximum number of APC members is nine, and terms are for two years. The APC currently has five members, on their second term, expiring on October 3, 2020. Following advertisement for expressions of interest, the LTC may consider appointments during the in camera session portion of the November 19, 2020 LTC regular business meeting.

ANALYSIS

Islands Trust Policy Statement:

A guiding principle of the Islands Trust Policy Statement (ITPS) is that “open, consultative public participation is vital to effective decision making for the Trust Area.” Moreover, Commitments of Trust Council include:

- **5.8.1** Trust Council holds that public participation should be part of the decision-making processes of all levels of government.
- **5.8.2** It is the position of Trust Council that local trust committees and island municipalities should, in establishing their official community plans and regulatory bylaws, provide opportunities for public input.
- **5.8.3** Trust Council holds that island communities within the Trust Area are themselves best able to determine the most effective local government structure to support their local autonomy and specific community needs within the object of the Islands Trust.

Local trust committees have a responsibility to ensure that members of the public can participate in planning processes, yet they have the freedom to determine the framework best suited to a particular Local Trust Area.

LTC Bylaw No. 150:

The authority to establish advisory planning commissions is granted to local trust committees through the *Islands Trust Act* and section 461(2) of the *Local Government Act* (LGA):

Advisory planning commission

461 (2) A board may, by bylaw, establish an advisory planning commission for one or more electoral areas or portions of an electoral area to advise the board, or a regional district director representing the electoral area, on all matters referred to the commission by the board or by that director respecting land use, the preparation and adoption of an official community plan or a proposed bylaw or permit that may be enacted or issued under this Part.

Advisory planning commissions are intended to advise local trust committees specifically on land use matters including Official Community Plans, and proposed bylaws or permits that may be issued under Part 14 of the LGA. Formal citizen representation on advisory planning commissions adds value and transparency to planning processes. It is important that an APC remains in place should a referral be recommended in the future.

Pursuant to section 461 of the LGA, the LTC has adopted Bylaw No. 150 cited as “Gambier Island Local Trust Committee Advisory Planning Commission Bylaw, 2018”, which identifies the planning commission, member composition, terms and roles, and rules for arranging, advertising and conducting commission meetings (Attachment 1). Pursuant to Bylaw No. 150, the LTC must, by resolution, appoint the members to two year terms, and may reappoint those members for a second two-year term.

CONSULTATION

Openings for the APC membership should be advertised in the local paper, on the LTC website, and through trustee networks. The LTC would consider expressions of interest at their November 19, 2020 regular business meeting.

NEXT STEPS

Should the LTC pass the recommended resolutions (page 1), staff will proceed with advertising and bring forward expressions of interest to the November 19, 2020 LTC regular business meeting, and send letters to members of the APC thanking them for their participation and invite them to reapply.

Submitted By:	Jaime Dubyna Planner 2	September 21, 2020
Concurrence:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	September 21, 2020

ATTACHMENTS

1. Bylaw No. 150

GAMBIER ISLAND TRUST COMMITTEE

BYLAW NO. 150

A BYLAW TO ESTABLISH ADVISORY PLANNING COMMISSIONS FOR THE GAMBIER ISLAND LOCAL TRUST AREA PURSUANT TO THE *LOCAL GOVERNMENT ACT* AND THE *ISLANDS TRUST ACT*

The Gambier Island Trust Committee, being the Local Trust Committee having jurisdiction on and in respect of the Gambier Island Local Trust Area in the Province of British Columbia, pursuant to the *Islands Trust Act*, enacts as follows:

1. Establishment

- a) The Gambier Island Local Trust Committee may appoint one or more Advisory Planning Commissions to advise the Local Trust Committee on all matters referred by the Local Trust Committee respecting land use, the preparation and adoption of an Official Community Plan or a proposed bylaw or permit that may be enacted or issued under Part 14 of the *Local Government Act*.

2. Appointment of Members

- a) The Local Trust Committee may, by resolution, appoint up to nine members to an Advisory Planning Commission (APC) to serve an initial two-year term, and may reappoint those members for a second two-year term.
- b) At least two thirds of APC members must be residents of the Local Trust Area.
- c) The Local Trust Committee may, by resolution, remove a member of an APC at any time.
- d) If a member is removed or resigns from an APC, the Local Trust Committee may, by resolution, appoint a new member to serve the balance of the term of the appointment.

3. Roles

- a) The APC members must, from among the members, elect a Chairperson, a Deputy Chairperson and a Secretary, during the first meeting after their appointment.
- b) The Chairperson will:
 - i) Receive referrals from the Local Trust Committee and, in response, determine when and where meetings will be held;
 - ii) Ensure that meetings are conducted in accordance with the requirements of this Bylaw and the *Local Government Act*;
 - iii) Sign meeting minutes to certify that they are true and correct following approval by the APC.
 - iv) Record a member's declaration of conflict of interest or potential conflict of interest, once a member has declared it;
 - v) In the absence of the Secretary, act in the role of Secretary or appoint another member of the APC to act in the role of Secretary.
- c) The Deputy Chairperson will:
 - i) Undertake the duties listed in 3b) above, in the Chairperson's absence.
- d) The Secretary will:

- i) Assist the Chairperson, as needed, to arrange meetings;
- ii) Ensure that public notice is posted or public advertisements are placed in advance of APC meetings;
- iii) Except where the Islands Trust has retained a professional minute taker to support the APC, record and maintain legible minutes of all APC meetings; forward copies of draft minutes to the Islands Trust office; ensure minutes are approved by the APC at a subsequent meeting; and provide copies of adopted minutes to the public upon request;
- iv) Inform the Local Trust Committee of the resignation of any APC member, within thirty (30) days of the resignation.

