



Gambier Island Local Trust Committee

Regular Meeting Addendum

Date: May 24, 2018
Time: 9:00 am
Location: Gibsons Public Market
473 Gower Point Road
Gibsons, BC

| | | Pages |
|-------------|-------------------------------------------------------------------------------|--------------------|
| 12. | LOCAL TRUST COMMITTEE PROJECTS | 9:40 AM - 10:10 AM |
| 12.1 | <i>Gambier Official Community Plan Review Project - Staff Report</i> | 2 - 5 |
| 12.3 | <i>Riparian Areas Regulation - Gambier/Anvil/Bowyer - Staff Report</i> | 6 - 7 |
| | --BREAK--10:10 - 10:25 | |



DATE OF MEETING: May 24, 2018
TO: Gambier Island Local Trust Committee
FROM: Madeleine Koch, Planner 2
Northern Team
COPY: Ann Kjerulf, Regional Planning Manager
Sonja Zupanec, Island Planner
SUBJECT: Official Community Plan Review Project Update

RECOMMENDATION

1. That the Gambier Island Local Trust Committee endorse the draft revised project charter dated May 24, 2018, with the addition of the following objectives for a forest cover workshop: [list objectives].

BACKGROUND

At the meeting of April 19, 2018, the Gambier Island Local Trust Committee (LTC) passed the following resolution:

GM-2018-031

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request a status report from staff regarding the Gambier Island Official Community Plan Project.

During Trustee discussion of the motion, it was indicated that holding a “forest cover workshop” should be a priority deliverable for the Official Community Plan (OCP) project.

Advancement of the OCP project has been delayed due to staff resources being directed to other LTC projects and applications. Coordination of early First Nations engagement has also been challenging.

To date, the following OCP review activities have taken place:

- Preliminary consultation with First Nations took place in 2016 and early 2017;
- A community survey was conducted in 2016;
- The LTC collaborated with the Coastal Douglas Fir Conservation Partnership to produce mapping of priority conservation areas;
- Staff have conducted an internal technical review of the existing OCP, which identified opportunities for additions, revisions, and restructuring; and
- The APC has commented on two referrals regarding the OCP project.

Issues and Opportunities

Given the challenges with early First Nations engagement, new LTC priorities regarding forest cover, and issues and opportunities identified during staff's technical review of the existing OCP, a draft revised project charter is attached. The attached draft project charter has been changed in the following ways:

- First Nations engagement is identified as an ongoing activity, rather than a milestone to be reached prior to beginning other aspects of the OCP review;
- "Forest conservation" has been added to the list of in scope topics and a "forest cover workshop" has been added to the work plan;
- LTC review of staff's OCP technical review has been added to the work plan;
- The work plan has been reduced, pending LTC direction on consultation priorities (based on LTC consideration of the OCP bylaw technical review).

Upon conducting the technical OCP review, staff identified issues and opportunities with the OCP. The draft project charter proposes that the LTC consider the existing OCP in light of staff's technical review notes, and then give direction on priority areas for community consultation. The OCP with technical review notes can be included as part of the July 28th agenda package.

Staff request that the LTC describe the objectives for the "forest cover workshop" in detail as part of the recommendation on page 1, so that staff may present options for the workshop content and format.

NEXT STEPS

If the recommendation is concurred in by the LTC, staff will prepare the OCP technical review document for the LTC's consideration, and carry out next steps for planning a forest cover workshop.

| | | |
|---------------|---------------------------------------------------|--------------|
| Submitted By: | Madeleine Koch, MCIP, RPP, Planner 2 | May 22, 2018 |
| Concurrence: | Ann Kjerulf, MCIP, RPP, Regional Planning Manager | May 23, 2018 |

ATTACHMENTS

1. Existing Project Charter
2. Draft Revised Project Charter

Gambier OCP Review Project Charter

Gambier Island Local Trust Committee

Date: April 20, 2015

Revised: November 19, 2015; July 28, 2016; August 31, 2017

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

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

Objectives

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

In Scope

- Land uses and policies for the Wilderness Conservation lands
- Park and trail prioritization
- Updating OCP schedules with current mapping data
- Protection of archaeological and cultural sites

- Shoreline protection
- Policies to promote economic development
- Policies to promote livability and services for island residents
- Review of advocacy policies
- Review of DPAs
- Review of Private Institutional policies

