



Islands Trust

GAMBIER ISLAND
LOCAL TRUST COMMITTEE
AGENDA

Revised – December 22, 2009

AGENDA

Business Meeting
Friday, December 18, 2009 at 10:30 a.m.,
in the Mainil Room, Gibsons Public Library,
470 South Fletcher Road, Gibsons, BC

	<i>Page No.</i>	<i>*Approx. Time*</i>
1. CALL TO ORDER		10:30 am
2. APPROVAL OF AGENDA		
3. CHAIR’S REPORT		
4. TRUSTEES’ REPORT		
5. DELEGATIONS		11:00 am
5.1 Michele Hall-McCaffrey regarding Glen Olbee Lodge, Gambier Island	1-3	
5.2 Roger Sweeny regarding Associated Islands Official Community Plan		
5.3 Ken White regarding Associated Islands Official Community Plan		
5.4 Dan Walsh regarding Associated Islands Official Community Plan		
6. TOWN HALL SESSION		11:30 am
7. CORRESPONDENCE		
<i>Correspondence specific to an active development application and/or project will be received by the Gambier Island Local Trust Committee when that application and/or project is on the agenda for consideration.</i>		
8. LOCAL TRUST COMMITTEE PROJECTS		12:00 pm
8.1 (GM-OCP-2007.1) Associated Islands Official Community Plan Project		
8.1.1 Staff Report dated December 18, 2009 – <i>attached</i>		
8.1.2 Draft Associated Islands Official Community Plan dated December, 2009 – <i>see 8.1.1</i>		
8.1.3 Letter from Robert Toohey dated December 7, 2009	4	
8.1.4 Email and Attachment from Ken White for Small Islands Steering Committee dated December 8, 2009	5-18	
8.1.5 Email from Albert Givton dated December 8, 2009	19	
8.1.6 Email from Allen Meyer dated December 8, 2009	20	
8.1.7 Email from Karl and Dortha Lang dated December 9, 2009	21	
8.1.8 Email from Paul Sabiston dated December 9, 2009	22	
8.1.9 Email from Bruce Rea dated December 10, 2009	23	
8.1.10 Email from Peter Scott dated December 8, 2009		
8.1.11 Email from Lynn Leboe dated December 6, 2009		
8.1.12 Email from Paul Meyer dated December 17, 2009		
8.2 Climate Change		
8.2.1 Sample Greenhouse Gas Emissions Survey - <i>attached</i>		

9.	REPORTS		2:15 pm
9.1	Year End Review	25-32	
	Memorandum dated December 18, 2009 - <i>attached</i>		
9.2	2010 Meeting Dates - <i>attached</i>	33	
10.	NEW BUSINESS		
10.1	Secret Cove Taxation		
11.	NEXT BUSINESS MEETING		
	<i>Tentative:</i> Monday, February 1, 2010 at 10:30 a.m., in the Living Room, Gleneagles Community Centre, 6262 Marine Drive, West Vancouver, BC		
12.	ADJOURNMENT		2:30 pm

*Approximate time is provided for the convenience of the public only and is subject to change without notice.

Gambier Island Sea Ranch
PO Box 38721 Metropolitan RPO
North Vancouver, BC
V7M 3N1

December 9, 2009

Attn: Islands Trust Trustees – Gambier Island

Re: Glen Olbee Lodge, Heritage Building, Gambier Island Sea Ranch and support to move and save the lodge

BACKGROUND

Glen Olbee Lodge sits on common property at Gambier Island Sea Ranch. It is listed in the book compiled by Islands Trust on Island Heritage Buildings and was built in approximately 1916.

The lodge is in need of major repairs. It sits on a foundation of cedar logs that are deteriorating and is built over a dugout cellar with poor water drainage. It has sustained some powder post beetle damage. Various assessments on its condition have been done.

A Strata Corporation under the Strata Act of BC has to obtain a 75% vote in favour of major capital expenditures. In 2001 a vote was taken and we were only able to achieve 74% in favour of renovating the lodge after a huge effort to gather support. It was extremely disappointing but under the Strata Act, we did not have authority to move forward with major repairs. The 75% standard is proving very challenging to obtain where expenditures are concerned and even more so if that expenditure is not a necessity. Unfortunately, discussions on expenditures and for example, the worthiness of saving a heritage building, as well as any topic that is even a little contentious, can mean a small group can impact the majority (i.e. 17 of 66 owners).

In May this year a Strata vote was taken on a few options:

1. To renovate and restore the lodge to different levels. The lower estimate proposal was \$460,000 and the higher end was \$477,000 (\$6970 to \$7227 per owner), and that was with owners contributing additional time to work on the project to keep costs down.
2. To tear it down and do nothing - \$15,000 (\$277 per owner)
3. To tear it down and build a community building / picnic shelter - \$160,000 (\$2424 per owner)
4. To tear it down and build a new similar building \$462,400

We were not able to get the 75% vote needed to save the lodge. However Option 3 for a new community building / picnic shelter did pass. The Sea Ranch really values community

and still felt a need for a community building however there were enough people that did not feel renovating this very old building was worthwhile or feasible.

We have had an owner come forward who may be interested in moving the Lodge to a private lot at the Sea Ranch, which would save it. A variance has not yet been submitted for approval as initial discussions between Scott Kennedy and the Planner for Gambier were very negative and indicated that no proposal would be entertained given the current zoning indicates that the lot proposed for the lodge would need a dwelling smaller than the other dwelling on the lot, which the lodge is not. The owner was advised to wait pending resolution of the zoning issue. As the Trustees are aware, there is a current issue with the CD Zoning at the Sea Ranch which we are working to resolve. This resolution will also require a 75% majority vote and it failed to meet that at a Nov 28th meeting so now we are back to the table on this.

Time is marching on and there is only a small chance now (20-25%) that the interested owner might proceed due to a number of influencing factors, however we are looking to help remove some of the obstacles to encourage their decision to proceed. The owner has done a lot to date including engaging the Strata Council in negotiations, having their lot surveyed, graded and prepped to fit the building, had building inspections of the Lodge done and had house movers visit the site and quote the moving of the building, which alone is estimated at \$50,000.

PROPOSAL

Recognizing that there are still many other factors for the owner who is looking at undertaking this project, we would like to request that:

- Trustees support any application or proposal to move the lodge as a separate item from the current zoning issue at the Sea Ranch in order to try and help save a significant heritage building and one of the few in the Islands Trust area.
- Trustees support a variance application, if it is put forward, for the lodge to be moved to a private lot at the Sea Ranch and designated as the primary dwelling. There appears to be no real obstacle to deciding which of 2 buildings would be the primary dwelling. This is an existing building, not a new building. Technically it could be considered the very first primary dwelling at the Sea Ranch. With the Lodge designated the primary dwelling, the other dwelling on the lot is secondary and it is smaller than the lodge. *As a note of interest, the other dwelling on the current proposed private location for the lodge has as one of its owners, a descendant of the McLennan family who built Glen Olbee lodge. They are not the proposed owner of the Lodge however but they do support saving the Lodge.*
- Trustees support a variance application, if it is put forward, for the lodge's current size, even if it is somewhat outside that indicated as allowed the zoning.

The lodge measurements are:

Lodge Measurements	Sq. Ft	Sq Metres
Top Floor	1285	120.39
Main Floor	1048	98.18
Total not including porches	2333	218.57
Covered Porches/Decks	542	50.78
Total including Porches/Decks all below	2875.00	269.35

Sizes allowed per the zoning from CD1 Zone 5.22 (5):

(5) The maximum lot coverage for a single family dwelling is:

(a) 200 square metres including all enclosed spaces, roofed exterior spaces, and decks more than 2 metres above grade; or

(b) 225 square metres per strata lot including all enclosed spaces, roofed exterior spaces, decks more than 2 metres above grade, and decks 2 metres or less above grade; or

(c) 275 square metres per strata lot including all enclosed spaces, roofed exterior spaces, decks more than 2 metres above grade, decks 2 metres or less above grade, and patios built on grade from stone, concrete, pavers or other similar materials.

- Direct Planners, to support and work with this initiative.

SUMMARY

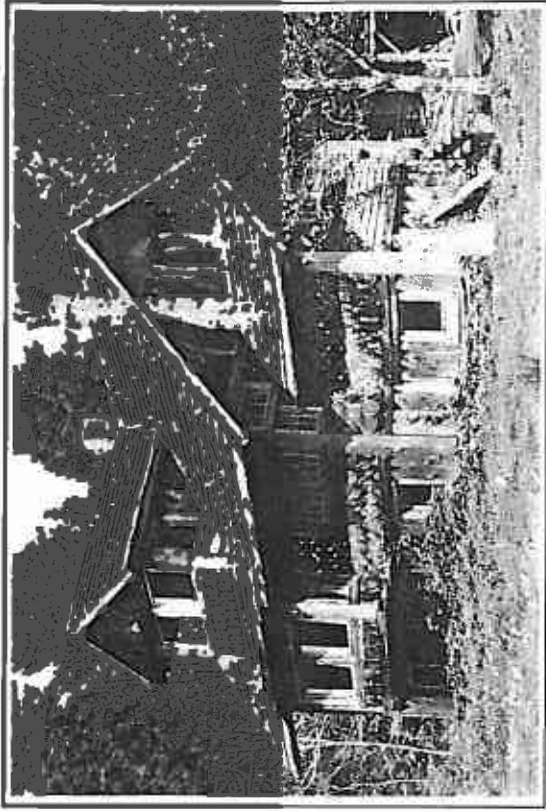
- In summary, it would be a great thing for the Trustees and Planner to support and facilitate this. While we cannot guarantee it will move forward, it would be a shame not to try, given the age and history of this building. It is a rare and special occurrence for a private individual/family to consider taking on a project of this nature.

Thank you for any feedback you can give on this written submission.

Michele Hall-McCaffrey, Gambier Island Sea Ranch

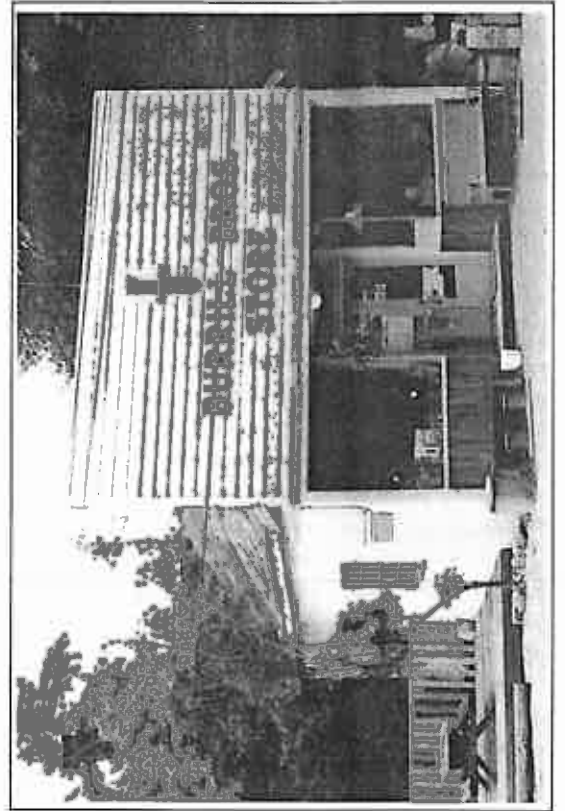
cc: Gambier Island Sea Ranch Strata Council and Strata Owners

ISLAND HERITAGE BUILDINGS



Dec 18/09
*A Selection of Heritage Buildings
in the Islands Trust Area*

Rec'd Late Item 5-1



ISLAND HERITAGE BUILDINGS

A Selection of Heritage Buildings in the Islands Trust Area

By Thomas K. Ovanin
Islands Trust
1984

Canadian Cataloguing in Publication Data

Ovanin, Thomas K.
Island heritage buildings

Bibliography: p.
ISBN 0-7718-8588-1

1. Historic buildings - British Columbia - Gulf Islands. I. British Columbia. Islands Trust. II. Title.

FL087.8.092 1987 971.1'34 C87-092145-2
FC3812.092 1987

COVER PHOTOS

Left: St. Mark's Anglican Church (SALT SPRING-2).

Upper right: The Teapot House (photo by P. Mitchell) (LASQUETI-1).

Lower right: Burrill Bros. Store (GALIANO-9).

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GAMBIER 5

Location: At the head of Port Graves Bay

Date Built: 1916

Builder: Robert P. McLennan

Historical Notes: Provincial records shown that D.L. 1258, at the head of Port Graves Bay*, was granted by the Crown to Thomas D. Cyrs in 1904 and the adjacent parcel (D.L. 3201) to Robert P. McLennan in 1911. McLennan, a prominent Vancouver businessman who in 1884 co-founded the hardware business McLennan, McFeely & Co.† ("Mc and Mc"), bought up the extensive area of farmland at the head of the bay and established a hobby farm there. A Mr. Wilson, McLennan's caretaker, helped look after the orchards and Jersey dairy operation. This beautiful farmhouse, built by McLennan in 1916, was named "Glen Olbee" after his daughters, Glenda, Olive, and Beatrice.

In 1938, the 400-acre property was sold to Harry Warn who not only continued to run the dairy farm, but with his family opened the McLennan Farmhouse to vacationers as a lodge ("Glen Olbee Lodge") from 1941 to 1946. In 1948, the Warn family sold McLennan's Beach House (see GAMBIER — 4) and some waterfront property to Camp Artaban. The bulk of the estate was not finally sold until 1972. It was later purchased by a developer who is marketing 33 waterfront strata lots under the name "Gambier Island Sea Ranch." The McLennan Farmhouse, still near-original in appearance, is being retained as a common property "lodge".

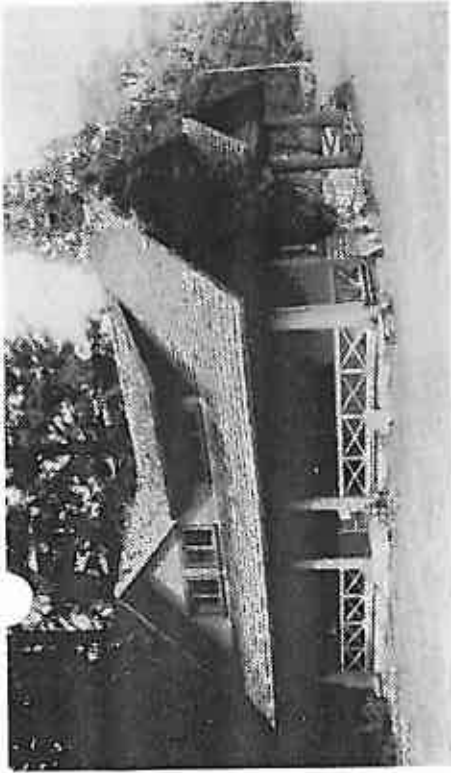
Sources of Information:— Fran and Gordon Mitchell, son of Joe Mitchell, the first child born on Gambier Island (in 1895).

— Dorothy B. Smith, 1968. "Gambier Island, Howe Sound, B.C." Vertical Files, Provincial Archives of B.C.

— "Mc and Mc Celebrates 100 Years of Business," *Kelowna Courier*, July 14, 1959, p. 21.

* At various times also known as Long Bay or East Bay.

† The better known company, McLennan, McFeely, and Prior Ltd., was incorporated in 1928, as a result of the amalgamation of McLennan, McFeely, & Co. with E. G. Prior & Co.



The McLennan Farmhouse (1984 photo).

STAFF REPORT

Meeting of: December 18, 2009

File No.: GM-OCP-2007.1
(Associated Islands)

To: Gambier Island Local Trust Committee

From: Sonja Zupanec, MCIP
Island Planner
Local Planning Services

Re: **Gambier Associated Islands Draft Official Community Plan**

Applicant: Local Trust Committee initiated project

BACKGROUND:

The following resolution was passed by the Gambier Island Local Trust Committee (LTC) during the November 20, 2009 regular business meeting:

GM-069-2009 It was **MOVED** and **SECONDED** by the Gambier Island Local Trust Committee request staff to bring forward a final December 2009 draft OCP including amendments deemed appropriate by the GMLTC, a proposed GHG target, GHG policies and objectives for consideration at the December 18, 2009 GMLTC meeting.

The purpose of this report is to present a comprehensive list of revisions to the draft Gambier Associated Islands Official Community Plan (OCP) for approval by the Local Trust Committee.

APPROVED REVISIONS TO THE DRAFT OCP:

The following targeted revisions to the June 2009 draft OCP were approved by the LTC during the November 2009 meeting and these revisions are already reflected in the attached revised draft OCP:

- Consistent use of words 'Planning Area' and 'bylaw provisions' throughout the document;
- Revised community and public service use policy **3.7.3**;
- Removal of services and infrastructure policy **3.16.4**; and
- Enlarged text box for **Schedule D** map key of lands potentially subdividable.

The LTC were advised in November of a mapping error in Schedule D for District Lot 1340 on Bowyer Island. Staff has determined that the inclusion of this district lot in Schedule D showing potential parkland dedication resulting from subdivision is in fact accurate and the hatching for this lot has been re-included in the revised draft OCP. Syntax, grammar, spelling and

administrative errors or omissions have not been individually tabulated and staff has made necessary changes as required.

PENDING REVISIONS TO THE OCP:

The following subsections detail revisions and general discussion for the LTC to consider based on staff and public input received to date. The revisions worksheet attached itemizes recommended revisions to the OCP. Staff recommends that the worksheet be referred to simultaneously with the following comments on revisions to the OCP.

A written submission was received from the small islands steering committee asking that the LTC to discuss all of the points raised in their correspondence (cross reference December 18, 2009 agenda item 8.1.4). Staff reviewed this submission and all other public submissions. Below are staff comments on elements of those submissions that are considered a constructive improvement of the draft OCP text. The LTC is encouraged to identify any outstanding comments or concerns submitted by the public that it wishes to incorporate, that may not be adequately addressed below.