4. Referrals

- a) An APC will receive referrals on matters respecting land use, community planning or proposed bylaws and permits under Part 14 of the *Local Government Act*, which are referred directly to the Commission by the Local Trust Committee.
- b) A meeting on any particular referral must be held not more than (40) days after the date of receipt of that referral unless the Local Trust Committee has requested a response by an earlier specified date.
- c) Although the recommendations must be received by the Local Trust Committee, the Local Trust Committee is not bound by the recommendations.

5. Notice of Meeting

- a) An employee of the Islands Trust must provide documentation associated with any referral from the Local Trust Committee to all members of the APC.
- b) The Secretary must send a notice of meeting including a description of all referrals to be discussed to each member at least five (5) calendar days prior to the meeting.
- c) The Secretary must ensure an applicant is notified of the date, time and place of the meeting at which his or her application or proposal will be discussed, at least five (5) calendar days prior to the meeting.
- d) The Secretary must ensure the Local Trustees and the employee of the Islands Trust noted in 5a) are notified of each meeting at least five (5) calendar days prior to the day of the meeting.
- e) The Secretary must post the notice of meeting indicating the date, time, and place of any APC meeting at least five (5) calendar days prior to the meeting on a bulletin board on Gambier Island that is accessible to the public; such bulletin board to be the same as is used by the Local Trust Committee for the posting of any scheduled Local Trust Committee meeting.

6. Conduct of Meeting

- a) All deliberations of the APC must take place in a meeting, and all meetings must be held in a public facility and must be open to the public.
- b) A quorum is the lessor of three members or 50% of those appointed.
- c) The Chairperson is to convene the meeting and may adjourn the meeting from time to time.
- d) If the APC is considering an amendment to an Official Community Plan or a bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend the meeting and to be heard.

- e) If an applicant or agent fails to appear, despite being duly notified, deliberations and recommendations may be made in the applicant’s absence.
- f) At the request of any APC member, the Chairperson must invite an elected official, Islands Trust staff, or member of the public present at the meeting to comment on the matters before the Commission.
- g) The APC must not receive development proposals or other applications directly from applicants.
- h) The APC must not consult directly with other government agencies or organizations.
- i) If the Chairperson considers that another person at the meeting is acting improperly and in a manner that is disrupting the deliberations of the APC, the Chairperson may order that person expelled from the meeting.

7. Notice of Recommendation

- a) If the Local Trustees did not attend an APC meeting, they may request a verbal report from the Chairperson at a subsequent meeting of the Local Trust Committee.
- b) All APC recommendations shall be recorded as part of the meeting minutes, and may be recorded as resolutions, provided that where requested by any member, all dissenting opinions are also recorded.
- c) Where the Islands Trust has retained a professional minute taker to support the APC, the draft minutes will be forwarded directly to the Islands Trust office within seven (7) days of an APC meeting. An Islands Trust staff member will then forward them to the Chair and Secretary for inclusion in the next APC agenda for review and adoption.
- d) Where a professional minute taker has not been retained, all APC recommendations must be forwarded by the Secretary to the Local Trust Committee and to the Islands Trust Office, within seven (7) days of an APC meeting.

8. Transition

- a) "Gambier Island Local Trust Committee Advisory Planning Commission Bylaw, 2010", is repealed.

9. Citation

- a) This Bylaw may be cited as "Gambier Island Local Trust Committee Advisory Planning Commission Bylaw, 2018".

READ A FIRST TIME THIS	28 TH	DAY OF	JUNE	, 2018
READ A SECOND TIME THIS	28 TH	DAY OF	JUNE	, 2018
READ A THIRD TIME THIS	28 TH	DAY OF	JUNE	, 2018
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS				
	15 TH	DAY OF	AUGUST	, 2018
ADOPTED THIS	3 RD	DAY OF	OCTOBER	, 2018

SECRETARY

CHAIRPERSON



MEMORANDUM

Date: July 30, 2020

File: 0120-06

To: Council

From: Councillor Soprovich and Councillor Gambioli

Re: Notice of Motion regarding Anticoagulant Rodenticides

Notice of the following motion regarding “Anticoagulant Rodenticides” will be given at the September 14, 2020, regular Council meeting. At the September 28, 2020, regular Council meeting, after the proposed motion is moved and seconded, discussion on the proposed motion may be held.

Take notice that at the September 28, 2020, regular Council meeting, Councillor Soprovich, with Councillor Gambioli as seconder, will move:

WHEREAS anticoagulant rodenticides cause animals to suffer and die from primary and secondary poisoning;

AND WHEREAS anticoagulant rodenticides pose unacceptable risks to humans and the planet;

AND WHEREAS rodenticide use is regulated by the Province of British Columbia;

AND WHEREAS the District of West Vancouver cannot ban the use or sale of anticoagulant rodenticides by members of the public on private land;

THEREFORE BE IT RESOLVED THAT

- 1) the use of anticoagulant rodenticides on all District of West Vancouver owned properties be banned;
- 2) the Mayor send a letter, on behalf of Council, to the Province of British Columbia requesting that the use of anticoagulant rodenticides be banned in the province;
- 3) staff be directed to communicate the harmful impacts of anticoagulant rodenticides to all residents and businesses in the District of West Vancouver and to share findings about alternatives;
- 4) staff be directed to bring forward a brief report by the end of October outlining the implications of adding the objectives proposed in 1) and 3) above, under Council’s Strategic Goals, including consideration of District resources; and
- 5) staff be further directed to address what planned Strategic Objectives may need to be reconsidered and the implications of doing so.