Out of Scope

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

Workplan Overview

| Deliverable/Milestone | Date |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Phase 1: OCP Amendments in response to First Nations engagement, legislative changes, housekeeping, and consideration of initial APC input | September—December 2017 (Public Hearing Jan. 2018) |
| Phase 2: OCP Amendments to address environmental policies (wilderness conservation, shoreline protection, archaeological protection); Community Survey #2; Referral Agencies Consultation; update mapping (CDFCP); DPAs; continued First Nations and APC engagement | January 2018—August 2018 |
| Phase 3: OCP Amendments to address community development Policies (livability, economic development, private institutional policies, advocacy, parks and trails; DPAs); Community Survey #3; continued First Nations and APC engagement | Sept 2018—Dec. 2018 (Public Hearing Jan. 2019) |

Budget

Budget Source: \$ 3,000 (OCP: 2017/2018 Fiscal) and \$500 (First Nations 2017/2018)

| Fiscal | Item | Cost |
|-----------|--------------------------------|----------|
| 2017-2018 | CIM & Public Hearing (Phase 1) | \$ 2,000 |
| 2017-2018 | Community Survey #2 | \$ 1,000 |
| 2017-2018 | Referral Agencies Consultation | \$ 500 |
| 2018-2019 | CIM & Public Hearing (Phase 3) | \$2,000 |

Project Team

| | |
|----------------|-----------------|
| Madeleine Koch | Project Manager |
| Sonja Zupanec | Project Sponsor |
| Ann Kjerulf | Project Sponsor |
| Penny Hawley | Admin Support |
| Barb Dashwood | GIS technician |

RPM Approval:

Date: Aug. 23, 2017

LTC Endorsement:

Resolution: GM-2015-033 (June 18, 2015); GM-2016-050 (July 28, 2016); GM-2017-008 (February 2, 2017)

Gambier OCP Review Project Charter

Gambier Island Local Trust Committee

Date: April 20, 2015

Revised: November 19, 2015; July 28, 2016; August 31, 2017; May 24, 2018

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

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

Objectives

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

In Scope

- Land uses and policies for the Wilderness Conservation lands
- Forest Conservation
- Park and trail prioritization
- Updating OCP schedules with current mapping data
- Protection of archaeological and cultural sites

- Shoreline protection
- Policies to promote economic development
- Policies to promote livability and services for island residents
- Review of advocacy policies
- Review of DPAs
- Review of Private Institutional policies

Out of Scope

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

Workplan Overview

| Deliverable/Milestone | Date |
|---------------------------------------------------------------------------------------------------------|-----------|
| First Nations engagement | Ongoing |
| LTC consideration of OCP technical review and identification of community consultation topic priorities | July 2018 |
| TBD: community consultation activities, based on LTC direction at July LTC meeting | TBD |
| Forest Cover Workshop | TBD |

Project Team

| | |
|----------------|-----------------|
| Madeleine Koch | Project Manager |
| Sonja Zupanec | Project Sponsor |
| Ann Kjerulf | Project Sponsor |
| Penny Hawley | Admin Support |
| | |

Budget

Budget Source: \$ 3,000 (OCP: 2017/2018 Fiscal) and \$500 (First Nations 2017/2018)

| Fiscal | Item | Cost |
|-----------|--------------------------------|----------|
| 2017-2018 | CIM & Public Hearing (Phase 1) | \$ 2,000 |
| 2017-2018 | Community Survey #2 | \$ 1,000 |
| 2017-2018 | Referral Agencies Consultation | \$ 500 |
| 2018-2019 | CIM & Public Hearing (Phase 3) | \$2,000 |

RPM Approval:

Date: May 22 2018

LTC Endorsement:

Resolution: GM-2015-033 (June 18, 2015); GM-2016-050 (July 28, 2016); GM-2017-008 (February 2, 2017); GM-2017-049 (Aug. 31, 2017)



File No.: 6500-20
(Gambier RAR)

DATE OF MEETING: May 24, 2018

TO: Gambier Island Local Trust Committee

FROM: Madeleine Koch, Planner 2
Northern Team

COPY: Ann Kjerulf, Regional Planning Manager

SUBJECT: Gambier Riparian Areas Regulation Project Charter update

RECOMMENDATION

1. That the Gambier Island Local Trust Committee endorse the revised Project Charter dated May 24, 2018.

BACKGROUND

The Gambier Islands Local Trust Committee (LTC) endorsed the current *Riparian Areas Regulation* (RAR) Implementation project charter on January 25, 2018. The project is intended to better protect riparian and streamside habitat in the Gambier Local Trust Area (LTA), in part by bringing Gambier Island into compliance with the provincial *Riparian Areas Regulation* (RAR), and in part by establishing guidelines for development adjacent to non-RAR watercourses. The project also seeks to amend Gambier Island Official Community Plan and Land Use Bylaw Development Permit Area (DPA) provisions to ensure compliance with RAR, protection of non-RAR watercourses and an effective yet reasonable permit application process for property owners affected by the DPA.