Section 3.2 Residential Land Use Policies

Policy 3.2.6 establishes a permitted density of 2 dwellings per lot for those lots within the SCRD that are 10 acres or larger, and 1 dwelling per 4 acres for those lots within the MVRD. Despite policy 3.2.6, the LTC resolved in 2007 to permit zoning in the subsequent Land Use Bylaw review that would legalize **existing** densities in established communities and cooperatives that exceed the regulations. See policy 3.2.7.

For islands such as Bowyer, Tiki, Pasley and others that have existing densities in excess of the SCRD 96 regulations, the draft OCP policies address concerns about legalizing existing non conforming density. However, for small lot subdivisions such as East Trail Island and the Vaucroft Improvement District, the intent of the draft OCP policies is to prohibit two residences per lot (without subdivision) in the future as this density provision in Bylaw 96 was never intended for small rural residential lots. Staff fully supports legalizing existing established density within the Land Use Bylaw regulations for all associated islands and strongly objects to resident claims that two dwellings per small lot (0.5 acres to 2 acres in size in some cases) is supportable or beneficial for small islands with limited groundwater or supporting infrastructure.

The only exception to these provisions may be **Jack Tolmie** and **Echo Island**, which have easements for septic and waterline connections. Tiki Island already exceeds the permitted density with three dwellings on one lot. A discussion of site specific exceptions is reserved in a subsequent section of the staff report.

Staff recommends a minor revision of policy 3.2.10 to include the preservation and protection of heritage resources, as well as referencing 'health authorities' in policy 3.2.13. See revisions worksheet for complete details.

Section 3.3 Commercial and Industrial Land Use Policies

Residential use is identified as the principal use across the Plan area (with the exception of institutional use on Anvil Island). Uses such as forestry, logging, campsite, civic use, public service use and keeping of all types of animals will not be permitted in any new land use bylaw provisions unless identified as appropriate (such as the 'forestry' designation on Bowyer and

Anvil Islands). However, agricultural use is permitted, as are home occupations provided they comply with regulations in the Land Use Bylaw.

Policy 3.3.2 establishes that the future Land Use Bylaw should permit home occupations in all residential zones. In early 2009 the LTC determined that temporary overnight accommodation is a more appropriate term for this OCP than Bed and Breakfasts. As there are no restaurants available for B+B guests to have lunch or dinner in the Plan area, B+B regulations are less appropriate as they are typically limited to providing a single meal to guests. Instead, regulations may permit overnight accommodation and any meals, provided on site. Residents of Bowyer Island, in early consultation with staff, indicated that they do not wish to incorporate bed and breakfast (or similar) accommodation as a permitted use on the island, and as such they have a specific policy in their section prohibiting it.

Commercial vacation rentals of residential dwellings are currently not permitted in the Plan area and any new regulations would reflect this.

Section 3.17 Greenhouse Gas Emission Reduction Policies

This section of the OCP was a place holder until such a time that explicit targets and policies could be incorporated. The results of the community workshops on Climate Change in November 2009 and the work of contract planner Dr. Pamela Shaw, resulted in a comprehensive proposed update to section 3.17. Staff recommends the LTC consider the following for inclusion in the December 2009 draft OCP:

“Background: *Climate change is the result of increasing concentration of heat-trapping greenhouse gases (GHGs) in the atmosphere as the result of human activities— primarily the burning of fossil fuels and large-scale deforestation occurring with advances in technology and industrialization. The amount of GHGs in the atmosphere has increased in the last 200 years, and has caused a rise in average temperature of air and ocean water. Around the world, people interested in reducing GHG emissions are finding ways to reduce their carbon footprint and decrease or reverse the rate of temperature rise.*

The Province of British Columbia, in response to public interest in reducing GHG emissions, adopted Bill 27, the Local Government (Green Communities) Statutes Amendment Act. The intent of the Act is to reduce GHGs, conserve energy, and create more sustainable communities. Most significantly, Bill 27 amended the Local Government Act, requiring that all local governments include GHG emission reduction targets—and policies and actions to achieve those targets— in their Official Community Plans.

The Associated Islands Plan Area is unique in that, given the challenges found in living and recreating on the Islands, residents typically attempt to live lightly on the landscape. For example, many homes and cottages were developed to minimize needed construction materials or to make use of locally milled wood to reduce transportation costs, while lowering GHG emissions associated with importing materials. Many residents already use solar or other alternative energy sources, and seasonal occupancy for many of the homes and cottages means no emissions are produced for significant portions of the year. Common dock facilities encourage trip-sharing, and in the interests of “designing with nature” many residents work with the natural landscape and limit the introduction of landscaped areas that require ongoing maintenance. Reducing GHG emissions in this Plan Area takes on a different meaning where the emissions are considerably lower than would be found in highly developed communities with readily accessible services.

The following target, objectives, policies and actions are the first step to ensuring that the reduction of GHG emissions specifically and the impact of climate change in general become part of the evaluation process for land use planning in the Associated Islands Plan Area.

3.17.1 GHG Emission Reduction Target

The Associated Islands OCP commits to a reduction in greenhouse gas emissions of 15% by 2015 and 85% by 2050

[Note to LTC: this target is lower than the provincial target and is being suggested by staff as a possible target that could be applicable to all 19 Islands Trust Official Community Plans. It offers a smaller initial and larger final target compared to the provincial target of 33% by 2020 and 80% by 2050. The target can be refined and the goal adjusted over time. Although every Plan Area is recognized as unique, and although it is noted that the Associated Islands differ from some of the larger, more developed islands with high proportions of permanent residences, a shared target is recommended at the outset as the Islands Trust will need to proceed on a Trust-inventory project to fully understand the current level of GHG emissions and to chart progress toward target achievement. The development of specialized targets is also an option available to the Associated Islands OCP, but this would require detailed GHG emission data that is not currently available, as a GHG inventory has not yet been completed for the Associated Islands. Staff recommends that an inventory be completed in 2010 and updated in 2015 to show progress toward target achievement. It is recommended that this inventory work be completed first through the combination of a survey of property owners and extrapolated from the work on other Islands. No target, regardless of how carefully articulated, is going to function as intended unless it is reinforced by policies and actions that describe who is going to do what, when, where, why.]

3.17.2 Objectives

3.17.2.1 To consider the impacts of climate change as a central factor in land use decision-making.

3.17.2.2 To support actions to minimize greenhouse gas emissions.

3.17.2.3 To recognize the importance of forested lands in removing carbon dioxide from the atmosphere.

3.17.3 Policies

3.17.3.1 The LTC should, in its bylaw provisions and review of development applications, consider the potential impacts on global climate change and GHG reduction targets.

3.17.3.2 The LTC should investigate new methods of measuring GHG emissions that are relevant to the Associated Islands Plan Area.

3.17.3.3 The LTC should work with other government agencies, stakeholders and the residents of the Associated Islands to achieve energy conservation and emissions reduction goals.

3.17.3.4 The LTC should identify significant unfragmented forest ecosystems within the planning area and ensure that these areas are noted on mapping for both their environmental value and as carbon sequestration areas.

3.17.3.5 When considering transportation options by air, water, or land, both residents and agencies with jurisdiction over services and infrastructure are encouraged to:

- reduce fuel requirements;
- reduce the extent of infrastructure (for example, through the development of common docks or road/trail construction that minimizes the right of way; and
- limit impact on the natural environment.

3.17.4 Actions

3.17.4.1 The LTC should develop improved methods of determining and assessing the energy efficiency and climate change impacts of proposed development when considering land use applications. Application checklists may be developed to include climate change mitigation and adaptation criteria, such as energy efficiency, energy security, renewable energy and carbon sequestration impacts.

3.17.4.2 The LTC should complete a GHG Inventory for the Associated Islands in 2010, which will set a baseline for measuring target achievement. This inventory should be re-assessed in 2015 to provide evidence that the Associated Islands OCP has achieved the stated target of a 15% reduction in GHG emissions. ***[note: a sample survey that was written and conducted by the Lasqueti Island APC as an example of a way to collect local information is included as agenda item 8.2.1]***

3.17.4.3 To reduce the need for burning refuse, the LTC should work closely with the regional districts to ensure that the Associated Islands receive annual refuse removal as committed to by the regional districts.

3.17.4.4 The LTC should work with the Trust Fund Board and other conservation organizations to promote the conservation of forested land as a cost effective and important climate change mitigation strategy.

3.17.4.5 Residents are encouraged to limit the use of fossil-fuel burning engines or generators and to use alternative energy sources where possible. Government agencies, when considering changes to infrastructure on the Islands, are strongly encouraged to mitigate impacts on the natural environment for any proposals for park, trail, road, ferry, dock, or infrastructure development.

3.17.4.6 Residents are encouraged to incorporate high energy efficiency into building design and construction (for example, through the use of high efficiency windows), and use carbon-efficient materials in new construction.

3.17.4.7 The importation of bulk water adds to GHG emissions through the transportation of water by boat or barge. The LTC encourages the regional districts and health authorities to amend regulations on potable water storage and seek alternative methods of increasing water self-sufficiency on the Islands.

3.17.4.8 To encourage alternative energy use, the Islands Trust may investigate the bulk purchase of small scale residential solar or other alternative energy equipment for resale to Island residents at no additional cost.

3.17.4.9 Zoning regulations should support small scale residential solar and wind power generation on residential lots.

3.17.4.10 The LTC may investigate the establishment of a local Carbon Trust.

3.17.4.11 To reduce the need for travel and the production of GHG emissions, the LTC should continue with the investigation of new methods for electronic meetings and consider amending its meeting procedures bylaw to permit electronic virtual business meetings that would be available and open to the public.

3.17.4.12 The LTC shall work with Trust Council to add a “carbon neutral calculator” to the Islands Trust Climate Wise Islands website to assist residents in calculating their personal and household GHG emissions. This is entirely voluntary, and residents will be provided with a printout that compiles a list of suggested personal actions that could be taken to reduce emissions, tailored to the individual conditions entered into the calculator.

Section 4 Local Island Specific Policies and Objectives - General

The small islands steering committee (SISC) is a group of residents/property owners in the Plan Area that have organized themselves to provide input to the LTC on the OCP/LUB planning review project. They submitted a request for a “Small Islands Background and Vision Statement” to be included in the draft OCP. Stated concerns about the need for recognition of share ownership and land company ownership are already addressed in Section 1.3 of the OCP and again in relevant island specific background statements where appropriate. Staff supports strengthening section 1.3 of the OCP with some of the proposed text provided by the resident’s committee, including identification of explicit access points on the mainland relevant to the islands in the Plan area and potable water concerns. See revisions worksheet for specific details.

Staff does not support the inclusion of several statements made by the SISC where agencies are identified as being incompetent, negligent or inequitable. Negative language directed towards any agencies, residents or processes, is neither professional nor appropriate for inclusion in local government policy documents. Indeed such references diminish credibility and could be considered defamatory. However, they are formerly received as part of the correspondence considered by the LTC regarding the draft OCP.

The repeated request by the SISC for inclusion of Islands Trust Policy 5.8.3 has been documented as not supported by the LTC as well as the Chair of the Islands Trust, who in recent correspondence to the chair of the SISC, has clarified that this policy relates specifically to local government *structure* in terms of the option of an island municipality or local trust committee area, and not the mechanism for decisions to be made (petitions or advisory committees) as purported. Petitions, surveys and resident committees are mechanisms for providing input to elected officials that are available to residents in any local government jurisdiction in British Columbia.

Section 4 Local Island Specific Policies and Objectives – Passage and Bowyer

Minor changes (see revisions worksheet) to the background portion of the Passage Island sections are recommended.

Bowyer Island Estates (BIE) voted unanimously to support the following changes to section 4.2 of the draft OCP:

1. Amend Schedule C, Map E to designate District Lots 1339 and 1340 as 'Residential Comprehensive'.
2. Amend Section 4.2.7 (Objectives and Policies for Bowyer Island) so that the policy reads:

"4.2.7 Zoning may provide for residential, residential comprehensive, service, forest, conservation and marine zones."

3. Add a new policy specific to District Lot 1339 and 1340, as follows:

"District Lots 1339, and 1340 are designated on Schedule C - Land Use Map E as "Residential Comprehensive" and have a total area of 85.3 hectares (210.8 acres). Without increasing the current maximum dwelling density potential of 52 dwelling units within the Residential Comprehensive designated area, the zoning regulations may provide the following as a means of managing land use and development so as to minimize potential negative impacts, while encouraging stewardship of the ecological integrity and unique rural character of Bowyer Island over the longer term:

(a) The approximate location, amount, type and density of present and potential residential development and areas to be kept free from development.

(b) The transfer of density from one district lot to another within the designation.

(c) The clustering of any new development as a means to: maintain unique rural character and natural beauty; minimize the need for road expansion; minimize forest and ecosystem fragmentation; protect groundwater recharge areas; ensure that any and all new land and foreshore development is located in areas which are suitable to support the intended use.

(d) The approximate location and type of present and proposed or potential common use facilities and buildings such as: water supply, sewage disposal, fire protection, access, transportation and utility infrastructure; community meeting and recreation areas and facilities; emergency helicopter landing sites.

(e) The approximate location and type of present and proposed or potential protected conservation areas, sensitive ecosystems and habitat, significant natural features, areas of extensive mature forest, lands hazardous to development, or land with no future development potential.

(f) The approximate location of present and proposed sustainable forestry, and related foreshore uses."

Staff supports the revisions as presented. The policies provide specific direction for the designation of land within these two large land parcels and will allow, at the time of preparation of the Land Use Bylaw, opportunity for continued consultation and community input on the allocation of density, permitted uses and opportunities for protection of significant ecosystems and habitat.

Section 4 Local Island Specific Policies and Objectives – South Thormanby

Minor change to the background portion of the **South Thormanby Island** section is recommended (see revisions worksheet).

Section 4 Local Island Specific Policies and Objectives – Anvil Island

The addition of a background section and clarity on specific policies is also recommended (see revisions worksheet).

Section 4 Local Island Specific Policies and Objectives – NEW East Trail Island

Residents of **East Trail Island** submitted a request (cross reference December 18, 2009 agenda item 8.1.4) to include background text and specific policies in the draft OCP for this island.

Staff supports the inclusion of island specific background descriptors in this section.

However, the policies proposed are either duplicates of provisions already addressed in the OCP, or are not required to 'retain the status quo' which is a stated objective of the author(s). The following points are staff comments to the statements raised by the author(s), in which it appears that the author(s) are providing affirmation that the current direction of the OCP is supported.

The existing density of East Trail Island will be recognized in the subsequent Land Use Bylaw as per OCP policy 3.2.7.

Home occupations would be permitted as per OCP policy 3.3.3.

Water and power choices, except for new water pipelines, are not prohibited as per sections 3.3.7 and 3.16.

Siting of existing residences will be examined in the Land Use Bylaw review and as such, island specific zoning will be established to ensure that non conformities are appropriately addressed as needed.

Vacation rentals are not currently permitted and are not permitted as part of the 'commercial outdoor recreation' uses of SCRD Bylaw 96 as stated by the author(s)

Section 4 Local Island Specific Policies and Objectives – NEW Pasley Island

Residents of **Pasley Island** have submitted a request to include background text in the draft OCP for this island.

Staff supports the inclusion of island specific background descriptors in this section.

The owners of Pasley Island are aware that the covenant registered on title and held by the Islands Trust since the 1990's recognizes the existing density which exceeds the SCRD 96 regulations. Any new Land Use Bylaw provisions will duplicate the intent of the covenant as per OCP policy 3.2.7.

Section 4 Local Island Specific Policies and Objectives – NEW Secret Cove Islands

Residents submitted a vision statement for Turnagain, Echo, Tiki and Jack Tolmie Islands (cross reference December 18, 2009 agenda item 8.1.4). Staff supports the inclusion of a condensed background based on the text submitted (cross reference December 18, 2009 agenda item 8.1.4).

Stated resident dissatisfaction with the jurisdictional boundaries of the SCRD and Islands Trust and the request for corporate ownership voting rights are provincial matters and outside the regulated authority of the Islands Trust.

All existing service connections (water, power, telephone) from these islands to the mainland predate the Islands Trust Policy statement and can be maintained as in several cases, long standing easements have been registered.

Turnagain Island is comprised of three large lots, two of which are serviced by regional district water. There are two easements registered on title, one for utilities over lands on the mainland and the other for BC Hydro. Under the draft OCP provisions, Turnagain Island's three lots are all over 10 acres in size therefore each of the three lots could be permitted a maximum of 2 dwellings per lot = total of 6 dwellings.

Echo Island is a 3 acre lot and has water and power service to one single family dwelling. There are multiple easements registered on title over other lands for right-of-way for telephone, electrical, water and sewer lines. Under the old SCRD bylaws two dwellings could be permitted. Staff recommends that an island specific policy for this island be inserted in the OCP allowing this density as requested by the owner only if sewer and water connections are established as per the covenants registered on title intending servicing of Echo Island.

There are no water services, dwellings or building permits in place for **Jack Tolmie Island** which is one lot approximately 2.5 acres in size. A right-of-way over other lands on the mainland for disposal of sewage and a covenant with the SCRD for limited fire protection is registered on title. Under the old SCRD bylaws two dwellings could be permitted. Staff recommends that a directive policy for this island be inserted in the OCP allowing this density as requested by the owner only if sewer and water connections are established as per the covenants registered on title intending servicing of Jack Tolmie Island.

Such site specific density considerations are possible and can be supported based on the fact that service easements were historically established and services were intended for these small island which are not self sufficient with respect to water or septic capability. Prior to the issuance of a building permit for additional density the property owners would be obligated to ensure the service connections were in place and connected as per SCRD requirements. The background statements in the OCP regarding the existing of these service easements can serve as justification for the inconsistency with Islands Trust Policy Statement 4.4.1 requiring that all islands be self sufficient with regards to water supply.