MOVER: Councillor Soprovich

SECONDER: Councillor Gambioli

Information Supporting the Notice of Motion

Rodenticide use is regulated at the Provincial level. Under current legislation the District of West Vancouver (District) is not able to ban the use or sale of anticoagulant rodenticides on private land. However, the District is able to take action that would eliminate the use of such rodenticides in all District-owned facilities and on all District-owned lands.

The BC government acknowledges that anticoagulant baits "cause death by internal bleeding and present a moderate to high risk of secondary poisoning to other animals that might eat the poisoned rat," yet Provincial policy permits their continued use.

The District of North Vancouver recently considered and passed a similar resolution. The District of North Vancouver report is attached as Appendix A.

Financial Implications

Staff note that due to the COVID-19 pandemic the majority of the District's public engagement processes are being conducted virtually. A digital public information campaign, accompanied by targeted mail-outs to business owners, would not have significant cost implications.

APPENDIX A – District of North Vancouver Report regarding Anticoagulant Rodenticides

Recommendation for Howe Sound Community Forum (HSCF) from Ocean Watch Action Committee

1. Background
2. Three Recommendations
3. Suggested Council Resolution

1. Background:

In 2017 The Coastal Ocean Research Institute (Vancouver Aquarium), produced the Ocean Watch Howe Sound Report. This comprehensive report was a culmination of collaboration and engagement supported by the HSCF. It provided a snapshot assessment of the health of the Howe Sound marine area and action items to be taken in order to improve ocean health. The Howe Sound Community Forum members supported the creation of the Ocean Watch Task Force (OWTF) with a mandate as stated in the Terms of Reference (Nov. 2017) to:

- Identify which actions in the Ocean Watch: Howe Sound Action Plan are within the mandate and reach of member communities.
- Focus on the identifying selected actions by Local Governments for implementation and highlight potential actions that include policy integration and collaboration between member Local governments and First Nations;
- Contribute information on what action local governments and Squamish Nation are already undertaking toward the goals.
- Recommend a process through which the selected actions get done
- Complete its work within six months.

Local governments appointed staff and elected representatives to participate in task force meetings. The task force met approximately every six weeks and Co-Chair Trustee Stamford reported to the HSCF in May 2018. A request to extend the term of the Task Force was supported, the Terms of Reference updated (Jan. 2019). The deliverables were a) bring forward recommendations and processes to Howe Sound Community Forum members that target selected actions for local governments to achieve and b) report at the Howe Sound Community Forums on recommendations, timelines and progress to-date on the Action Plan.

An example of supported actions by local governments was funding and leadership of the [Marine Reference Guide](#). This project is on track to complete in 2021.

Co-Chair Stamford reported on the [strategic plan](#) as part of the deliverable at the HSCF April 2019. The Task Force continued to meet regularly concluding with targeted selected actions for local governments to achieve. The final report and recommendations were presented by Co-Chair Doug Race at the HSCF October 2019 with the following recommendations:

1. A new Terms of Reference be developed by members of the Howe Sound Community Forum that defines a governance structure for a new Ocean Watch Task Force (or similar body) that provides for a more focused follow-up of the Strategic Plan actions, continues the role as Leadership Team for the Marine Reference Guide, and provides opportunities to advocate on marine issues on a regional basis;
2. This new Terms of Reference be developed in a ½ day workshop, tentatively hosted by the Town of Gibsons at a date to be determined (before the end of the year), with representation from Forum members and participating NGOs; and
3. Consideration be given to the provision of ongoing financial support to the Ocean Watch Task Force from Forum members to enable appropriate coordination of strategic actions.

In September 2020, Ocean Wise (formerly known as Vancouver Aquarium) undertook an update on action items and produced the [Howe Sound Ocean Watch 2020 Edition](#). New information and actions items will amend the Task Force strategic plan.

[The Howe Sound Biosphere Region Initiative Society](#) (HSBRIS), striving for Howe Sound to be designated a UNESCO Biosphere Region, has been an active participant in the Ocean Watch Task Force, along with David Suzuki Foundation and Ocean Wise representatives. HSBRIS convened the former members of the Ocean Watch Task Force, now the *Ocean Watch Action Committee* on October 4th. Full list of participants and copies of meeting minutes are available at www.howesoundbri.org.

It is acknowledged that continued collaboration, commitment and resourcing by local governments are important to fulfill the strategic plan, the completion and transition of ongoing management of the Marine Reference Guide.

2. Three recommendations:

The HSCF Members:

1. Support continued appointment and participation of staff and elected officials in a renewed Ocean Watch Action Committee, a working group and network of organizations dedicated to advancing governmental actions.
2. Agree to the Howe Sound Biosphere Region Initiative Society act as the host society for the network and committees.
3. Receive the Ocean Watch 2020 Edition and support the seven recommended actions.