The revised Project Charter adjusts the budget line item for legal review of draft bylaws from \$1500 to \$3000, based on a recent legal service cost estimate provided to the Islands Trust. Following the legal review, staff expect to present the LTC with draft bylaws for consideration of first reading and referrals to agencies and First Nations at the June 28th LTC meeting.

NEXT STEPS

Subject to LTC approval, staff will advise legal counsel to proceed with their review of the draft bylaws.

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|---------------|---------------------------------------------------|--------------|
| Submitted By: | Madeleine Koch, MCIP, RPP, Planner 2 | May 17, 2018 |
| Concurrence: | Ann Kjerulf, MCIP, RPP, Regional Planning Manager | May 18, 2018 |

ATTACHMENTS

1. Draft revised project charter dated May 24, 2018

Riparian Areas Regulation Implementation - Project Charter

Gambier Island Local Trust Committee

Date: May 24, 2018

Purpose This project is intended to better protect riparian and streamside habitat in the Gambier Local Trust Area (LTA), in part by bringing Gambier Island into compliance with the provincial Riparian Areas Regulation (RAR), and in part by establishing guidelines for development adjacent to non-RAR watercourses.

Background Strategy 1.3 of the Islands Trust Council's 2011-2014 Strategic Plan is to "Protect fish habitat by implementing Riparian Areas Regulation", and the LTC has also indicated their intention to protect watercourses that are not fish bearing, but have other important habitat values.

Objectives

- Improve the protection of riparian habitat on islands in the Gambier LTA
- Become compliant with the RAR
- Protect non-RAR applicable watercourses
- Conduct bylaw housekeeping

Scope & Deliverables

- Designate Development Permit Areas (DPAs) in OCPs for RAR and non-RAR applicable watercourses (Gambier, Keats, Associated Islands)
- Establish and maintain effective guidelines for the protection of RAR and non-RAR applicable watercourses (Gambier, Keats, Anvil, Bowyer, South Thormanby)
- Coordinate with the SCR D to include a RAR declaration as part of the building permit application process
- Coordination with provincial staff responsible for RAR; consultation with First Nations and other agencies and stakeholders

Workplan Overview

| Deliverable/Milestone | Date |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Legal review of preliminary bylaw draft | May– June 2018 |
| Draft amendments to Bowyer and Passage LUB, Gambier Associated Islands LUB, and the Associated Islands OCP for DPA No. 2; LTC consideration | February—March 2018 |
| Draft amendments to Gambier Island Land Use Bylaw and Official Community Plan DPA No. 3 (Gambier Island); LTC consideration | June 2018 |
| First Nations and Agency Referrals for Gambier OCP/LUB amendments | June—July 2018 |
| First Nations and Agency Referrals for amendments to Bowyer and Passage LUB, Gambier Associated Islands LUB, and the Associated Islands OCP | Ongoing |
| LTC consideration of First Nations, agency, and public input | Ongoing |
| Public Hearing and LTC consideration of input | August 2018 |
| Statutory approvals | August—September |
| Implement RAR declarations (with SCR D) | Completed as of Oct. 2017 |
| Public Education | Ongoing |

Project Team

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|---------------------------|-----------------|
| Madeleine Koch, Planner 2 | Project Manager |
| Ann Kjerulf | Project Sponsor |
| Sonja Zupanec | Project Sponsor |

RPM Approval:

Date:

LTC Endorsement/Amendments:

May 22, 2014 (GM-2014-034)
 June 18, 2015 (GM-2015-031)
 November 19, 2015 (GM-2015-059)
 August 31, 2017 (GM-2017-044)
 October 26, 2017 (GM-2017-066)
 January 25, 2018 (GM-2018-006)

Budget

Budget Source: Gambier RAR (\$5000)

| Fiscal | Item | Cost |
|---------|-----------------------|---------------|
| 2017-18 | Legal Review | \$3000 |
| 2018-19 | Public Hearing/Notice | \$2000 (est.) |
| | Total | \$5000 |