Schedule D – Lands Potentially Subdividable

As noted earlier in the staff report, Bowyer Island Map E remains as shown in the June 2009 draft OCP to indicate potential parkland dedication if subdivision occurs.

The LTC resolved earlier this year to re-title Schedule D based on resident input that this schedule was prescriptive of parkland dedication. We have since heard from a property owner

on Turnagain Island requesting that their subdivision potential be recognized in this Schedule D map.

Schedule D is specifically included in the OCP as a guide to identify those large parcels in the Plan area that **MAY** be required to provide parkland dedication or cash in lieu at the time of subdivision. The map is **NOT** intended to display all those parcels in the Plan area that may subdivide one or two lots. In order for the *Local Government Act* requirements for parkland dedication to be triggered, parcels identified must be subdividable where 3 or more additional parcels would be created, and where parcels may be less than 2 hectares in size.

Turnagain Island consists of three lots and based on their individual sizes, parkland dedication would **not be triggered** if any of the three lots were to be subdivided. It is therefore, not included in Schedule D.

Staff recommends the title of Schedule D to be changed to “**Lands Potentially Subdividable and Subject to future Parkland Dedication**” to provide necessary clarity to the public that this map identifies **potential** parkland dedication if/when subdivision is approved and triggers parkland dedication requirements under the *Local Government Act*.

OPEN HOUSE JANUARY 16, 2009:

A community open house on the proposed revised draft Official Community Plan is scheduled for Saturday January 16, 2009 at the Delbrook Recreation Centre in North Vancouver from 1 – 3 p.m. Staff recommends a 2 hour open house format to facilitate familiarizing residents with the required content/supplemental policies in the draft OCP, and providing an opportunity for targeted input to the LTC on the draft text and map schedules as presented.

Two stations related to specific sections of the OCP are proposed, with planning staff available to provide an overview of the revised draft, supplemented by display material. A feedback form specific to the draft OCP sections will be distributed to the public to provide input back to staff and the LTC. This form can be appended to the December draft OCP both electronically for the website and in hardcopy to encourage resident submission of input and questions about the draft.

RECOMMENDATIONS:

THAT the Gambier Island Local Trust Committee:

- I. Request that staff:
 - a) revise the December 2009 [pending] draft OCP with amendments deemed appropriate by the LTC including a proposed GHG target, GHG policies, objectives and actions;
 - b) post the revised draft as well as a feedback form on the Gambier webpage of the Islands Trust website and have hard copies of both the OCP and the feedback form available to the public at the January 16th community information meeting in North Vancouver.

- c) post the December 2009 staff report for GM-OCP-2007.1 on the Gambier webpage of the Islands Trust website.

Prepared and Submitted by:
Sonja Zupanec, MCIP
Island Planner
December 13, 2009

Concurred in by:
Chris Jackson, MCIP
Regional Planning Manager
December 16, 2009

Attachments:

- 1. December draft OCP revisions worksheet**
- 2. December 2009 (pending) Associated Islands Draft OCP**
- 3. Submission from Bowyer Island Estates – December 2009**
- 4. Submission from Pasley Island Limited – December 2009**



Islands Trust

GAMBIER ASSOCIATED ISLANDS DRAFT OCP REVIEW WORKSHEET

DEC 2009

Dec [pending] 2009 pg. #	SECTION	EXISTING TEXT	RECOMMENDED REVISIONS	STAFF COMMENTS
4	1.5	Add new text within this section.	<p>Groundwater is severely limited in the Plan area and most residents rely on rainwater collection for potable water.</p> <p>The primary access points include Fishermans Cove, Horseshoe Bay, Sunset Marina, Bowen Island, Gibsons Marina, Sechelt, and Halfmoon Bay. These access points typically correspond to the nearest community on the mainland for islander's to access provisions and related services.</p>	Property owner suggestions modified by staff
9	3.2.10	The LTC may consider applications to transfer residential density from one parcel to another provided new development results in the clustering of sensitive, rare or threatened ecosystems, contributes to preservation of community character and the proposed development area is an appropriate location for an increase in density.	The LTC may consider applications to transfer residential density from one parcel to another provided new development results in the clustering of development, protection of sensitive, rare or threatened ecosystems, contributes to preservation of community character or heritage resources and the proposed development area is an appropriate location for an increase in density.	Staff recommended addition
10	3.2.13	Regional districts are encouraged to implement sustainable building standards initiatives as appropriate for the low density rural nature of development in the Plan area.	Regional districts and health authorities are encouraged to implement sustainable building standards initiatives as appropriate for the low density rural nature of development in the Plan area.	Staff recommended addition
13	3.7.6	The RCMP, Canadian Coast Guard, fire protection and search and rescue	The RCMP, Canadian Coast Guard, fire protection, regional districts and search	Staff recommended addition



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DEC 2009

Dec [pending] 2009 pg. #	SECTION	EXISTING TEXT	RECOMMENDED REVISIONS	STAFF COMMENTS
14	3.8.5	<p>organizations are requested to be responsive to the planning area needs and to assist residents in setting up adequate safety, protection and communication mechanisms for the public.</p> <p>The LTC should encourage regional districts to ensure that the location and type of recreational facilities would not result in the degradation of environmentally sensitive areas, including sensitive marine or coastal areas.</p>	<p>and rescue organizations are requested to be responsive to the planning area needs and to assist residents in setting up adequate safety, protection and communication mechanisms for the public.</p> <p>The LTC should encourage regional districts and provincial agencies to ensure that the location and type of recreational facilities would not result in the degradation of environmentally sensitive areas, including sensitive marine or coastal areas.</p>	Staff recommended addition
21	3.16.6	<p>Landowners undertaking new construction are encouraged to install rainwater catchment systems. The LTC should encourage the regional districts to modify building regulations to require installation of rainwater catchment systems in new dwellings.</p>	<p>Landowners undertaking new construction are encouraged to install rainwater catchment systems. The LTC should encourage the regional districts and health authorities to modify building regulations to require installation of rainwater catchment systems in new dwellings.</p>	Staff recommended revision
21	3.17.1	NEW GREENHOUSE GAS EMISSION REDUCTION SECTION TEXT options proposed in staff report		
22	4.1	<p>REPLACE BACKGROUND: Passage Island is within the traditional territories of the Squamish (Skwxwú7mesh) and Sechelt (Shishalh) First Nations who had village and camp sites spread throughout the area. Passage Island was charted by Spanish explorer Narvaez in 1791 and named by Captain Vancouver for its location in the centre of the passage. He also named Anvil Island at the same time and designated the two islands as aids to navigation so that sailors could line up Passage and Anvil Islands to clear the Sand Heads. Subdivision of the island was approved by the Ministry of</p>		Property owner suggested text modified by staff



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Dec [pending] 2009 pg. #	SECTION	EXISTING TEXT	RECOMMENDED REVISIONS	STAFF COMMENTS
24	4.1.17 – 4.1.20	<p>Transportation prior to the establishment of the Islands Trust. In 1999 Bowen Island was incorporated to become the first island municipality within the Islands Trust and Passage and Bowyer Island who were formerly part of the Bowen Island Local Trust Area became part of the Gambier Island Local Trust Area.</p> <p>The island is characterized by a close and active community with a mix of single family dwellings on small lots approximately one-third acre in size. In 2008 approximately half of the 61 lots on Passage Island were developed. Some residents live full time on the island and commute to West Vancouver for work and school. There are no services to Passage Island or community dock. The primary access point on the mainland is Fishermans Cove in West Vancouver where mailboxes and a water taxi for Passage Island residents are located. Passage Island falls within Electoral Area A of the Metro Vancouver Regional District. At the time of writing the OCP, discussions at the regional district level surrounding the possible elimination of Electoral Area A were commencing.</p>		
25	4.2	<p>The LTC should request...</p> <p>ADD to Bowyer Island Background</p>	<p>The LTC requests.../encourages</p> <p>Bowyer Island is within the traditional territories of the Squamish (Skwxwú7mesh) and Sechelt (Shishalh) First Nations who had village and camp sites spread throughout the area.</p>	<p>Staff recommended revision</p> <p>Staff recommended revision</p>
26	4.2.7	<p>Zoning may provide for residential, service, forest, conservation, and marine zones.</p>	<p>Zoning may provide for residential, residential comprehensive, service, forest, conservation, and marine zones.</p>	<p>Property owner suggested revision</p>
NEW POLICY		<p>4.2.17 District Lots 1339, and 1340 are designated on Schedule C - Land Use Map E as "Residential Comprehensive" and have a total area of 85.3 hectares (210.8 acres). Without increasing the current maximum dwelling density potential of 52 dwelling units</p>		<p>Property owners suggested revision</p>



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DEC 2009

Dec [pending] 2009 pg. #	SECTION	EXISTING TEXT	RECOMMENDED REVISIONS	STAFF COMMENTS
			<p><i>within the Residential Comprehensive designated area, the zoning regulations may provide the following as a means of managing land use and development so as to minimize potential negative impacts, while encouraging stewardship of the ecological integrity and unique rural character of Bowyer Island over the longer term:</i></p> <p><i>(a) The approximate location, amount, type and density of present and potential residential development and areas to be kept free from development.</i></p> <p><i>(b) The transfer of density from one district lot to another within the designation.</i></p> <p><i>(c) The clustering of any new development as a means to: maintain unique rural character and natural beauty; minimize the need for road expansion; minimize forest and ecosystem fragmentation; protect groundwater recharge areas; ensure that any and all new land and foreshore development is located in areas which are suitable to support the intended use.</i></p> <p><i>(d) The approximate location and type of present and proposed or potential common use facilities and buildings such as: water supply, sewage disposal, fire protection, access, transportation and utility infrastructure; community meeting and recreation areas and facilities; emergency helicopter landing sites.</i></p> <p><i>(e) The approximate location and type of present and proposed or potential protected conservation areas, sensitive ecosystems and habitat, significant natural features, areas of extensive mature forest, lands hazardous to development, or land with no future development potential.</i></p> <p><i>(f) The approximate location of present and proposed sustainable forestry, and related foreshore uses.</i></p>	



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Dec [pending] 2009 pg. #	SECTION	EXISTING TEXT	RECOMMENDED REVISIONS	STAFF COMMENTS
28	4.3	<p>ADD to <u>Background</u>: The Thormanby Islands are within the traditional territories of the Squamish (SkwxwU7mesh) and Sechelt (Shishalh) First Nations who had village and camp sites spread throughout the area.</p> <p>REPLACE Background for South Thormanby</p> <p>SOUTH THORMANBY ISLAND: In 1964, Buccaneer Bay Holdings Ltd. was formed as a private company in order to purchase land from the Simson family and carry on the tradition as a summer camping and recreational area. Campers, some of whose forefathers first visited the island in 1897, worked together to purchase the land and set up the structure as it exists today. The spirit of friendship, honouring tradition, respect and appreciation for the property, environment and neighbours and concern for future generations create the strong bond that has existed in the community since the late 1800's.</p>		Staff addition/Property owner suggested revision.
30	4.3.21	<p>The LTC should encourage BC Parks to consult with community groups and other agencies to undertake planning for Buccaneer Bay Provincial Park to ensure that the location and type of facilities provided do not result in the degradation of environmentally sensitive areas.</p>	<p>The LTC should encourage BC Parks to consult with community groups and other agencies to undertake planning for Buccaneer Bay Provincial Park to ensure that the location and type of facilities provided do not result in the degradation of environmentally sensitive areas.</p>	Staff recommended revision
32	4.4	<p>ADD <u>Background</u> for Anvil Island: Anvil Island is within the traditional territories of the Squamish (SkwxwU7mesh) and Sechelt (Shishalh) First Nations who had village and camp sites spread throughout the area. Anvil is one of the largest of the associated island and is characterized by its extremely steep conical shape also known as "Hat Island". There are nine property titles and the remaining portion of the island is Crown land. Two separate brick factories operated on Anvil Island in the early 1900's. Today there are approximately 24 seasonal</p>		Staff recommended addition



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Dec [pending] 2009 pg. #	SECTION	EXISTING TEXT	RECOMMENDED REVISIONS	STAFF COMMENTS
32	4.4.2	To maintain the existing residential settlements of the island.	To maintain the existing residential and institutional settlements of the island.	Staff recommended revision
	4.4.11	NEW POLICY	Institutional uses should be limited to the existing private camp and land use regulations should address extent of use of land-based facilities development.	Staff recommended revision
	NEW 4.6	<p><u>History and overview of Pasley Island</u> Pasley Island is within the traditional territories of the Squamish (Skwxwú7 mesh) and Sechelt (Shishalh) First Nations who had village and camp sites spread throughout the area and used the island as a whaling station. European settlers first utilized the island for the same purposes. The island was purchased by the Bell-Irving family from New York owners 100 years ago. At the conclusion of the Second World War, the Bell-Irving family proposed an extension of their ownership to families and friends in the Vancouver community.</p> <p>In 1950, the Bell Irving family sold the island to Pasley Island Limited, which was incorporated with 30 shareholders. Each shareholder held the exclusive use to one of 30 sites on the island. These sites were developed as seasonal cottages with one caretaker living full time on the island. This remains the extent of the development on the island. There is one dirt road, two main docks in bays at the south and the north of the island. The only electricity utilized by members is solar powered. There are no other amenities or utilities. Essentially all of the land is held in common by the 30</p>	Resident suggested addition modified by staff	



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Dec [pending] 2009 pg. #	SECTION	EXISTING TEXT	RECOMMENDED REVISIONS	STAFF COMMENTS
		<p>shareholders. There is clustering of density towards the north and south ends of the island which house protective bays. As a result most of the island remains undeveloped.</p> <p>The density and land use that has developed on the island is reflected in a covenant registered on title with the Gambier Island Local Trust Committee in 1992 and is supported in this Official Community Plan.</p>		
	NEW 4.7	<p><u>History and overview of East Trail Island:</u> East Trail Island is within the traditional territories of the Squamish (Skwxwú7mesh) and Sechelt (Shishalh) First Nations who had village and camp sites spread throughout the area. The island is characterized by rocky outcrops with a scattering of second growth trees. There is no old growth trees remaining as the island was completely logged. The remaining forest cover is a mix of Western redcedar, fir, spruce, arbutus with an understory of salal and Oregon grape. East Trail Island is not serviced by power, water, sewer or telephone land lines. Access is by boat across the Georgia strait. There are no paved roads; some residents have ATV transportation for on-island use. The island's 26 lot subdivision was approved by the Ministry of Transportation prior to the creation of the Islands Trust. There is one small community park on the island and multigenerational residents/owners of the island are full time and seasonal, skilled and collaborate to solve common problems. Residents are self sufficient and have been early adopters of green technologies for energy, sanitation and water systems.</p>		Resident suggested addition modified by staff
	NEW 4.8	<p><u>History and overview of Turnagain, Echo, Jack Tolmie and Tiki Islands:</u> These islands are within the traditional territories of the Squamish (Skwxwú7mesh) and Sechelt (Shishalh) First Nations who had village and camp sites spread throughout the area. Located within Electoral Area 'B' of the Sunshine Coast Regional District, the islands are accessible at low tide by land due to their close proximity to the shoreline of Secret Cove. As the communities surrounding the islands have developed over the past</p>		Resident suggested addition modified by staff



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Dec [pending] 2009 pg. #	SECTION	EXISTING TEXT	RECOMMENDED REVISIONS	STAFF COMMENTS
		<p>50 years, residents of these islands, both permanent and seasonal have participated in the planned growth and utilize the amenities of the neighbouring mainland community, including established service corridors to the islands such as waterlines, power lines and utilities.</p> <p>Jack Tolmie Island is 1.5 acres in size and is the southside of the navigational entrance to Secret Cove. It was subdivided along with Tiki Island by the Hoffer family in 1963. Subsequently the Hoffer's sold Tiki Island as one parcel and Lot 11 (Jack Tolmie) and the remainder of DL2309 to Jack Tolmie. Jack was the grandson HBC Chief Factor W.F. Tolmie, and a nephew of Premier S.F. Tolmie. Western Eagle Enterprises, Inc. purchased Jack Tolmie Island and the remainder of DL2309 in 1997 from a Dr. Henderson Estate. Dr. Henderson had acquired the property from Jack Tolmie during 1970. Western Eagle is owned by Beth Drummond. Western Eagle's representative Barry Drummond, spent three years working with the Ministry of Transportation and Highways and the SCRD's Planning Department, designing, planning and negotiating a 84 acre new subdivision on the mainland called the Tideways. Jack Tolmie was encompassed with the development which included modern services.(underground power, water and sewer services)</p> <p>The Tideways also provides an approved septic field for the island on the mainland, safely distanced from the ocean boundary. The right of way for the water crossing is legally surveyed and is under a registered License with Provincial Government. Jack Tolmie also possesses an approved 40 ft Dock and moorage facility.</p> <p>The island has some fragile areas of tree growth that need protection to keep tree profile natural. The arbutus growth on the island is very healthy and any construction in their vicinity has to be performed with extreme care to keep their stress levels at a minimum.</p> <p>Policy: 4.8.1 Despite policy 3.2.6, zoning for LOT 11 (EXPLANATORY PLAN 7978) DISTRICT LOT 2309 GROUP 1 NEW WESTMINSTER DISTRICT (Jack Tolmie Island) and DISTRICT LOT 4553 GROUP 1 NEW WESTMINSTER DISTRICT (Echo Island)</p>		



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Dec [pending] 2009 pg. #	SECTION	EXISTING TEXT	RECOMMENDED REVISIONS	STAFF COMMENTS
		<p>should permit a maximum density of two dwellings per lot providing that water and sewer infrastructure connections from the island to the mainland along established easements or rights-of-way are in place at the time of issuance of the building permit. If water and sewer lines are not connected the maximum permitted density shall be one dwelling per lot.</p>		
50	Schedule C		<p>Map E – Addition of ‘Residential Comprehensive’ designation for District Lots 1339 and 1340</p>	<p>Resident requested revision</p>
54	Schedule D	<p>Land Potentially Subdividable</p>	<p>Land Potentially Subdividable and Subject to Future Parkland Dedication</p>	<p>Staff recommended revision</p>



Islands Trust

GAMBIER ASSOCIATED ISLANDS
OFFICIAL COMMUNITY PLAN BYLAW No. --- 2009

Note: Marginal notes in italics are explanatory and are not intended to form part of the Bylaw

Draft for Comment: PENDING
Dec 2009

This draft has been prepared by Islands Trust staff based on required OCP content; project terms of reference, and community input received to date.