3. Suggested local government resolution:

WHEREAS continued collaboration, commitment and resourcing by governments are important to advance local, regional and national actions to support ocean marine health in the Átl'ka7tsem/Howe Sound bioregion, be it resolved:

THAT the Ocean Wise Ocean Watch 2020 Edition and resulting Action Items be received;

AND THAT participation by *(insert gov't name)* representatives, *(title)* staff member(s) and *(insert elected representative title)* in the Ocean Watch Action Committee be supported in order to continue to advance identified recommended actions in the Ocean Wise Howe Sound Ocean Watch 2020 Edition.

AND THAT the Howe Sound Biosphere Region Initiative Society be recommended as host society for the Ocean Watch Action Committee.



Islands Trust Conservancy Report to Local Trust Committees and Bowen Island Municipality October 6, 2020

Islands Trust Conservancy Board News

In accordance with *Ministerial Order M192 – Local Government Meetings & Bylaw Process* and *Province of BC Bill 19 – 2020*, the Islands Trust Conservancy cannot conduct public in-person meetings at this time. In order to meet the principles of openness, transparency, and accessibility, meetings of the Board will be held electronically over the period August 26 to October 31, 2020. They will be live streamed, and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair.

Board and Staff Updates:

- ITC Board noted the resignation of appointed member Hannon. New appointments are delayed due to the BC election, but a notice of appointment has been provided to the Crown Agencies and Board Resourcing Office to fill the position.
- ITC welcomed back Corlynn Strachan as its Administrative Assistant, extending farewell to Alexandra Trifonidis who acted in the position for the last two years.
- ITC Manager, Jennifer Eliason, on temporary assignment since July 2018, has taken a permanent position with BC Parks as a Senior Parks and Protected Areas Planner. Next steps for filling the position of ITC Manager are being considered.

The ITC Board received a presentation from Shauna Doll, Gulf Islands Forest Conservation Project Coordinator, from the Raincoast Conservation Foundation, which included recommendations for policy reform to protect endangered forests and habitats within the Islands Trust Area.

Regional Conservation Plan Updates

The science-based and community-informed Regional Conservation Plan guides the work of ITC. The ITC continues to work towards 4 long-term goals and 25 objectives that further conservation in the entire Trust Area. For more information, visit www.islandstrustconservancy.ca/media/84821/itc_2018-11_rcp-2018-2027-web_final.pdf.

Goal 1 – Science-based Conservation Planning

The ITC is working on a Memorandum of Understanding with Islands Trust and the Martin Conservation Decisions Lab at the University of British Columbia to partner on data acquisition and analysis.

Goal 2 – Strong relationships with First Nations

Reflecting the intent of UNDRIP, TRCC, and the [ITC Reconciliation Declaration](#), ITC Board approved the removal of “Canada’s” from the ITC tagline so that the tagline reads “Protecting islands in the Salish Sea”, and revised its vision statement as follows:

The Islands Trust Conservancy vision is for a network of protected areas that preserve in perpetuity the natural systems of the islands in the Salish Sea.

ITC Board directed staff to complete an ITC Reconciliation Action Plan that incorporates actions identified in Goal 2 of the Regional Conservation Plan.

Goal 3 – Protection of core conservation areas

ITC has received \$597,000 in funding from Environment and Climate Change Canada (ECCC) for the Species at Risk (SAR) Program and is in the final stages of negotiating the Contribution Agreement which will extend until March 31, 2023. Organizational implications include the addition of a SAR Program Coordinator and Summer Co-op position as well as funding for:

- SAR surveys and monitoring
- Restoration of critical habitat
- SAR outreach materials and events
- Costs associated with land securement
- Engagement and work with First Nations

Funding cannot be used for land purchase.

ITC Board considered its fall intake for the Opportunity Fund, a grant program for hard to fundraise costs associated with land conservation.

Goal 4 – A strong voice for nature conservation

The Board approved a proposed 2021/22 Budget and forwarded it to Financial Planning Committee for Islands Trust budget planning. Staff noted that they are considering options for socially responsible investing, and are planning to move ITC funds into impact investments. The Board requested more information about this move for its November meeting.

Covenant Management and Outreach Specialist briefed the Board on completion of the 2020 forest outreach campaign, where letters and NAPTEP brochures were mailed to landowners to encourage conservation.

Activities by Local Trust Area/Island Municipality

Bowen – ITC Board awarded a \$5,000 Opportunity Fund grant to the Bowen Island Conservancy for conservation work on Bowen Island.

ITC removed danger trees at the Singing Woods Nature Reserve.

Please feel free to contact the Islands Trust Conservancy for more details.

Kate-Louise Stamford, Chair kstamford@islandstrust.bc.ca

Islands Trust Conservancy itcmail@islandstrust.bc.ca

Denman – ITC is working with the Denman Conservancy Association to remove invasive species and manage trails in the Morrison Marsh, Lindsay Dickson, Inner Island and Valens Brook Nature Reserves.

Gabriola – ITC is working with the Gabriola Land and Trails Trust to do trail maintenance in the Elder Cedar Nature Reserve and install signage at the Coats Millstone Nature Reserve. Invasive species removal is happening at the Elder Cedar Nature Reserve and at a covenant area.

Galiano – Restoration work is being done and monitored at the Trincomali Nature Sanctuary.

Gambier/Keats – ITC will receive \$12,000 from the Convention of Baptist Churches as a required contribution related to the transfer of the Sandy Beach property to ITC. The ITC Board directed staff to create a Property Management Fund with \$10,000 and use the remaining \$2,000 to finalize the conservation covenant for the land.