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SCHEDULE A – Policy Document

Local Government Act requires that OCP's be adopted as schedules to a bylaw. Schedule 'A' is the policy document; subsequent schedules are maps.

1. BACKGROUND

Part 1 contains background on the OCP and on the Plan area (Sept. 08).

1.1 THE OBJECT OF THE ISLANDS TRUST

The Islands Trust has responsibility for conservation through land use planning and regulation and for leadership in stewardship – that is, voluntary, cooperative actions that nurture and take responsibility for the long-term integrity of the environment and amenities of the Trust Area. The Islands Trust seeks to integrate ecosystem preservation and protection, sustainable communities and stewardship of resources.

The *Islands Trust Act* provides the following definition of the purpose of the Islands Trust, which is referred to in legislation as its “object”:

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

1.2 OFFICIAL COMMUNITY PLAN

The purpose of the Gambier Associated Islands Official Community Plan (hereafter referred to as the “Plan”) is to provide direction for governmental, non profit and individual decisions, regarding management of the Gambier Associated Islands Area. The Plan is a statement of objectives and policies to guide decisions on planning and land use management and should provide direction to resolve existing and possible future conflicts within the island communities.

The Plan is a document prepared and adopted, in accordance with the *Local Government Act* and the *Islands Trust Act*, by the Gambier Island Local Trust Committee (LTC) being the locally elected land use authority for the Gambier Associated Islands.

Once the Plan has been adopted, all bylaws enacted or

works undertaken by the LTC must be consistent with it. The Plan can be amended on the initiative of the LTC or on application by an outside party subject to LTC approval. All amendments require consultation with persons, organizations and authorities that the LTC considers will be affected.

The Plan must include statements and map designations related to the following topics:

- The location, type and density of residential development;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- Agricultural, recreational, commercial, industrial, institutional, and public utility uses;
- Affordable, special needs and rental housing;
- The location and phasing of roads, sewer and water systems;
- Targets for the reduction of greenhouse gas emissions and policies and actions of the local government proposed with respect to achieving those targets;
- The location of public facilities, including schools, parks and waste treatment sites; and
- Sand and gravel deposits suitable for extraction.

The Plan may include policies related to social needs, social well being and social development, the maintenance and enhancement of farming and the regulation of the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

1.3 THE GAMBIER ASSOCIATED ISLANDS PLANNING AREA

The Gambier Associated Islands Planning Area encompasses over 30 islands and numerous groups of islets and rocks located in the waters adjacent to Welcome Passage, the north eastern portion of the Strait of Georgia and Howe Sound. All of the islands are jurisdictionally part of the Gambier Island Local Trust Area of the Islands Trust. Additionally, islands including and between Turnagain and Trail Islands fall within Electoral Area B of the Sunshine Coast Regional District; and White Islets fall within Electoral Area D of the Sunshine Coast Regional District. All remaining islands in Howe Sound (except for Bowyer, Passage Islands and Grebe Islets) fall within Electoral Area

F of the Sunshine Coast Regional District. Bowyer and Passage Islands and Grebe Islets form part of Electoral Area A of Metro Vancouver (formerly Greater Vancouver Regional District).

The area covered by the Plan is shown on “Schedule B - Bylaw Area Map”, and includes the following land and water areas:

- Anvil Island
- Bertha Island
- Bowyer Island
- Christie Islet
- Echo Island
- Franklin Island
- Grant Island
- Grebe Islets
- Hermit Island
- Jack Tolmie Island
- Little Popham Island
- Merry Island
- Mickey Island
- New Islet (Silver)
- Pasley Island
- Passage Island
- Popham Island
- Ragged Island
- Small Island
- Surrey Islands
- Thormanby Islands (North and South)
- Tiki Island
- Trail Islands
- Turnagain Island
- White Islets
- Woolridge Island
- Worlcombe Island

Where the terms “Gambier Associated Islands Planning Area” or “planning area” or “local trust area” are used in this Plan, these terms shall be interpreted to mean the area covered by this Plan. Where specific geographic references are made (e.g. Anvil Island) then that reference shall be interpreted to mean the specific geographic area.

1.4 NATURAL FEATURES

The islands are part of the coastal western hemlock biogeoclimatic or ecological zone characterized by coniferous temperate rainforests and associated ecosystems. Western red cedars, western hemlock, Douglas fir, big leaf maple and arbutus trees are common throughout this region.

The islands within Welcome Passage, such as the Thormanby islands, straddle a major geologic boundary. These islands are comprised of unstable sediments and unconsolidated glacial deposits capping bedrock. The islands in the Howe Sound, such as Anvil and Bowyer Island, are geologically part of the Coast and Cascade mountain physiographic region and are characterized by rugged bedrock ridges, peaks and shallow soils.

Paragraph added March 2009.

The climate of this area is considered temperate with mild wet winters and warm dry summers.

1.5 ACCESS AND SERVICES

The majority of the islands are not served by power, water or telephone land-lines. There are no stores or commercial visitor accommodation facilities in the area, garbage pickup, or any publicly-funded fire protection services on these islands.

Most landowners are required to provide water and sewage disposal on-site. Historically the islands have been largely seasonal and residential in their land use, however permanent residences have existed on several islands and continue to the present day. There are no ferries, no paved roads, relatively few automobiles, and limited year-round moorage. Access to the associated islands is by private boat, water taxi or float plane.

1.6 POPULATION AND SETTLEMENT PATTERNS

Census population data from Statistics Canada are not adequate to determine the permanent populations as data have been aggregated with data from other locations. The population varies considerably on the islands at any given time, depending on the season with approximately 244 discrete title holders. Settlements exist on a number of the Associated Islands, the majority of these settlements consist of share ownership land companies, with share agreements and community bylaws regulating development that were generally in place before the Islands Trust.

Paragraph revised March 2009 and June 2009.

1.7 DEVELOPMENT POTENTIAL

The existing zoning and subdivision regulations establish a minimum lot size of 4 hectares (10 acres) on most islands. In 2007 the number of lots in the Gambier Associated Islands Planning Area was 229. Under the existing regulations if subdivisions were approved the number of potential additional lots could be 184, bringing the total number of lots to 413. Thus, the total number of existing and potential dwellings under this development potential is estimated at 748.

Paragraph revised March 2009 and June 2009.

The majority of this future subdivision potential is situated on Bowyer, Pasley and South Thormanby Islands, with a number of other islands having the potential to create a small number of lots through subdivision.

2. PLAN GOALS

2.1 To preserve and protect the ecosystems, habitat, and natural resources of the Gambier Associated Islands Planning Area.

Goal 2.1 supports the Object of the Islands Trust and the goal of Parts 3 and 4 of Islands Trust Policy Statement. Consistent with 'Terms of Reference: Principles and Process' endorsed October 11, 2007 by GMILTC.

2.2 To ensure that human activities and the scale, rate and type of development contribute to the preservation of the community character of the Gambier Associated Islands Planning Area.

Goal 2.2 supports the goal of Part 5 of the Islands Trust Policy Statement.

2.3 To work cooperatively with other local governments, the federal and provincial government and their agencies and First Nations to advance the mandate of the Islands Trust and the Goals and Objectives of this Plan.

Goal 2.3 supports the Object of the Islands Trust. And is consistent with 'Terms of Reference: Principles and Process' endorsed October 11, 2007 by GMILTC.

3. OBJECTIVES AND POLICIES

Part 3 contains the objectives common to all land uses in the planning area. Policies are specific to the various land use designations or to the individual policy areas

3.1 LAND USE OBJECTIVES

3.1.1 To guide and regulate growth and development in a manner that protects sensitive ecosystems, encourages sustainability, and adapts to the potential effects of climate change.

Objective 3.1.1 addresses the Object of the Islands Trust to preserve and protect the unique environment of the area.

3.1.2 To provide for the economic and social needs of residents and visitors while preserving ecosystem integrity and the character of the area.

Objective 3.1.2 seeks to balance the needs of the community with the protection of the ecosystems and addresses Islands Trust Policy Statement Policy 5.2.4.

3.1.3 To manage development in a manner that minimizes hazards.

Objective 3.1.3 identifies the need to consider and mitigate hazards and addresses Islands Trust Policy Statement Policy 5.2.6.

3.1.4 To guide and regulate growth and development in a manner that builds on existing physical and social infrastructure where possible and minimizes adverse impacts on neighbouring communities.

Objective 3.1.4 added March 2009.

3.2 RESIDENTIAL LAND USE POLICIES

Policies in section 3.2 apply to lands designated residential on the land use map.

3.2.1 The traditional land use in the plan area has been largely seasonal residential and LTC bylaw provisions should preserve the relatively low density residential character of the area.

Policies 3.2.1, 3.2.2, 3.2.3 support the maintenance of existing development patterns and residential land uses and addresses Islands Trust Policy Statement policies 5.2.3 and 5.2.4. Also consistent with 'Terms of Reference: Principles and Process' endorsed October 11, 2007 by GMILTC.

3.2.2 The LTC should continue to permit single family residential uses as the principal use.

Policy 3.2.2 retains the current land use in the 'A' zones. Consistent with 'Terms of Reference: Principles and Process' endorsed October 11, 2007 by GMILTC.

3.2.3 LTC bylaw provisions should ensure that uses customarily considered accessory to residential uses are permitted and regulated.

Authorizes zoning to permit and regulate accessory uses. Amended Nov. 09.

- 3.2.4 The LTC may introduce bylaw provisions establishing maximum floor areas for dwellings in higher density locations in order to minimize the impacts of development and preserve community character.
- Policy 3.2.4 directs the LTC to consider establishing new zoning regulations limiting dwelling sizes in certain locations and addresses Islands Trust Policy Statement policies 5.2.3. Amended Nov. 09.*
- 3.2.5 Commercial vacation rentals should not be permitted.
- Policy 3.2.5 supports the existing residential zoning and confirms that future zoning would not support vacation rental uses.*
- 3.2.6 Density should be limited to the historic two dwellings per lot for lots larger than 4 hectares (10 acres) within the Sunshine Coast Regional district and to one dwelling per 1.6 hectares (4 acres) within the Metro Vancouver Regional district.
- Revised March 2009.*
- 3.2.7 Despite policy 3.2.6, zoning should permit existing densities in established communities and cooperatives.
- Policies 3.2.6 and 3.2.7 establish the densities to be permitted in residential areas as those that have existed for decades and (in 3.2.7) allow for zoning for the various established cooperatives in the area. Consistent with 'Terms of Reference: Principles and Process' endorsed October 11, 2007 by GMILTC.*
- 3.2.8 Subdivision regulations should establish an average lot size of 4 hectares (10 acres), consistent with the historic 4 hectare (10 acre) minimum lot size, while allowing for the clustering of lots in future subdivisions.
- Policy 3.2.8 would retain the existing subdivision density, but would replace the minimum with average lot sizes in order to allow outright clustering of lots in future subdivisions and addresses Islands Trust Policy Statement policies 5.2.5. Consistent with 'Terms of Reference: Principles and Process' endorsed October 11, 2007 by GMILTC.*
- 3.2.9 The LTC should support applications to rezone to permit the development of dwellings without subdividing, where the proposal would result in clustered development that minimizes the ecological and visual impacts of development and directs development away from hazardous areas.
- Policy 3.2.9 would permit rezoning applications to allow the development of more than the currently permitted one or two dwellings per lot where there is subdivision potential. The policy states the LTC should support such applications where the dwellings would be clustered and sensitive and hazardous areas are avoided. The specifics of such applications would be considered on a case-by-case basis. This policy reflects the established pattern of rezoning applications in the past in the area. This policy addresses Islands Trust Policy Statement policy 5.2.5 and is consistent with 'Terms of Reference: Principles and Process' endorsed October 11, 2007 by GMILTC.*

3.2.10 The LTC may consider applications to transfer residential density from one parcel to another provided new development results in the clustering of development, protection of sensitive, rare or threatened ecosystems, contributes to preservation of community character and the proposed development area is an appropriate location for an increase in density.

Revised March 2009.

Policy 3.2.10 establishes that the LTC may consider density transfer applications where they meet basic criteria. This policy addresses Islands Trust Policy Statement policy 5.2.5.

3.2.11 The LTC should only consider applications for additional higher density for new development subject to the following:

Revised June 2009.

- (a) The parcel which is to be preserved and protected and from which density is to be transferred is referred to as the donor parcel. The parcel which is the recipient of this density is the receiver parcel;
- (b) the application would result in the preservation and protection of a sensitive ecosystem, significant natural feature, or a heritage resource;
- (c) the maximum permissible density for the receiver parcel would be:
 - I. the original permitted density of both the donor and receiver parcels prior to consideration of density transfer; plus
 - II. a number less than or equivalent to the original permitted density of the donor site prior to consideration of density transfer;
- (d) the additional density would be residential lots or dwellings;
- (e) the additional development would be sited away from sensitive ecosystems, would minimize visual impacts, would mitigate potential natural hazards, and would implement sustainable building practices; and
- (f) the additional development would not adversely impact adjacent properties.

Policy 3.2.11 establishes that the LTC may consider amenity zoning applications provided such applications are residential, support ecosystem protection, and the increase is equivalent to the density permitted on the area being protected. This policy addresses Islands Trust Policy Statement policy 5.2.5.

Policy 3.2.11 (f) added March 2009.

3.2.12 The LTC may consider zoning for the provision of affordable, rental and special needs housing if a community need can be demonstrated.

Policy 3.2.12 addresses Local Government Act s. 877(2) required content and addresses Islands Trust Policy Statement policies 5.8.6.

Advocacy Policies

3.2.13 Regional districts are encouraged to implement sustainable building standards initiatives as appropriate for the low density rural nature of development in the Plan area.

Minor revision March 2009.

This encourages the regional districts to modify Building Bylaws to incorporate 'green' building standards and to implement potential future changes to the Building Code.

3.3 COMMERCIAL AND INDUSTRIAL LAND USE POLICIES

3.3.1 There are currently no locations in which commercial uses are a permitted principal use. The LTC may only establish zoning for future commercial uses where the proposed uses are necessary to provide for the daily needs of residents.

Policy 3.3.1 addresses Local Government Act s. 877(1)(b) required content. It also re-affirms the existing zoning (there are no commercial zones in the plan area) and addresses Islands Trust Policy Statement policies 5.7.2 and 5.5.3.

3.3.2 Home occupations should be permitted as a use accessory to residential use and should be regulated to minimize impacts.

Policy 3.3.2 would direct the LTC to retain the existing home occupation regulations and addresses Islands Trust Policy Statement policy 5.7.2.

3.3.3 Commercial visitor accommodation should be limited to temporary overnight accommodation that is accessory to residential use.

Revised June 2009.

Policy 3.3.3 would preclude vacation rentals and others forms of commercial guest accommodation in the area, other than temporary overnight accommodation as a home occupation.

3.3.4 Industrial uses should be limited to home occupations that are accessory to residential use and long-standing marine booming water lease areas.

Policy 3.3.4 addresses Local Government Act s. 877(1)(b) required content. It also re-affirms the existing zoning, where there are no industrial zones in the plan area (except for log booming leases) and addresses Islands Trust Policy Statement policy 5.7.2.

3.3.5 The LTC may consider temporary use permits for short-term commercial or industrial uses where appropriate.

Policy 3.3.5 would permit applications for temporary commercial or industrial uses in order to provide for specific needs on a case by case basis. Section 5.2 would lay out the circumstances under which TUPs could be considered.

3.4 PRIVATE INSTITUTIONAL CAMP POLICIES

- 3.4.1 The existing private institutional camp on Anvil Island should be zoned appropriately and use, density, and siting should be regulated to minimize impacts.

This section addresses the existing camp on Anvil Island, which has been zoned for that use.

3.5 AGRICULTURAL POLICIES

- 3.5.1 Land identified as having agricultural potential or proposed for agricultural use should be zoned to permit farm uses while minimizing the impacts of non-farm uses and activities on farming.

Policy 3.5.1 addresses Local Government Act s. 877(1)(b) required content. It also re-affirms the existing zoning, where there are no agricultural zones in the plan area and addresses Islands Trust Policy Statement policies 4.1.4, 4.1.5, 4.1.8.

- 3.5.2 The LTC should ensure that its bylaw provisions:

- (a) minimize any adverse affects on identified or potential agricultural land;
- (b) encourage the design of any road systems and servicing corridors to avoid identified agricultural lands;
- (c) support the economic viability of farming; and
- (d) permit the use of Crown lands for agricultural leases where there is agricultural potential.

Policy 3.5.2 addresses the provincial interest with respect to farming and addresses Islands Trust Policy Statement policies 4.1.5, 4.1.6, 4.1.7, 4.1.8 and 4.1.9. Amended Nov. 09.

- 3.5.3 The LTC should consider favourably any applications to include land with farming potential into the Agricultural Land Reserve.

Policy 3.5.3 addresses how the LTC would consider any future ALR inclusion applications.

3.6 FOREST LAND USE POLICIES

- 3.6.1 The LTC should identify significant unfragmented forest ecosystems within the planning area and consider establishing zoning to limit inappropriate development in these areas and to cluster development elsewhere.

Revised March 2009.

Policy 3.6.1 addresses Islands Trust Policy Statement policies 3.2.2 and 4.2.6.

- 3.6.2 The LTC should designate and zone significant areas of Crown land that have been traditionally used for silviculture uses.

Policy 3.6.2 addresses the existing situation on Crown lands. This may be expanded upon based on community comment.

Advocacy Policies

- 3.6.3 The LTC encourages landowners to retain large land holdings and parcel sizes for sustainable forestry use.

Policy 3.6.3 addresses Islands Trust Policy Statement policy 4.2.7

- 3.6.4 The LTC encourages other agencies and levels of government to designate, acquire, or establish forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.

Policy 3.6.4 addresses Islands Trust Policy Statement policy 4.2.8.

- 3.6.5 The LTC encourages landowners to protect sensitive forest ecosystems through donation, conservation covenants or careful management.

Policy 3.6.5 addresses Islands Trust Policy Statement policy 3.2.3

3.7 COMMUNITY AND PUBLIC SERVICE USE POLICIES

- 3.7.1 The LTC may establish zoning within this designation, or within the residential designation, to permit and regulate local community services such as meeting halls, infrastructure, and emergency service facilities.

Policy 3.7.1 allows the LTC to establish separate zones for community services and infrastructure facilities and addresses Islands Trust Policy Statement policy 5.8.6

- 3.7.2 Zoning should recognize existing public uses, such as light stations and public wharves.

- 3.7.3 As it is Trust Council policy that islands in the Trust Area should be self-sufficient in regard to their water supply, no water line connections to the mainland should be permitted other than those in place at the time of this Plan.

*Revised Nov. 2009
Policy 3.7.3 implements Islands Trust Policy Statement policy 4.4.1*

- 3.7.4 Given the seasonal residential nature of the islands in the plan area there is currently minimal demand for school facilities. A need to designate land for school is not anticipated.

Policy 3.7.4 addresses Local Government Act required content and addresses Islands Trust Policy Statement policy 5.8.6.

Advocacy Policies

- 3.7.5 Regional districts are encouraged to provide facilities for disposal of waste in appropriate locations.

Policy 3.7.5 addresses Local Government Act required content and Islands Trust Policy Statement policy 5.4.4

3.7.6 The RCMP, Canadian Coast Guard, fire protection and search and rescue organizations are requested to be responsive to the planning area needs and to assist residents in setting up adequate safety, protection and communication mechanisms for the public. *Policy 3.7.6 added March 2009.*

3.7.7 Water taxi services are encouraged to provide access for residents and visitors travelling to and from islands in the Plan area. *Policy 3.7.7 added March 2009.*

3.7.8 The LTC should work with municipalities, regional districts and other agencies to ensure that access is maintained to barge ramps on the mainland for use of the residents of the Associated Islands. *Policy 3.7.8 added March 2009.*

3.8 POLICIES FOR PARKS, RECREATION, AND CONSERVATION AREAS

3.8.1 The LTC should support the preservation of ecologically sensitive areas through land use regulation, conservation covenants, park land dedication, or conveyance to conservation agencies. *Policy 3.8.1 addresses Islands Trust Policy Statement policies 3.1.1, 3.1.3, and 5.2.4 and Local Government Act required content.*

3.8.2 The LTC should require dedication of land, rather than cash-in-lieu, where parkland dedication is required at the time of subdivision, as authorized by the *Local Government Act*. *Revised June 2009 Policy 3.8.2 is required in order to ensure that the LTC rather than the owner can determine whether land or cash is provided for parkland dedication at the time of subdivision (Local Government Act s. 941(2)).*

3.8.3 The LTC may undertake or support initiatives to identify locations that are a priority for the creation of safe public access to beaches, areas of recreational significance, linear parks and trails, and public anchorages, in cooperation with other agencies and community groups. *Policy 3.8.3 addresses Islands Trust Policy Statement policies 5.5.5 and 5.5.7.*

3.8.4 The LTC should, in cooperation with community groups and other agencies, undertake planning for the establishment and maintenance of a network of protected areas. *Policy 3.8.4 addresses Islands Trust Policy Statement policy 3.1.4.*

Advocacy Policies

3.8.5 The LTC should encourage regional districts to ensure that the location and type of recreational facilities would not result in the degradation of environmentally sensitive areas, including sensitive marine or coastal areas.

Policy 3.8.5 addresses Islands Trust Policy Statement policies 3.4.4 and 5.5.4.

3.8.6 The LTC should encourage regional districts to identify and designate areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities in the planning area.

Policy 3.8.6 addresses Islands Trust Policy Statement policy 5.5.6.

3.9 POLICIES FOR MARINE AND SHORELINE USES

3.9.1 The LTC should identify and give consideration to protecting ecologically sensitive marine areas.

Policy 3.9.1 addresses Islands Trust Policy Statement policy 3.4.4

3.9.2 The LTC may consider rezoning applications for leases for aquaculture, other than finfish farms.

Policy 3.9.2 addresses Islands Trust Policy Statement policy 4.5.1 and creates a policy that any aquaculture proposals should be reviewed through the rezoning process, while recognizing the provincial interest..

3.9.3 The LTC should permit log booming uses within long-standing water leases.

Existing water leases for log booming exist, e.g. off Woolridge Island.

3.9.4 The LTC should recognize and support the marine dependent nature of land uses in the associated islands area.

Policy 3.9.4 addresses Islands Trust Policy Statement policy 4.5.8 and the nature of development in the planning area.

3.9.5 The LTC should permit and encourage the construction and use of common, community, or communal docks where feasible in order to limit the need for multiple private dock development along the shoreline.

Policy 3.9.5 addresses Islands Trust Policy Statement policies 4.5.11 and 5.5.5

3.9.6 The LTC should permit individual private docks accessory to residential uses where required for access. These docks may be regulated by zoning.

Policy 3.9.6 recognizes the need to provide safe and secure access to the islands in the planning area, but directs the LTC to consider regulating the impacts of private dock development.

3.9.7 The LTC should not permit commercial marinas intended for use by non-residents.

Policy 3.9.7 confirms the existing zoning and addresses Islands Trust Policy Statement policy 4.5.9.

3.9.8 The LTC should use bylaw provisions to protect public access to, from, and along the marine shoreline.

Policy 3.9.8 addresses Islands Trust Policy Statement policy 4.5.10. Amended Nov. 09.

3.9.9 The LTC should use bylaw provisions to limit structures within the setback from the sea to those related to permitted marine use and those necessary for access to the foreshore or to permitted docks.

LTC direction (Feb 14/08)

3.9.10 The LTC should, through zoning, the use of setbacks and, where there is supporting mapping, the use of development permit areas:

Policy 3.9.8 addresses Islands Trust Policy Statement policies 3.4.4, 3.4.5, 4.5.3, 4.5.5, 4.5.10. This policy directs the LTC to maintain setbacks from the natural boundary and consider the impacts of development on the foreshore.

- (a) protect the integrity of the foreshore, shoreline, and natural coastal and intertidal processes;
- (b) discourage uses that disrupt natural features and processes;
- (c) allow for natural erosion and accretion processes, without endangering structures;
- (d) encourage owners of shoreline properties to retain, wherever possible, natural vegetation and natural features on areas adjacent to the foreshore; and
- (e) discourage filling, deposit, excavation, or removal of foreshore and seabed materials, except for maintenance of navigational channels and existing facilities.

3.9.11 The LTC should only give consideration to permitting structural modification of the shoreline, such as seawalls, where it can be demonstrated to be necessary to support or protect a permitted or existing use or structure. Preference should be given to shoreline structures that have a lesser impact or enhance ecological functions, including vegetation enhancement, drainage control, beach enhancement, anchor trees, and gravel placement. Shoreline stabilization should not interrupt natural processes solely to reduce erosion of undeveloped land. Vegetation which helps stabilise banks, reduce erosion and provide habitat should be retained or enhanced.

Based on recommended best practices for shoreline stewardship and management.

3.9.12 The LTC should not support ocean disposal applications within the Plan area for the purposes of artificial reefs.

Added June 2009

3.10 TRANSPORTATION POLICIES

3.10.1 In its bylaw provisions and decision-making, the LTC should recognize the challenges associated with accessing, living on and constructing on the islands in the plan area.

Policy 3.10.1 addresses the unique access needs of the islands in the planning area.

3.10.2 Zoning should permit and encourage the construction and use of common, community, or communal docks where feasible in order to limit the need for multiple private dock development along the shoreline; however, individual private docks accessory to residential uses should be permitted where required for access, but may be regulated by zoning.

Policies 3.10.2 and 3.10.3 addresses Islands Trust Policy Statement policy 4.5.11

3.10.3 Zoning may provide for facilities for float plane and emergency helicopter access in appropriate locations.

3.10.4 Zoning may provide for barge ramps in appropriate locations.

Policy would authorize LTC to zone locations for facilities.

3.10.5 The LTC may require applicants of subdivision and rezoning applications to provide proof of adequate parking staging areas on the mainland as part of the application review process. The LTC should collaborate with Metro Vancouver and the Sunshine Coast Regional District on parking demand issues on the mainland when reviewing applications for a proposed increase in density in the Plan area by way of subdivision or rezoning.

Policy 3.10.5 added November 2009 based on SCRD input.

Advocacy Policies

3.10.6 The LTC should support efforts by residents, local governments and agencies to ensure that reasonable access including safe passage and moorage is provided to the plan area from adjacent regional districts and municipalities.

Revised September 2009 - Policy 3.10.4 recognizes the common and consistent concern in the planning area to ensure access to the islands.

3.10.7 Many smaller islands do not have dedicated highways; where highways have been dedicated as a result of earlier subdivision they are often undeveloped or are rough trails. The LTC encourages the Ministry of Transportation and Infrastructure to maintain and improve existing roads, trails and foreshore accesses and consult with community organizations on setting priorities for road and trail work programs.

Revised March 2009.

Policy 3.10.6 addresses Islands Trust Policy Statement policies 5.3.4, 5.3.5 and 5.3.7.

3.10.8 Public beach access points should be identified that provide appropriate routes in times of accident, emergency or medical evacuation.

Policy 3.10.7 added March 2009.

3.10.9 The LTC should support the efforts of residents and regional districts in achieving subsidized passenger ferry services that follows, rather than precedes, community needs in the Plan area.

Added June 2009

3.10.10 The LTC should support residents and school districts in ensuring that adequate transportation is available for school aged children residing in the Plan area travelling to the mainland to attend school.

Added June 2009

3.11 CULTURE AND HERITAGE POLICIES

3.11.1 The LTC should support initiatives to identify lands and structures of natural, historic, archaeological, cultural, aesthetic, educational or scientific heritage value or character.

Policy 3.11.1 addresses Islands Trust Policy Statement policy 5.6.2 and 5.6.3

3.11.2 The LTC may amend this plan to designate any real property as a heritage site under Part 27 of *Local Government Act*.

Policy 3.11.2: LTC may designate heritage buildings or sites.

3.11.3 All development applications will be reviewed by planning staff for the presence of known and recorded archaeological sites. Applicants will be notified if the site includes a known, protected archaeological site. Notification may include direction to engage a professional consulting archaeologist to determine if an archaeological impact assessment is necessary to manage development related impacts.

Policy 3.11.3: Archaeology Branch recommended policy wording.

3.11.4 Applicants should modify or revise proposed development plans to avoid archaeological site impacts as the best means of preserving archaeological resources. Alteration of a protected archaeological site requires a Provincial Heritage Alteration Permit prior to land altering activities.

Policy 3.11.4: Archaeology Branch recommended policy wording

3.11.5 The LTC will cooperate with First Nations to identify significant archaeological or cultural sites in the planning area.

Advocacy Policies

3.11.6 The LTC may advocate for the designation and protection of eligible heritage sites under the *Heritage Conservation Act*.

Policy 3.11.6: Archaeology Branch recommended policy wording

3.11.7 Landowners are encouraged to contact and work with First Nations to protect archaeological and cultural sites.

3.12 SENSITIVE ECOSYSTEM POLICIES

3.12.1 The LTC should support and undertake initiatives to identify environmentally sensitive areas and significant natural sites, features and landforms in the planning area.

Policy 3.12.1: Local Government Act Required content 877(1)(d) and addresses Islands Trust Policy Statement policies 3.1.3, 3.1.4, 5.2.1, 5.2.4

3.12.2 The LTC should support and undertake initiatives to plan, establish, and maintain a network of protected areas that preserves the representative ecosystems of the area and maintains its ecological integrity.

Policy 3.12.2 addresses Islands Trust Policy Statement policy 3.1.4

3.12.3 The LTC should protect environmentally sensitive areas, significant natural sites, features, views, scenic areas and landforms in the planning area through:

Policy 3.12.3 addresses Islands Trust Policy Statement policy 3.1.3, 5.2.1, 5.2.4, 5.13.

- (a) zoning regulations that encourage the siting and clustering of new development away from sensitive areas;
- (b) the implementation of development permit areas where accurate mapping identifying sensitive ecosystems at an appropriate scale is available and where the administration of development permit areas is feasible;

- (c) acquisition of land by the Trust Fund Board, other conservancies, regional districts, and government agencies;
- (d) park dedication at the time of subdivision;
- (e) encouragement of voluntary stewardship including the use of tools such as conservation covenants; and
- (f) the use of incentives such as the Natural Area Protection Tax Exemption Program, lot clustering, density transfer and amenity zoning.

3.12.4 The LTC should, in its bylaw provisions and in considering applications, consider the cumulative effects of existing and proposed development on sensitive ecosystems and groundwater supplies.

Policy 3.12.4 addresses Islands Trust Policy Statement policies 5.2.3, 5.2.4

3.12.5 The LTC should, in its bylaw provisions and in considering applications, consider the potential impacts of global climate change and how to adapt to and mitigate those impacts.

Policy 3.12.5 addresses Islands Trust Policy Statement policy 5.2.6 and current concerns. Revised Apr 08 to include reference to adaptation.

3.12.6 The LTC should undertake an initiative to map and identify potentially fish-bearing watercourses and implement provincial riparian area regulations through the use of development permit areas or zoning regulations.

3.12.6 Addresses provincially mandated requirements to comply with Riparian Area Regulation.

3.13 GROUNDWATER POLICIES

3.13.1 Land use designations, zoning, subdivision regulations and other planning tools should be used to ensure that 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.

Policy 3.13.1 addresses Islands Trust Policy Statement policy 4.4.2.

3.13.2 The LTC, in its bylaw provisions and in considering applications, should ensure that water quality is maintained, that existing, anticipated and seasonal demands for water are considered and addressed, and that new uses do not affect water availability to the detriment of existing uses.

Policy 3.13.2 addresses Islands Trust Policy Statement policy 4.4.2 and 4.4.3. The policy would direct the LTC place a priority on ensuring that new development address the quality and quantity of potable water.

3.13.3 The precautionary principle should be applied with respect to the planning, utilization and protection of potable water supplies, so that property owners, developers and government agencies act with a conservative approach regarding the impacts of land use on island water supplies.

Policy 3.13.3 added by LTC September 2009.

3.14 SOILS AND AGGREGATES POLICIES

3.14.1 The LTC should use zoning and other applicable planning tools to protect identified areas of productive soil.

Policy 3.14.1 addresses Islands Trust Policy Statement policy 4.6.3 and Local Government Act required content 877(1)(c).

3.15 NATURAL HAZARDS POLICIES

3.15.1 The LTC should undertake initiatives to identify areas known to be hazardous to development, including areas subject to flooding, erosion or slope instability.

Policy 3.15.1 addresses Islands Trust Policy Statement policy 5.2.6 and Local Government Act required content 877(1)(d).

3.15.2 The LTC should use appropriate tools, including setbacks and development permit area designations, to restrict and manage development in areas known to be subject to hazardous conditions.

Policy 3.15.2 addresses Islands Trust Policy Statement policy 5.2.6 and Local Government Act required content 877(1)(d).

3.16 SERVICES AND INFRASTRUCTURE POLICIES

3.16.1 As islands in the plan area are mostly self sufficient with respect to power, water and septic disposal, the LTC shall recognize the challenges associated with providing services on the islands.

Policies added at direction of LTC (Feb 08)

Revised June 2009

3.16.2 LTC bylaw provisions should support the provision of power through small-scale, passive means such as solar collectors and wind generation.

3.16.3 LTC bylaw provisions should permit small-scale geo-thermal heating for individual dwellings.

3.16.4 The use of alternative technology to the traditional septic field, and the safe recycling of grey water, is supported by the LTC if methods can provide effective non polluting and energy efficient means to treat and dispose of effluent and are in compliance with all other government regulations.

Policy 3.16.5 added November 2009 based on community input.

Advocacy Policies

3.16.6 Landowners undertaking new construction are encouraged to install rainwater catchment systems. The LTC should encourage the regional districts to modify building regulations to require installation of rainwater catchment systems in new dwellings.

Revised March 2009.

3.17 GREENHOUSE GAS EMISSIONS REDUCTION POLICIES

3.17.6 The LTC should undertake initiatives to develop targets for the reduction of greenhouse gas emissions in the area covered by this Plan, and policies and actions with respect to achieving those targets.

Local Government Act required content 877(3) – (Sept. 08)

4. LOCAL ISLAND OBJECTIVES AND POLICIES

Objectives and policies in Part 4 are specific to individual islands and are in addition to the objectives and policies in Part 3 of the Plan.

Objectives and policies in Part 4 are specific to individual islands and have been developed based on input from local island communities. This is consistent with 'Terms of Reference: Principles and Process' endorsed October 11, 2007 by GMILTC.

4.1 OBJECTIVES AND POLICIES FOR PASSAGE ISLAND

Background:

Passage Island was charted by Spanish explorer Narvaez in 1791 and named by Captain Vancouver for its location in the centre of the passage. Subdivision of the island was approved by the Ministry of Transportation prior to the establishment of the Islands Trust. The island is characterized by a mix of single family dwellings on small lots. In 2008 approximately half of the 61 lots on Passage Island were developed. There are no services to Passage Island or community dock. Stands of Douglas fir, western red cedar, maple and arbutus cover the 10 hectare island.