Lasqueti – The ITC is working in partnership with the Lasqueti Island Nature Conservancy on restoration of wetland and riparian habitat at a pond on the Salish View Nature Reserve. Restoration work is also ongoing at the Mount Trematon and John Osland Nature Reserves.

North Pender/Sidney Island – Staff continue to work in collaboration with Parks Canada, First Nations, FLNRORD and the Sallas Strata on the Sidney Island Ecological Restoration Project.

Salt Spring – the owners of land adjacent to the Lower Mount Erskine Nature Reserve have met all the requirements to covenant their land and staff are proceeding with covenant registration. Invasive species management is occurring on the McFadden Creek and Lower Mount Erskine Nature Reserves and in two covenant areas.

Thetis – ITC Board reviewed bylaws 108 and 109 and noted that its interests were unaffected. ITC is working with the Thetis Island Nature Conservancy to manage invasive species and provide signage in the Fairyslipper Forest Nature Reserve. Species at Risk surveys are also ongoing in the Fairyslipper and Moore Hill Nature Reserves.

*Please feel free to contact the Islands Trust Conservancy for more details.
Kate-Louise Stamford, Chair kstamford@islandstrust.bc.ca
Islands Trust Conservancy itcmail@islandstrust.bc.ca*



Board of Variance

File Number	Applicant Name	Date Received	Purpose
GM-BOV-2020.1	Werkema, Klaas & Christine Planner: Sonja Zupanec	11-Sep-2020	PID: 003-460-011 Board of Variance application. Civic address: 1310 Sea Ranch Shoreline, Gambier Island, BC.
Planning Status			
Status Date: 29-Sep-2020 File material reviewed by Legislative Clerk, opened & assigned.			

Development Variance Permit

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

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2020.10	Miller Thomson Planner: Sonja Zupanec	24-Jul-2020	PID: 005-936-861 To obtain a minor setback variance in advance of a strata approved subdivision
Planning Status			
Status Date: 15-Sep-2020 Pending receipt of further information.			



Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2020.11	Miller Thomson	24-Jul-2020	PID: 005-937-035 To obtain a minor setback variance in advance of a strata approved subdivision

Planner: Sonja Zupanec

Planning Status

Status Date: 15-Sep-2020
Pending receipt of further information.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2020.12	Miller Thomson	24-Jul-2020	PID: 005-937-051 To obtain a minor setback variance in advance of a strata approved subdivision

Planner: Sonja Zupanec

Planning Status

Status Date: 15-Sep-2020
Pending receipt of further information.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2020.13	Miller Thomson	24-Jul-2020	PID: 005-937-191 To obtain a minor setback variance in advance of a strata approved subdivision

Planner: Sonja Zupanec

Planning Status

Status Date: 15-Sep-2020
Pending receipt of further information.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2020.14	Miller Thomson	24-Jul-2020	PID: 005-937-213 To obtain a minor setback variance in advance of a strata approved subdivision

Planner: Sonja Zupanec

Planning Status

Status Date: 15-Sep-2020
Pending receipt of further information.



Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2020.15	Miller Thomson	24-Jul-2020	PID: 005-150-744 To obtain a minor setback variance in advance of a strata approved subdivision

Planner: Sonja Zupanec

Planning Status

Status Date: 15-Sep-2020
Pending receipt of further information.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2020.2	The Convention of Baptist Churches of BC (Seneca Consulting)	24-Mar-2020	PID: 014-385-694 Building a retaining wall. Civic address: 900 Keats Island Road, Keats Island, BC.

Planner: Sonja Zupanec

Planning Status

Status Date: 15-Sep-2020
Pending receipt of further information.

Status Date: 03-Jun-2020
File transferred to Planner Zupanec.

Status Date: 30-Apr-2020
Planner reviewing file.

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

Planner: Sonja Zupanec

Planning Status

Status Date: 15-Sep-2020
Pending receipt of further information.



Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2020.4	Miller Thomson	24-Jul-2020	PID: 003-357-490 To obtain a minor setback variance in advance of a strata approved subdivision

Planner: Sonja Zupanec

Planning Status

Status Date: 15-Sep-2020
Pending receipt of further information.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2020.5	Miller Thomson	24-Jul-2020	PID: 005-936-241 To obtain a minor setback variance in advance of a strata approved subdivision

Planner: Sonja Zupanec

Planning Status

Status Date: 15-Sep-2020
Pending receipt of further information.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2020.6	Miller Thomson	24-Jul-2020	PID: 005-936-306 To obtain a minor setback variance in advance of a strata approved subdivision

Planner: Sonja Zupanec

Planning Status

Status Date: 15-Sep-2020
Pending receipt of further information.

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

Planner: Sonja Zupanec

Planning Status

Status Date: 15-Sep-2020
Pending receipt of further information.



Development Variance Permit

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

Planner: Sonja Zupanec

Planning Status

Status Date: 15-Sep-2020
Pending receipt of further information.

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

Planner: Sonja Zupanec

Planning Status

Status Date: 15-Sep-2020
Pending receipt of further information.

Rezoning

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

Planner: Bronwyn Sawyer

Planning Status

Status Date: 01-Oct-2020
Amendment Bylaw 152 given first reading as amended and second reading, referrals to be send, and direction to hold CIM and PH.