Revised March 2009 and June 2009.

Objectives:

- 4.1.1 To preserve and protect the natural ecosystems and habitat of the island.
- 4.1.2 To maintain the residential character of the island.
- 4.1.3 To recognize the unique challenges associated with accessing, constructing and living on the island.

Objective 4.1.1 addresses the Object of the Islands Trust and the Goals of the OCP.

Objective 4.1.2 describes the existing character of the island.

Objective 4.1.3 addresses the specific issues around access experienced by Passage Islanders.

Policies:

- 4.1.4 The principal land use should be residential, in the form of single family dwellings.
- 4.1.5 Uses and structures customarily considered to be accessory to the residential use of the island should be permitted.
- 4.1.6 Density should be limited to one dwelling per lot, except that the LTC may consider applications for rezoning to permit a second small dwelling where lots are consolidated.
- 4.1.7 Overall residential density on Passage Island should be limited to a maximum of 61 lots.

Policy 4.1.4 is consistent with OCP policies 3.2.1, 3.2.2 and the current zoning and development pattern on Passage.

Policy 4.1.6 would be consistent with the current development pattern and policy 3.2.6.

Policy 4.1.7 would preclude subdivision resulting in the creation of additional lots.

- 4.1.8 Zoning may provide for residential uses, community services, conservation areas, and marine zones:
- (a) Zoning of the existing lots should permit residential uses.
 - (b) Small scale community facilities and buildings such as a meeting hall, emergency facilities, or recreation areas may be permitted in specific locations.
 - (c) Conservation zoning may be considered to provide protection for any protected areas, sensitive ecosystems and habitat, significant natural features, areas of extensive mature forest, lands hazardous to development, or land with no future development potential.
 - (d) Marine zoning should permit a breakwater, community docks and accessory residential docks. Zoning should regulate the size and siting of accessory residential docks once a community dock is established.
- 4.1.9 Commercial uses should be limited to home businesses, including temporary overnight accommodation. Commercial vacation rentals should not be permitted.
- 4.1.10 No industrial uses should be permitted. Short term activities and processing may be considered by temporary use permit application.
- 4.1.11 Bylaw provisions should establish maximum building height, setbacks and lot coverage.
- 4.1.12 Bylaw provisions establishing a maximum floor area, or a floor area ratio, for dwellings may be considered.

Policy 4.1.8 provides for the specific zoning to be established over Passage Island and the surrounding waters.

Revised June 2009. Policy would regulate individual private docks once common access is available.

Revised March 2009.

Policy 4.1.9 would preclude commercial uses, including vacation rentals, with the exception of accessory temporary overnight accommodation uses and consistent with policy 3.3.3.

Policy 4.1.10 would preclude industrial uses and is consistent with policies 3.3.4 and 3.3.5.

Policy 4.1.11 would direct that zoning regulations limit height and lot coverage (not currently regulated).

Policy 4.1.12 would allow the zoning to limit dwelling size.

4.1.13 Bylaw provisions should establish a setback of 7.6 metres (25 feet) from the natural boundary of the sea for all buildings and structures. Provisions may be made in the zoning regulations for existing buildings and for necessary accessory structures within the required setback. The LTC should consider variance applications for new construction within the required 7.6 metre setback where the topography limits building sites and the owner can demonstrate that no hazard exists, that there would be no impact on sensitive terrestrial or marine ecosystems or habitat, and that the proposed construction would not create an undue visual impact.

Policy 4.1.13 provide specific direction with respect to the setback from the sea and provide guidance in how the LTC may address variance applications in future.

4.1.14 Water connections to the mainland should not be permitted. Other utility connections may be permitted.

Policy 4.1.14 is consistent with Islands Trust Policy Statement policy 4.4.1, but would permit utility connections other than water lines to Passage Island.

Advocacy Policies

4.1.15 The LTC should request that Metro Vancouver consider amendments to its building bylaw to implement alternate, seasonal residential standards.

Policy 4.1.15 directs that the LTC request that the regional district consider changes to its building bylaw.

4.1.16 The LTC should request the District of West Vancouver to recognize the challenges associated with providing access to Passage Island, including supporting the provision of long-term parking, waste disposal and passenger ferry and water taxi services.

Revised June 2009. Policy 4.1.16 addresses the specific access issues experienced by Passage Islanders.

4.1.17 The LTC should encourage Metro Vancouver to participate in the Natural Area Protection Tax Exemption Program.

Policy 4.1.17 is specific to the Metro Vancouver Regional District.

4.1.18 The LTC should request that the Ministry of Transportation and Infrastructure provide for and maintain safe access to the foreshore on dedicated highways.

Policy 4.1.18 is would support Passage Islanders needs to improve access to the island.

4.1.19 The LTC should encourage Metro Vancouver to explore options to provide a ports function for residents of Passage Island.

Added June 2009.

4.1.20 The LTC should encourage Metro Vancouver and adjacent local governments to solicit and respect the full participation of Passage Island residents in discussions and decisions impacting the island.

Added June 2009.

4.2 OBJECTIVES AND POLICIES FOR BOWYER ISLAND

Background:

Revised June 2009.

Bowyer Island is located in Howe Sound and is approximately 125 hectares in size. The island was named in 1860 after Admiral Sir George Bowyer of the British Navy. Bowyer is a private residential and recreational island without services or roads. The south by southeast bay was first settled in 1920 by Herbert Bingham and is now known as B&A Estates. . In the early 1950s a second community, Kildare Estates set on the west bay, was established. In the late 1950s a third community, Bowyer Island Estates, was established on the centre south bay and the fourth community, Lot C, was established in 1968, also on the south between Kildare and Bowyer Island Estates. Almost all of Bowyer’s private communities have been governed by corporate homeowner share cooperative agreements in place before the creation of the Islands Trust. The island was extensively logged up until the early 1960s; however, some old-growth western red cedar and Douglas fir remain. Although residences are primarily seasonal, full time residences have been established and are expected to increase in number due to close proximity to West Vancouver. The island has a rich history of community spirit and family traditions that the residents wish to continue to promote in the years to come.

Objectives:

- 4.2.1 To preserve and protect the natural ecosystems, habitat and groundwater resources of the island. *Objective 4.2.1 addresses the Object of the Islands Trust and the Goals of the OCP.*
- 4.2.2 To maintain the historic residential character of the island. *Objective 4.2.2 addresses the existing character of the island.*
- 4.2.3 To recognize the unique challenges associated with accessing, constructing and living on the island. *Objective 4.2.3 addresses the specific issues around access experienced by Bowyer residents.*

Policies:

- 4.2.4 The principal land use should be residential, in the form of single family dwellings. *Policy 4.2.4 is consistent with OCP policies 3.2.1, 3.2.2 and the current zoning and development pattern on Bowyer.*
- 4.2.5 Uses and structures customarily considered to be accessory to the residential use of the island should be permitted.
- 4.2.6 Density for individual properties and locations on the island should be regulated on a site-specific basis. *Revised March 2009.
Policy 4.2.6 would reflect the current development potential of Bowyer and would be consistent with policy 3.2.7.*

- 4.2.7 Zoning may provide for residential, service, forest, conservation, and marine zones. *Policies 4.2.7, 4.2.8, 4.2.9, 4.2.10, 4.2.11, 4.2.12 and 4.2.13 establish the specific uses and zoning to be permitted on Bowyer.*
- 4.2.8 Residential zoning should encompass all existing developed areas, designated house sites, access routes, services and accessory areas. *Policy 4.2.8 provides guidance in the creation residential zones on the island.*
- 4.2.9 Zoning may permit small scale community facilities and buildings such as meeting halls, water supply facilities, emergency facilities, or recreation areas in specific locations. *There are no significant facilities currently, but residential zoning may be used to permit water supply facilities.*
- 4.2.10 Conservation or Forest zoning may be used to zone areas with sensitive ecosystems and habitat, areas of groundwater recharge, significant natural features, areas of extensive mature forest, lands hazardous to development, and land with no future development potential. *The upland portion of the island may be zoned for limited development.*
- 4.2.11 Marine zoning should permit existing and future community docks. Bylaw provisions should limit the proliferation of additional individual or private docks. *Communal docks are encouraged, individual docks will be permitted and regulated.*
- 4.2.12 Commercial uses should be limited to home businesses. Temporary overnight accommodation and commercial vacation rentals should not be permitted. *Reflects current zoning*
- 4.2.13 No industrial uses should be permitted. Short term activities and processing may be considered by temporary use permit application. *Reflects current zoning*
- 4.2.14 Bylaw provisions establishing a maximum floor area for dwellings may be implemented. *Policy 4.2.14 would allow the zoning to limit dwelling size.*
- 4.2.15 Bylaw provisions should establish a setback of 7.6 metres (25 ft.) from the natural boundary of the sea. Provisions should be made in the zoning regulations for existing buildings or sites. The LTC should consider variance applications for new construction closer than 7.6 metres (25 ft.) to the natural boundary where the applicant can demonstrate that no hazard exists, that there would be no impact on sensitive terrestrial or marine ecosystems or habitat, and that the proposed construction would not create an undue visual impact. *Policy 4.2.15 provides specific direction with respect to the setback from the sea and provides guidance in how the LTC may address variance applications in future.*

- 4.2.16 Water, sewer and power connections to the mainland should not be permitted.

Policy 4.2.16 addressed Islands Trust Policy Statement policy 4.4.1 and the residents' desires to preclude future utility connections.

Advocacy Policies

- 4.2.17 The LTC should request that Metro Vancouver consider amendments to its building bylaw to implement alternate, seasonal residential standards.

Policy 4.2.17 directs that the LTC request that the regional district consider changes to its building bylaw.

- 4.2.18 The LTC should request that the District of West Vancouver recognize the importance of public park lands currently occupied by Sunset Marina in providing access to Bowyer Island.

Policy 4.2.18 addresses the specific access issues experienced by Bowyer Islanders.

- 4.2.19 The LTC should support efforts to relieve growing pressure on parking and moorage at marinas traditionally used to access Bowyer Island.

Policy 4.2.19 addresses the specific access issues experienced by Bowyer Islanders.

- 4.2.20 The LTC should encourage Metro Vancouver to participate in the Natural Area Protection Tax Exemption Program.

Policy 4.2.20 is specific to the Metro Vancouver Regional District.

- 4.2.21 The LTC should encourage Metro Vancouver and adjacent local governments to solicit and respect the full participation of Bowyer Island residents in discussions and decisions impacting the island.

Added June 2009.

4.3 OBJECTIVES AND POLICIES FOR NORTH AND SOUTH THORMANBY ISLANDS

Background:

North and South Thormanby Islands were named in 1860 by British Captain George Richards. In 1888 Captain James Williams became the first person to successfully pre-empt land on Thormanby Islands by applying for 195 acres on North Thormanby, including Vaucroft Beach. In 1890, Calvert Simson successfully pre-empted 167 acres on South Thormanby (Buccaneer Bay) and by 1912 his holdings covered over 1,467 acres. In 1983 over 1120 acres of South Thormanby were donated to the Province of British Columbia by the Simson family to create Simson Marine Park.

Background added March 2009.

NORTH THORMANBY ISLAND VISION STATEMENT

The residents of North Thormanby Island recognize that they have been entrusted with the stewardship of a rare natural jewel. This legacy is the sum of thousands of years of natural processes, modified and moulded by the settlement and use of its residents, past and present. It is in this use that we will strive to lighten our footprint on the land and adapt our lifestyles to honour the natural integrity and conditions rather than attempt to adapt them to our needs and wants. We will respect and conserve the natural environment to preserve the island's rich biodiversity and terrestrial and marine values, recognizing that in doing so, we will also maintain the high quality recreational opportunities that the island affords.

We are a small island of independent, diverse and creative people who will continue to try to develop on-island solutions to the needs of the community. To meet the challenges of a rapidly changing world we will be cooperative and respectful in our interactions and not lose sight of the common desire and goal to leave the next generation with an environment and with opportunities at least as secure as those that we ourselves have enjoyed.

BUCCANEER BAY HOLDINGS LTD (South Thormanby Island):

In 1964, Buccaneer Bay Holdings Ltd. was formed as a private company in order to purchase land from the Simson family as a summer camping and recreational area. Campers worked together to purchase land and set up the structure in Buccaneer Bay as it exists today. The spirit of friendship that has existed at Buccaneer Bay since the late 1800's continues and encompasses a great deal of appreciation for the people and property, past and present.

Objectives:

- | | | |
|-------|--|--|
| 4.3.1 | To preserve and protect the natural ecosystems, habitat and groundwater resources of the island. | <i>Objective 4.3.1 addresses the Object of the Islands Trust and the Goals of the OCP.</i> |
| 4.3.2 | To maintain the residential settlements of the island. | <i>Objective 4.3.2 addresses the existing character of the island.</i> |
| 4.3.3 | To protect the integrity of the foreshore, shoreline and natural coastal and intertidal processes while discouraging uses that disrupt natural features and processes. | <i>Objective 4.3.3 addresses the specific issues on North Thormanby surrounding bluff conservation and erosion protection.</i> |

Policies:

- 4.3.4 The principal land use should be residential, in the form of single family dwellings. *Policy 4.3.4 is consistent with OCP policies 3.2.1, 3.2.2 and the current zoning and development pattern on Thormanby.*
- 4.3.5 Uses and structures customarily considered to be accessory to the residential use of the island should be permitted.
- 4.3.6 Density for individual properties and locations on the island should be regulated on a site-specific basis. *Revised March 2009.
Policy 4.3.6 reflects the current development density.*
- 4.3.7 Zoning may provide for residential, service, forest, conservation, and marine zones. *Policy 4.3.7 establishes the specific uses and zoning to be permitted on Thormanby.*
- 4.3.8 Residential zoning should encompass all existing developed areas, designated house sites, access routes, services and accessory areas. *Policy 4.3.8 provides guidance in the creation residential zones on the island.*
- 4.3.9 Provisions should be made in the zoning regulations for existing buildings and sites. The LTC should consider variance applications for new development on lots in the Vaucroft Improvement District impacted by historic erosion events where the applicant can demonstrate that no hazard exists, that there would be no impact on sensitive terrestrial or marine ecosystems or habitat, and that the proposed construction would not create an undue visual impact. *Policy 4.3.9 provides specific direction with respect to existing non conforming siting and setbacks and provides guidance in how the LTC may address variance applications in the future, particularly for the Vaucroft area where significant historical erosion impacted small lots.*
- 4.3.10 Zoning may permit small scale community facilities and buildings such as meeting halls, water supply facilities, emergency facilities, or recreation areas in specific locations. *There are no significant facilities currently, but residential zoning may be used to permit water supply facilities.*
- 4.3.11 Conservation or Forest zoning may be used to zone areas with sensitive ecosystems and habitat, areas of groundwater recharge, significant natural features, areas of extensive mature forest, lands hazardous to development, and land with no future development potential. *South Thormanby may be zoned for limited development.*
- 4.3.12 Marine zoning should permit existing and future community docks. Regulations should limit the proliferation of additional individual or private docks. *Communal docks are encouraged; individual docks will not be permitted on North Thormanby.*

- 4.3.13 Commercial uses should be limited to home businesses. *Revised March 2009.*
- 4.3.14 No industrial uses should be permitted. Short term activities and processing may be considered by temporary use permit application. *Reflects current zoning*
- 4.3.15 Bylaw provisions establishing a maximum floor area for dwellings may be implemented. *Policy 4.3.15 would direct the zoning to limit dwelling size.*
- 4.3.16 Bylaw provisions should establish maximum building height, setbacks and lot coverage. *Policy 4.3.16 would direct that zoning regulate height, setbacks and lot coverage.*
- 4.3.17 The lands immediately upland from the foreshore may be designated as a development permit area in order to protect development from hazardous conditions and to provide for protection of shoreline ecosystems from development. *Policy 4.3.17 provides the option to consider a DP area on North Thormanby and reflects residents' desires to regulate development along the shoreline.*
- 4.3.18 Water, sewer and power connections to the mainland should not be permitted. *Policy 4.3.18 addresses Islands Trust Policy Statement 4.4.1*
- 4.3.19 The LTC should undertake initiatives to identify sensitive ecosystems, significant features and natural hazards. *Policy 4.3.19 provides specific direction with respect to residents' concerns regarding sensitive ecosystems and natural hazards.*
- 4.3.20 Zoning regulations should incorporate the provisions of the Buccaneer Bay Land Use Contract. *Policy 4.3.20 recognizes that while the LUC for this cooperative has served the community well, the LUC provisions need to be reflected in zoning.*

Advocacy Policies

- 4.3.21 The LTC should encourage BC Parks to consult with community groups and other agencies to undertake planning for Buccaneer Bay Provincial Park to ensure that the location and type of facilities provided do not result in the degradation of environmentally sensitive areas. *Policy 4.3.21 addresses the campsite related issues experienced by Thormanby Island residents.*
- 4.3.22 Landowners are encouraged to contribute to the establishment of a network of protected areas by preserving sensitive ecosystems, habitat and significant natural features through the tools of conservation covenants, gifting of land to conservancies or public agencies, or dedication of land as conservation areas or park. *Policy 4.2.22 addresses the specific interests of Thormanby residents.*

4.3.23 The RCMP is requested to be responsive to residents' concerns related to the use of Buccaneer Bay Marine Park and Simson Marine Park.

Policy 4.3.23 added March 2009.

Revised June 2009.

4.4 OBJECTIVES AND POLICIES FOR ANVIL ISLAND

This section added Sept. 08.

Objectives:

- 4.4.1 To preserve and protect the natural ecosystems, habitat and groundwater resources of the island. *Objective 4.3.1 addresses the Object of the Islands Trust and the Goals of the OCP.*
- 4.4.2 To maintain the existing residential settlements of the island. *Objective 4.4.2 addresses the existing character of the island.*

Policies:

- 4.4.3 The principal land use should be residential, in the form of single family dwellings. *Policy 4.4.3 is consistent with OCP policies 3.2.1, 3.2.2 and the current zoning and development pattern on Anvil.*
- 4.4.4 Uses and structures customarily considered to be accessory to the residential use of the island should be permitted.
- 4.4.5 Density for individual properties and locations on the island should be regulated on a site-specific basis. *Revised March 2009.
Policy 4.4.5 reflects the current development density of development on Anvil Island and would be consistent with policy 3.2.7.*
- 4.4.6 Zoning may provide for residential, service, forest, conservation, and marine zones. *Policy 4.4.6 establishes the specific uses and zoning to be permitted on Anvil.*
- 4.4.7 Zoning may permit small scale community facilities and buildings such as meeting halls, water supply facilities, emergency facilities, or recreation areas in specific locations. *There are no significant facilities currently, but residential zoning may be used to permit water supply facilities.*
- 4.4.8 Conservation or Forest zoning may be used to zone areas with sensitive ecosystems and habitat, areas of groundwater recharge, significant natural features, areas of extensive mature forest, lands hazardous to development, and land with no future development potential. *Policy 4.4.8 addresses the potential disposition of the large parcel of Crown land on Anvil Island. Further consultation with Provincial agencies as part of the referral process is required.*
- 4.4.9 Commercial uses should be limited to home businesses. Commercial vacation rentals should not be permitted. *Reflects current zoning*
- 4.4.10 No industrial uses should be permitted. Short term activities and processing may be considered by temporary use permit application. *Reflects current zoning*

Advocacy Policies

4.4.11 The LTC should undertake consultation with provincial agencies regarding the potential future disposition of Crown land on the island.

Policy 4.4.11 directs the LTC to address the potential future disposition of Crown land.

4.5 OBJECTIVES AND POLICIES FOR MERRY AND FRANKLIN ISLANDS

Added Nov. 2009

Background: Merry Island is approximately 42 acres in size and is almost entirely privately owned, with the exception of 2.7 acres on the south end of the island which is owned by the Canadian government and is home to a staffed Merry Island light station. The Merry Island lighthouse was established in 1902 and the present tower was reconstructed in 1966. Neighbouring Franklin island is 2.8 acres in size and is privately owned. At the time of preparation of the Associated Islands Official Community Plan, the private landowners were engaged in consideration of transferring densities, clustering development and protecting significant sensitive ecosystems on the two islands.

Objectives:

- 4.5.1 To preserve and protect the natural ecosystems and habitats of the islands.
- 4.5.2 To encourage that any new development on the privately owned land is clustered and sensitive to the environment.

Objective 4.5.1 addresses the Object of the Islands Trust and the Goals of the OCP.

Policies:

- 4.5.3 Zoning may provide for residential uses, conservation areas and marine zones. Marine zoning may permit a breakwater and community dock.
- 4.5.4 Bylaw provisions should establish maximum building height, setbacks and lot coverage.

Policy 4.5.3 establishes the specific uses and zoning to be permitted on Merry and Franklin Islands..

Advocacy Policies

- 4.5.5 The LTC should encourage the incorporation of best practices for green building for new residential development on the island, including design, construction materials, provision of water and energy and wastewater treatment.
- 4.5.6 The LTC should encourage property owners to consider density transfer policies explicit in the Official Community Plan prior to making a decision about future residential development of privately owned lands.

Policy 4.5.5 provides guidance to the LTC and property owners for new development.

Policy 4.5.6 reflects the intent of the current development proposal submitted to the LTC.

5 DEVELOPMENT PERMIT AREAS, TEMPORARY USE PERMITS AND DEVELOPMENT APPROVAL INFORMATION

5.1 DEVELOPMENT PERMIT AREAS

The designation of Development Permit Areas and establishment of objectives and guidelines for the issuance of development permits will be incorporated into the Official Community Plan when supportive mapping of the Plan Area is available.

This draft of the bylaw would not designate DPA or establish objectives and guidelines for the issuance of development permits. This is consistent with 'Terms of Reference: Principles and Process' endorsed October 11, 2007 by GMILTC.

5.2 TEMPORARY USE PERMITS

An Official Community Plan may designate areas where temporary commercial or industrial uses may be allowed. A temporary use permit may, notwithstanding a zoning bylaw, allow a commercial or industrial use, permit the construction or use of buildings or structures to accommodate persons who work at the commercial or industrial enterprise in respect of which the permit is issued and specify conditions under which a temporary commercial or industrial use may be carried on. A permit may be issued for a period of up to two years and may be renewed only once. The issuance of a temporary use permit should be conditional on compliance with the following guidelines:

Section 5.2 would designate most of the planning area as an area where TUPs may be issued, and provides some basic guidance to the LTC in consideration of any TUP applications.

- 5.2.1 Temporary Commercial or Industrial Use Permits may be issued for any area covered by this plan, except for areas designated Park or Conservation on Schedule C.
- 5.2.2 Temporary Commercial and Industrial Use Permits should only be issued for activities that are of short and fixed duration.
- 5.2.3 An application for a Temporary Commercial or Industrial Use Permit should only be considered if the proposal can be demonstrated to have minimal negative impact on the environment of the Associated Islands Area.

- 5.2.4 In issuing a Temporary Commercial or Industrial Use permit, the LTC should specify conditions under which the use may be carried on that would mitigate any impacts of the use, including restoration of land upon completion of the permit.

5.3 DEVELOPMENT APPROVAL INFORMATION

- 5.3.1 The area subject to this bylaw is designated as an area under which development approval information may be required for the purpose of obtaining consistent and comprehensive information on the impacts of proposed development.
- 5.3.2 The LTC may consider adoption of a development approval information bylaw pursuant to s. 920.1 of the *Local Government Act*.

Policies 5.3.1 and 5.3.2 designate the planning area for the purpose of requiring development approval information. Prior to implementing development approval information a separate bylaw must be adopted pursuant to s. 920.1 of the Local Government Act and 29(3.1) of the Islands Trust Act.

6. ADMINISTRATION AND INTERPRETATION

Part 6 is to contain the administrative and legal provisions of the OCP.

6.1 PURPOSE

The purpose of this official community plan bylaw is to further the object of the *Islands Trust Act* through long-range land use policy for the portion of the Gambier Island Local Trust Area subject to this bylaw. This bylaw provides a statement of local government goals, objectives and policies. It is intended to provide policy guidance for the Gambier Island Local Trust Committee, government agencies, organizations and the public regarding the existing and proposed land use and development in the portion of Local Trust Area subject to this bylaw.

6.2 ISLANDS TRUST AUTHORITY

The *Islands Trust Act* gives the Islands Trust, through its Local Trust Committees, has the same land use planning authority as a regional district board under the *Local Government Act*. Bylaws must be approved by the Islands Trust Executive Committee and, in the case of Official Community Plans, also by the Minister of Community and Rural Development before adoption by the Local Trust Committee.

The Gambier Island Local Trust Committee is the Local Trust Committee with responsibility for land use planning and regulations within the Gambier Island Local Trust Area. This committee has three members: two locally elected trustees and a member of the Executive Committee appointed by the chairperson of the Islands Trust Council.

The purpose of the Trust Council, Executive Committee, and Local Trust Committees is to carry out the object of the Islands Trust, which is:

To preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of the Province generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of the province.

The legislated object defines the purpose of providing authority to the Islands Trust for land use regulation. Local trust committees employ the available planning powers of the *Local Government Act* to preserve, protect, and effectively maintain the rural nature, health, natural environment and vitality of the Trust Area.

6.3 AREA OF JURISDICTION

The provisions of this Bylaw apply to that portion of the Gambier Island Local Trust Area shown on Schedule "B", which forms part of this bylaw. The provisions of this bylaw are not applicable to other portions of the Gambier Island Local Trust Area.

6.4 ADVOCACY POLICIES

Community goals and objectives included in this bylaw that address matters that are outside the jurisdiction of the Gambier Island Local Trust Committee are considered "advocacy policies". These advocacy policies encourage others to take actions that the local trust committee believes would contribute to the goals and objectives of the plan. This bylaw cannot and does not represent a commitment from other agencies or persons to act according to community goals, objectives or policies.

6.5 PUBLIC FACILITIES

Any designation or policy for proposed public facilities on private lands including but not restricted to roads, parks, trails, parking facilities, and public and community facilities that are not available for acquisition through dedication, grants, or as an amenity through a zoning regulation and that are not subject to committed funds either through a capital expenditure plan or other budgeting process of the public agency responsible for the proposed facility, shall be deemed to be a community goal of this bylaw.

6.6 IMPLEMENTATION

Section 884 of the *Local Government Act* specifies that:

"An official community plan does not commit or authorize a municipality, regional district (includes a local trust committee pursuant to Section 27 of the *Islands Trust Act*) or improvement district to proceed with any project that is specified in the plan."

and

"All bylaws enacted or works undertaken by a council, board or greater board (includes a local trust committee pursuant to Section 27 of the *Islands Trust Act*), or by the trustees of an improvement district, after the adoption of an official community plan must be consistent with the relevant plan."

6.7 INTERPRETATION

6.7.1 In the system used for referencing provisions, the single digit number indicates parts, the two digit number sections, the three digit numbers policies and the lower case letters articles:

Part:	1
Section:	1.1
Policy:	1.1.1
Subsection:	(a)

6.7.2 The final interpretation as to the precise location of boundaries on any map schedule shall be defined by:

- (a) Where boundaries coincide with lot lines, the boundaries are the lot lines.
- (b) Where a boundary is shown as following any highway, right-of-way or stream, the centre line of such highway, right-of-way, or stream the centreline of that feature is the boundary.
- (c) Where land based and water based boundaries coincide, the common boundary shall be the surveyed lot line as shown on a plan registered in the Land Title Office, and where there is no such plan the natural boundary of the sea is the common boundary.
- (d) Where a boundary does not follow a legally defined line and no dimensions are shown by which the boundary could otherwise be located, the location of the boundary must be determined by scaling from the map schedule and in that case the boundary is the midpoint of the line delineating the boundary on the

schedule.

- 6.7.3 In interpreting the objectives and policies of the Plan, the term "shall" or "will" denotes that the indicated measure must be taken or applied. The term "should" or "may" indicates that the suggestion is intended as a guideline.
- 6.7.4 Throughout this Plan, the words listed below shall be defined as follows:

Conservation – actions, legislation or institutional arrangements that lead to the protection or preservation of a given species, group of species, habitat, natural area, or property or area of human heritage value or character.

Ecosystem – a complete system of living organisms interacting with the soil, land, water, and nutrients that make up their environment. An ecosystem is the home of living things, including humans. An ecosystem can be any size—a log, pond, field, forest, or the earth's biosphere—but it always functions as a whole unit. Ecosystems are commonly described according to the major type of vegetation—for example, old-growth forest or grassland ecosystem.

Environmentally Sensitive Area - places that have special environmental attributes worthy of retention or special care. These areas are critical to the maintenance of productive and diverse plant and wildlife populations. Examples include rare ecosystems, habitats for species at risk and areas that are easily disturbed by human activities. Some of these environmentally sensitive areas are home to species which are nationally or provincially significant, others are important in a more local context. They range in size from small patches to extensive landscape features, and can include rare and common habitats, plants and animals.

Foreshore - the area between the high and low water mark of tidal water.

Local Trust Committee (LTC) - The Gambier Island Local Trust Committee.

Official Community Plan - A community plan adopted pursuant to Part 26, Division (2), Section 876 of the *Local Government Act*.

Park - Park land acquired through dedication of land at time of subdivision, donation or by purchase through a community parks function of a regional district unless otherwise specified in this Bylaw.

Plan - An Official Community Plan adopted by the Gambier Island Local Trust Committee.

Precautionary Principle – the recognition that when an activity raises threats of harm to the environment, precautionary measures should be taken even if some cause and effect relationships are not fully established scientifically.

Preserve – to maintain a given condition. Preservation often requires maintaining the processes that generate the desired condition.

Protect – to maintain over the long-term by managing, or if necessary limiting, the type and intensity of development or activity to ensure that valued attributes are not compromised or destroyed.

Sensitive Ecosystem – ecosystems which are fragile and/or rare, or those ecosystems which are ecologically important because of the diversity of species they support.

Stewardship – voluntary, cooperative actions that nurture and take responsibility for the long-term integrity of the environment and amenities of the Trust Area.

Sustainable – capable of meeting the environmental, economic and social needs of current generations without compromising the ability of future generations to meet their needs.

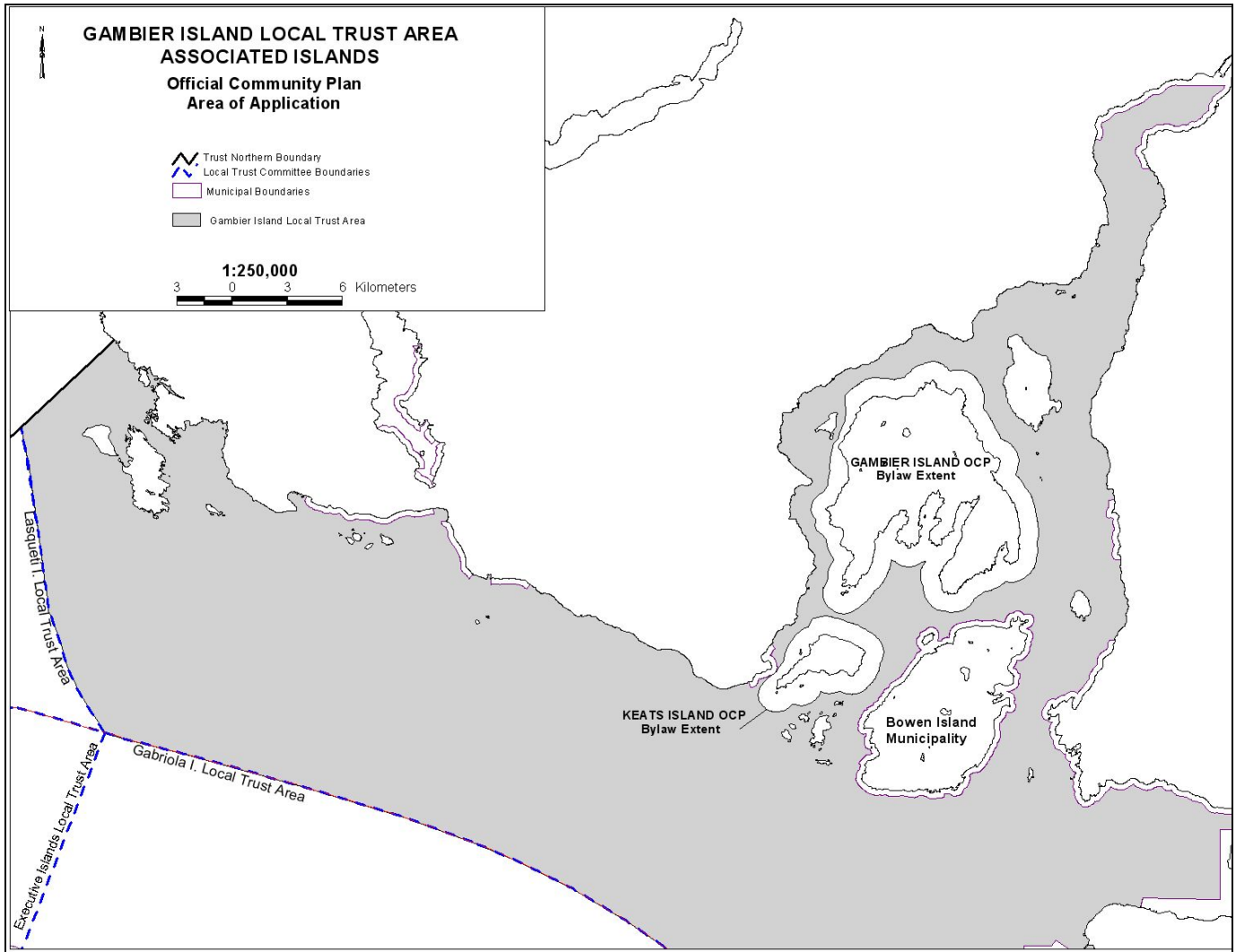
6.8 AMENDMENT PROCEDURE

This Bylaw may be amended by the Gambier Island Local Trust Committee, at its initiative or in response to an application. Individuals seeking amendment shall submit applications in the form provided for in the bylaws of the Local Trust Committee that address fees and procedures.