Status Date: 01-May-2020
Information received. Being reviewed by planner

Status Date: 11-Oct-2019
Applicant to provide information requested as per LTC direction



Applications

Islands Trust
 LTC EXP SUMMARY REPORT F2021
 Invoices posted to Month ending September 2020

630 Gambier	Invoices posted to Month ending September 2020	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	500.00	91.79	408.21
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	3,815.00	484.00	3,331.00
65210-630	LTC - Local Exp - APC Meeting Expenses	255.00	0.00	255.00
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>4,614.00</u>	<u>484.00</u>	<u>4,130.00</u>
Projects				
73001-630-2016	Gambier OCP/LUB	4,000.00	0.00	4,000.00
73001-630-3003	Gambier RAR	3,500.00	0.00	3,500.00
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>0.00</u>	<u>11,000.00</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	<p>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:</p> <p>“The Gambier Island Local Trust Committee shall make all reasonable efforts, in the consideration of appointments to the advisory planning commission that members are:</p> <ol style="list-style-type: none"> a. Representative of a broad cross section of the geographical areas of the Gambier Island Local Trust Committee area; b. Representative of a range of backgrounds and expertise that is supportive to each other in the consideration of matters referred to the advisory planning commission; c. Where feasible and practical of a balanced representation of gender and age groups. <p>Consideration shall be given to the following criteria in any appointment:</p> <ul style="list-style-type: none"> • 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	<p>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.</p>

No	Meeting Date	Resolution No.	Issue	Policy
3.	October 26, 2017	GM-2017-065	Development Permit Area (DPA) No. 3: Riparian Areas administration	<p>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:</p> <ul style="list-style-type: none"> 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	<p>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.</p>
5.	January 25, 2018	GM-2018-009	First Nations Words, Phrases and Place Names	<p>It was MOVED and SECONDED that the Gambier Island Local Trust Committee adopt the following standing resolution:</p> <ul style="list-style-type: none"> 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	<p>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:</p> <p>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:</p> <ul style="list-style-type: none"> 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	<p>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.</p>



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

Jaime Dubyna

Rec'd: 12-Feb-2015

3. Keats Island Shoreline Protection Project - Phase 2

Responsible

Dates

Review of OCP and LUB to implement shoreline protection measures.

Jaime Dubyna

Rec'd: 31-Jan-2019

Marnie Eggen

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

Rec'd: 24-Oct-2013

Kate-Louise

Stamford



Gambier Island

1. <i>Development Approval Information Bylaw</i>	Responsible	Date Received
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Develop and adopt a D.A.I bylaw for the Gambier Trust Area.

2. <i>Squamish First Nation Consultation</i>	Responsible	Date Received
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Scope interim strategies pending completion of a possible protocol agreement to address protection of archaeological and heritage resources.

31-Jan-2012

3. <i>Gambier LUB Review</i>	Responsible	Date Received
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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.



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

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



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**
Email information@islandstrust.bc.ca
Web www.islandstrust.bc.ca

October 2, 2020

File No.: 12-05-6410-03-2020

Via Email: Minister.Transportation@gov.bc.ca

marc.garneau@parl.gc.ca

The Honourable Claire Trevena
Minister of Transportation and
Infrastructure
PO Box 9850 Stn Prov Govt
Victoria BC V8W 9T5

The Honourable Marc Garneau
Minister of Transport
330 Sparks Street
Ottawa ON K1A 0N5

Re: New Brighton dock – Gambier Island, Howe Sound, British Columbia

Dear Minister Trevena and Minister Garneau:

On behalf of Islands Trust Council, I am writing to request your assistance on an important matter affecting the Gambier Island community in the Islands Trust Area. The community located on the southwest peninsula of Gambier Island, in Howe Sound, is facing the very real prospect of losing its primary port facility, the New Brighton dock. The dock has provided critical public access to the community for over a century. It provides passenger ferry access, local moorage, and is the critical remote access point for basic services, including emergency services. The Islands Trust Council requests your assistance to ensure that this critical public access point is preserved.

The community on Gambier Island's southwest peninsula has no schools, shops, or medical services. Access to these services is by water, via the New Brighton dock. Originally constructed in 1917, the New Brighton dock is the only all-season sheltered port and is the community's primary access point for work, school, supply delivery and emergency services. It is the only port on the island serviced by BC Ferries, designated as route 13. Route 13 is a contracted passenger ferry service, making ten trips to New Brighton dock daily, amounting to upwards of 35,000 people trips annually. The dock is a deep-water port with a pier structure and floats providing moorage for approximately 22 small boats. It is situated within provincial Water Lot 5087 (New Westminster District) and is approached directly by a public road maintained by the Ministry of Transportation and Infrastructure.

In 2001, and then again in 2012, Transport Canada contacted the Gambier Island Community Association ("GICA") and the Sunshine Coast Regional District ("SCRD") and expressed its intention to divest itself of the New Brighton dock. In 2012, in consultation with the GICA, the SCRDC communicated its willingness to Transport Canada to enter into negotiations to transfer the dock to the SCRDC. Transport Canada transferred ownership of the New Brighton dock to the Skwxwú7mesh Uxwumixw (Squamish Nation) in 2013.

At the time of divestiture, the Squamish Nation was to maintain public access and use of the dock for five years through an Operating Agreement. The Operating Agreement term has now expired and public use and access to the dock is now in question. We have been told that Squamish Nation staff have advised GICA there are several potential private sector buyers interested in the dock, but Squamish Nation Council may also consider public ownership as an option.

.../2

The New Brighton dock generates no revenue and is not supported by local taxation. The local community is small and does not have the financial or administrative wherewithal to acquire and operate the port. We are very concerned that the sale of the dock to a private entity could result in the end of passenger ferry service, local moorage, and the critical remote access point for emergencies. An additional negative consequence of such a transfer is the possible loss of access to the community's only barge-loading facility, which sits within the same water lot, the development of which was approved by the provincial Ministry of Transportation and Highways in 1998. While that critical piece of infrastructure is completely independent of the New Brighton dock, insofar as the divesture process was concerned, a transfer of Water Lot 5087 to a private sector buyer of the dock may negatively affect the community's use of and access to the barge ramp. We understand that the Province of B.C. is currently the holder of Water Lot 5087; it was not transferred to the Squamish Nation.

Gambier Island's southwest peninsula community has been put in the untenable position of potentially losing its primary public port access. The community has been advocating to federal, provincial, regional elected representatives, and the Squamish Nation Council to support a joint solution.

The community needs a provincial or federal commitment to preserve the New Brighton dock as a public facility. With this in mind, Islands Trust Council requests that the Province of British Columbia or Transport Canada acquire the dock from the Squamish Nation, and/or assist in the acquisition of the dock by a public entity such as the Sunshine Coast Regional District. In this way, the New Brighton dock will be preserved as a critical transportation hub and lifeline for a small, but growing, community in the Islands Trust Area.

Thank you for your consideration of this matter.

Yours truly,



Peter Luckham
Chair, Islands Trust Council
pluckham@islandstrust.bc.ca

Cc: The Honourable Selina Robinson, Minister of Municipal Affairs and Housing
Doug Caul, Deputy Minister, Ministry of Indigenous Relations and Reconciliation
John Allan, Deputy Minister, Ministry of Forests, Lands, Natural Resources and Rural Development
Squamish Nation Council
Sunshine Coast Regional District Board
Nicholas Simons, MLA, Powell River-Sunshine Coast
Patrick Weiler, MP, West Vancouver - Sunshine Coast – Sea to Sky Country
Mark Collins, BC Ferries President and CEO
Gambier Island Local Trust Committee
Islands Trust Council
Islands Trust website



October 14, 2020

Peter Luckham, Chair
Islands Trust Council
1627 Fort Street, Suite 200
Victoria BC V8R 1H8

Reference: 296725
Your file: 12-05-6410-03-2020

Dear Chair Luckham:

Re: New Brighton Dock

I am writing in response to your letter of October 2, 2020, addressed to the Minister of Transportation and Infrastructure, regarding the New Brighton dock.

Due to the provincial election, the minister is not in a position to respond to your comments. Once the election period is complete, we will ensure the matters you have raised are shared with the incoming Minister of Transportation and Infrastructure.

In the meantime, I have shared your letter with ministry staff so they will be aware of your comments.

Thank you for taking the time to write.

Sincerely,

Kevin Richter
Acting Deputy Minister

Copy to: Office of the Minister of Municipal Affairs and Housing

Doug Caul, Deputy Minister
Ministry of Indigenous Relations and Reconciliation

John Allan, Deputy Minister
Ministry of Forests, Lands, Natural Resources and Rural Development

Kirk Handrahan, Executive Director
Marine Branch

Coastal Western Hemlock Forests

What are Coastal Western Hemlock Ecosystems?

The Coastal Western Hemlock (CWH) zone describes a unique set of ecosystems that stretch along the north Pacific coast of North America, encompassing most of coastal BC. The wet, temperate rainforests that characterize the CWH zone are still widespread in BC; however, a number of rare CWH ecosystems adapted to the dry, Mediterranean conditions found in and around the Salish Sea are under threat and under-protected.

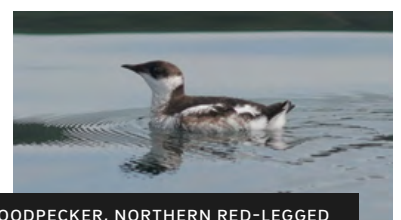
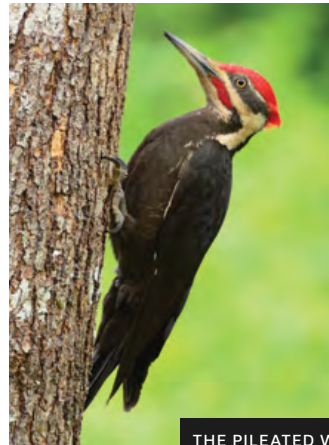
Why are CWH Forests Important?

Extending from sea level to 1000 metres, the CWH zone may support the greatest diversity and abundance of wildlife habitat in BC. Large, old-growth trees provide critical habitat for species-at-risk like the Marbled Murrelet and Northern Goshawk.

Snags provide nesting and foraging habitat for birds and small mammals. Fallen trees support amphibians, fungi and mosses, and act as nurse logs for seedlings. Root systems control and filter rainwater runoff into streams, protecting salmon habitat.

In addition to supporting biodiversity, CWH forests benefit our communities by:

- Providing cultural and spiritual places for First Nations that have lived in the region since time immemorial
- Mitigating climate change by capturing and storing carbon from the atmosphere
- Capturing rainwater and controlling and filtering runoff into lakes and streams, protecting drinking water and mitigating risk of flooding and drought
- Reducing pollution by removing dust, pollen, and smoke from the air
- Increasing property values
- Providing recreational opportunities and spaces for relaxation



THE PILEATED WOODPECKER, NORTHERN RED-LEGGED FROG, AND MARBLED MURRELET ARE AMONG THE MANY SPECIES THAT DEPEND ON CWH FORESTS



Western islands



Eastern islands

CWH Forest Ecosystems

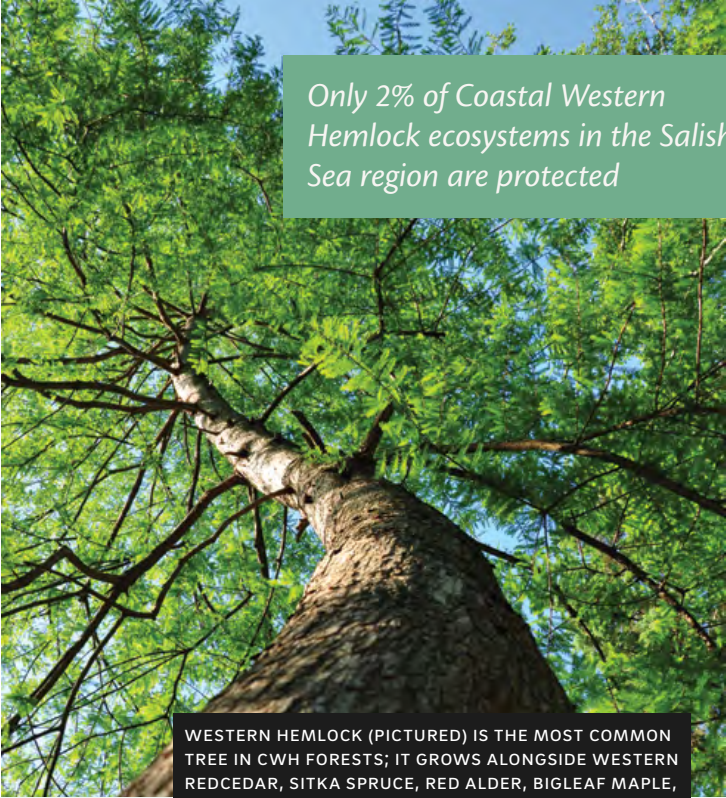
- Young forest (40–80 yrs)
- Mature forest (80–250 yrs)
- Old forest (over 250 yrs)
- Other land cover
- Coastal Douglas-fir forests



Why are CWH Forests at Risk?

As a result of past logging and development, 13 unique CWH ecosystems are at risk. While unsustainable logging remains one of the greatest threats to forests, the rarest CWH ecosystems occur in the Lower Mainland, Sunshine Coast, Howe Sound islands, and eastern Vancouver Island, where they also face widespread urban and rural development and other pressures from a growing human population. Climate change is expected to add to impacts on CWH forests. Intensifying summer drought will stress trees (as already seen in western redcedar die-offs), which will have cascading effects throughout the forest ecosystem.

The CWH ecosystems of the Salish Sea are among the rarest and most threatened in BC. Two thirds of historic forests in this region have been logged in the last 120 years while another 25% have been permanently converted to other land uses. Only 2% of CWH ecosystems in the Salish Sea region are protected, highlighting the urgent need to conserve remaining mature and old-growth forests.



Only 2% of Coastal Western Hemlock ecosystems in the Salish Sea region are protected

WESTERN HEMLOCK (PICTURED) IS THE MOST COMMON TREE IN CWH FORESTS; IT GROWS ALONGSIDE WESTERN REDCEDAR, SITKA SPRUCE, RED ALDER, BIGLEAF MAPLE, GRAND FIR, SHORE PINE, DOUGLAS-FIR, AND ARBUTUS

What You Can Do

Become a forest steward:

- Protect living trees and large patches of natural forest
- Leave standing dead trees (snags) and fallen trees to decay in place to provide shelter and food for wildlife
- Restrict vehicle and livestock access into forests
- Control invasive species, like ivy, holly, daphne, and broom
- Keep cats indoors as much as possible
- Garden with native species
- Keep forest health in mind while managing fire risk. Focus on fire-proofing your home and planting a buffer of fire-resistant native plants like salal and Oregon grape. Help protect your community by protecting older forests: their high moisture-holding capacity makes them a natural fire break.
- Become a citizen scientist—add your observations to a growing global database using the iNaturalist app, or keep a nature journal

Consider how your community can protect forests through Environmental Development Permit Areas and conservation guidelines in your Official Community Plan and Land Use Bylaw.

Permanently protect land with conservation covenant.

A covenant is a voluntary, legal agreement between you and a conservancy that protects land from development—not just while you live on the land, but also for future caretakers of the land. Covenants registered through the Islands Trust's **Natural Areas Protection Tax Exemption Program (NAPTEP)** are eligible for a 65% reduction in property taxes on the portion of land protected.

Create a nature reserve through a donation of land to a conservancy or parks agency. If you donate land with significant ecological value, you may be eligible for additional tax benefits through the federal Ecological Gifts Program.

Opportunity Fund grants can help cover costs associated with protecting land. Contact Islands Trust Conservancy to learn more at 250-405-5186 or itcmail@islandstrust.bc.ca.

For information on conservation covenants, land donations, and stewardship programs, contact:

Islands Trust Conservancy

islandstrustconservancy.ca

itcmail@islandstrust.bc.ca

250-405-5186

Gambier Island Conservancy

gambierc.ca (New website coming soon: gambierislandconservancy.ca)

gambierconservancy@gmail.com

This resource is adapted from material developed by Islands Trust Conservancy in collaboration with the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership and Raincoast Conservation Foundation.