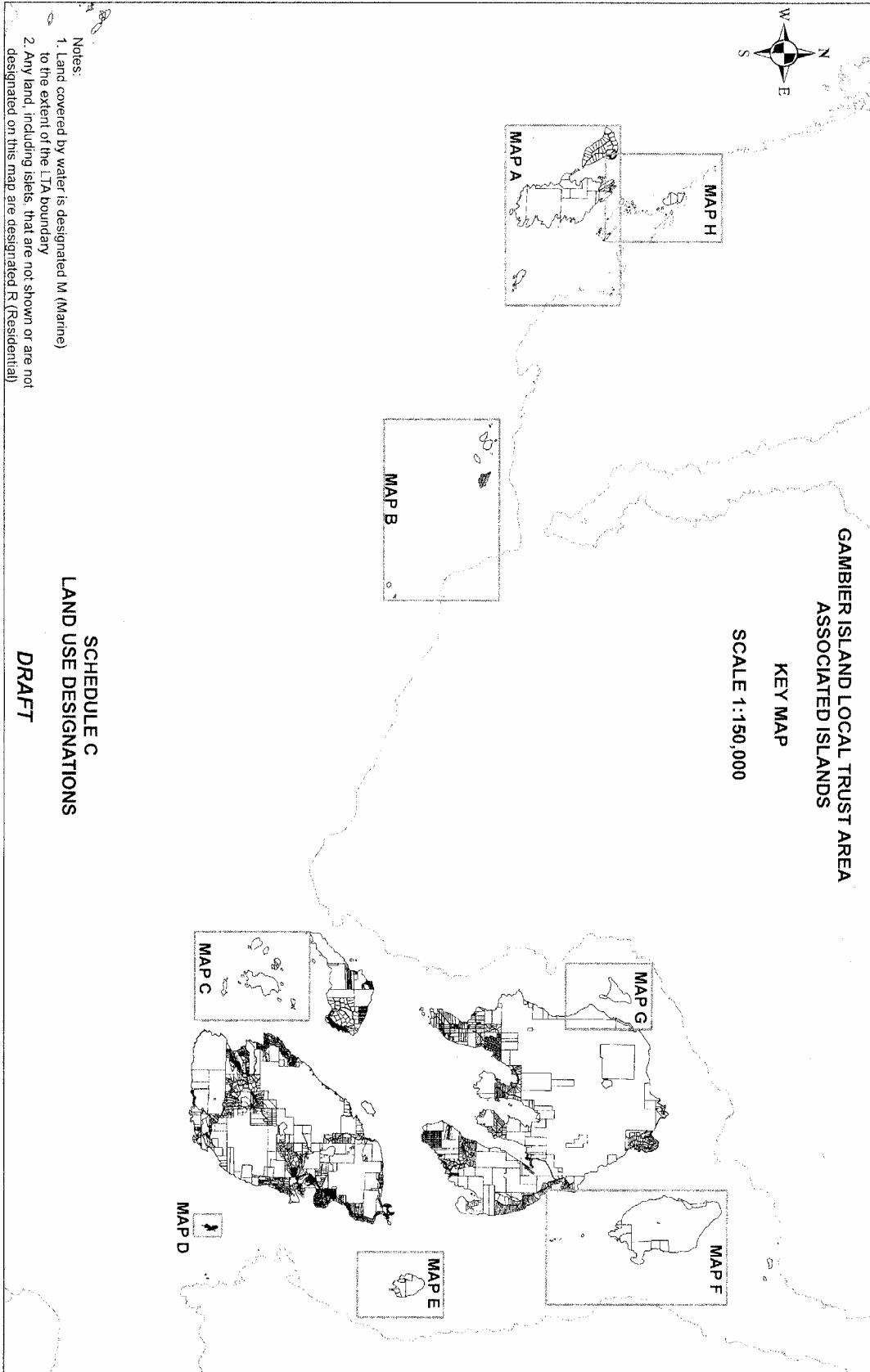
6.9 SEVERABILITY

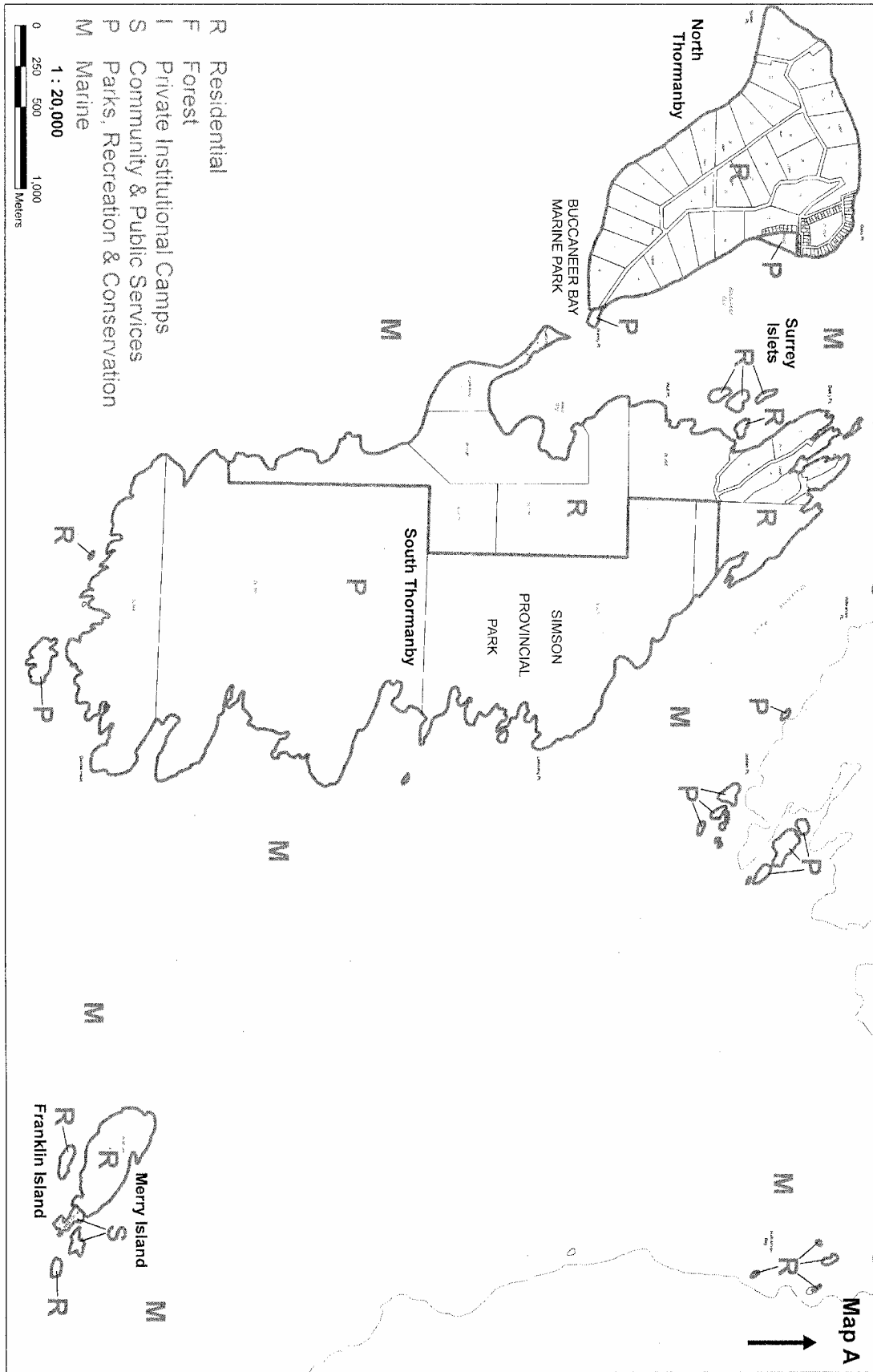
If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

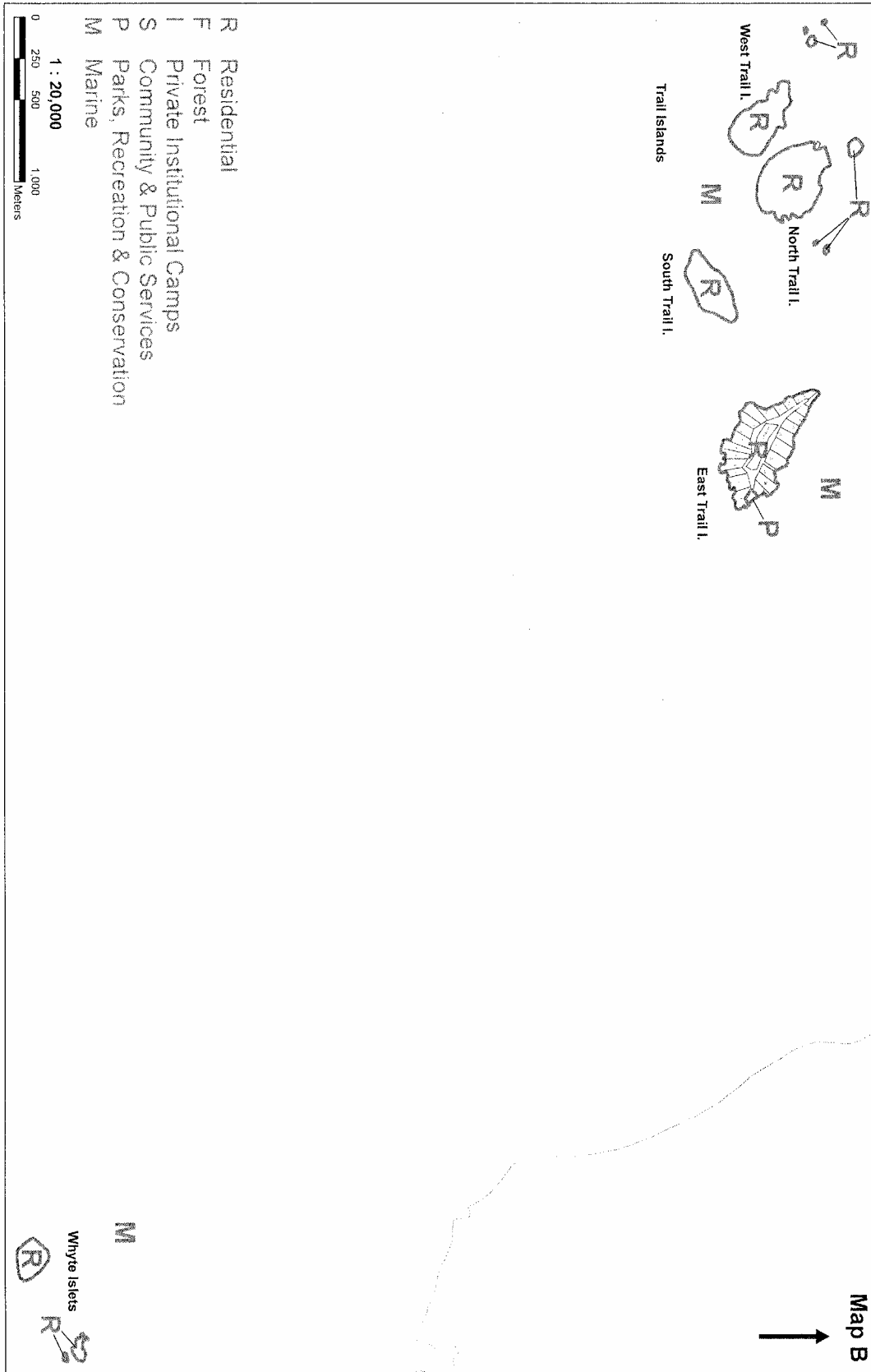
SCHEDULE B - Bylaw area map

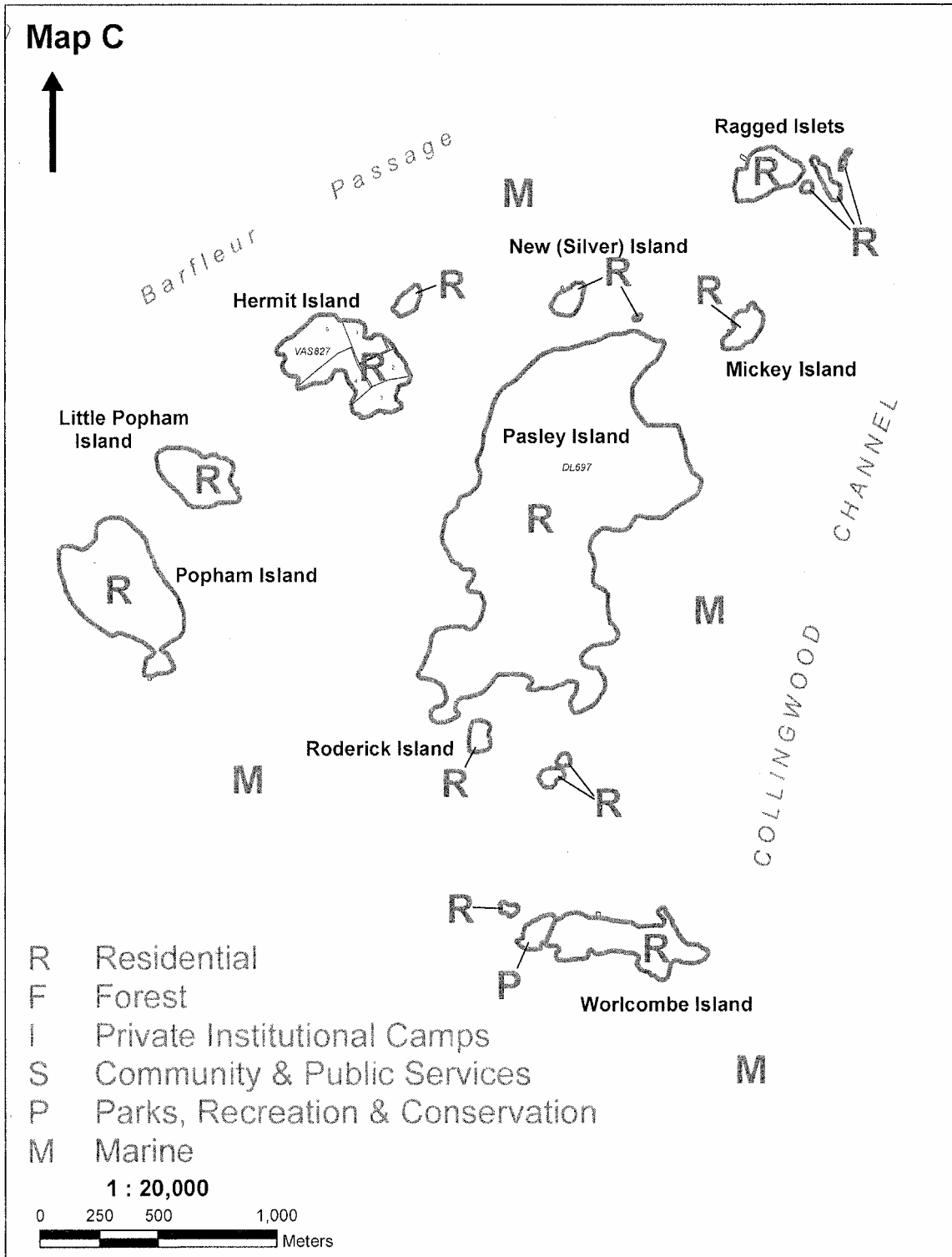


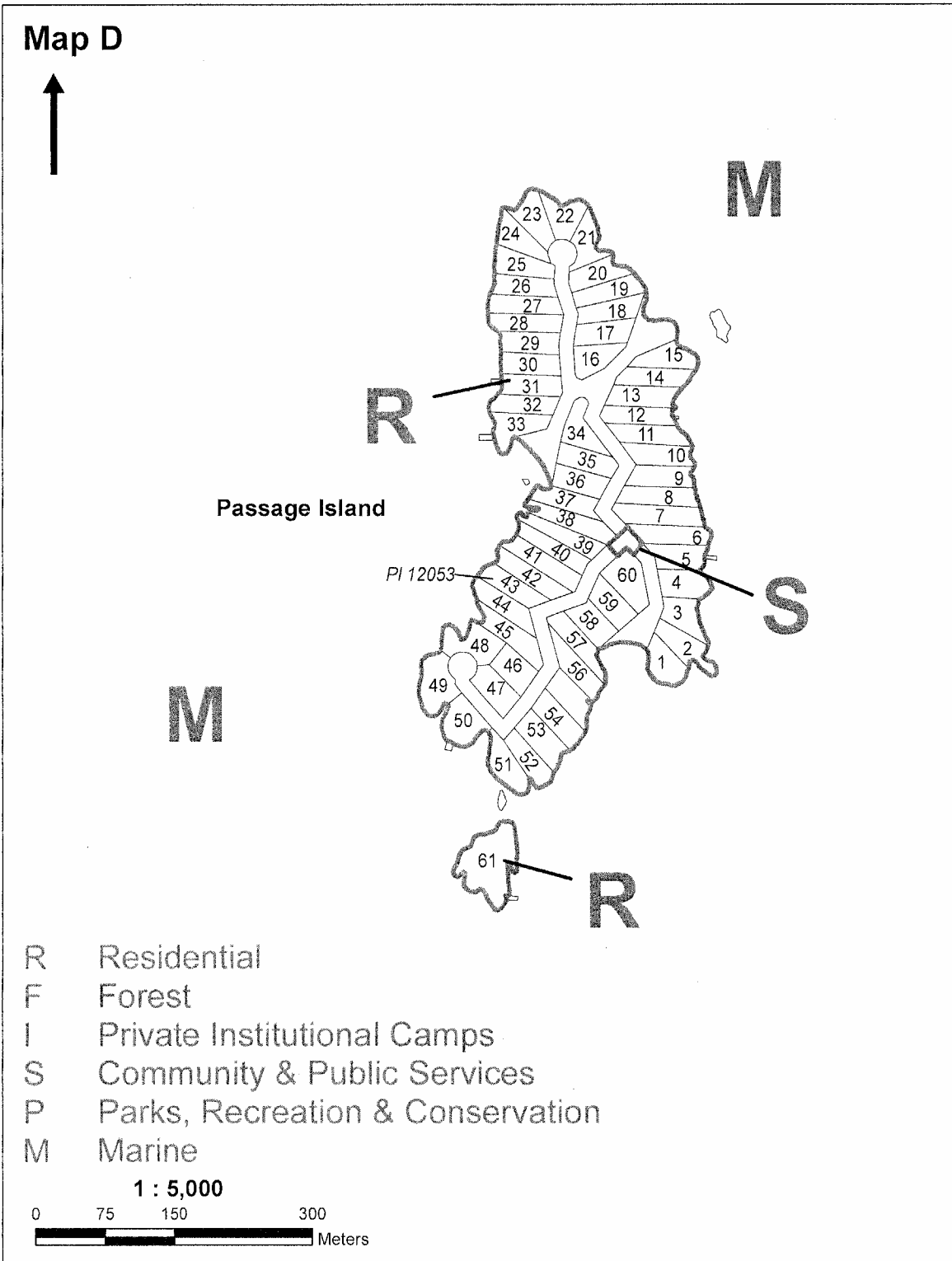
SCHEDULE C - Land Use Designation Key

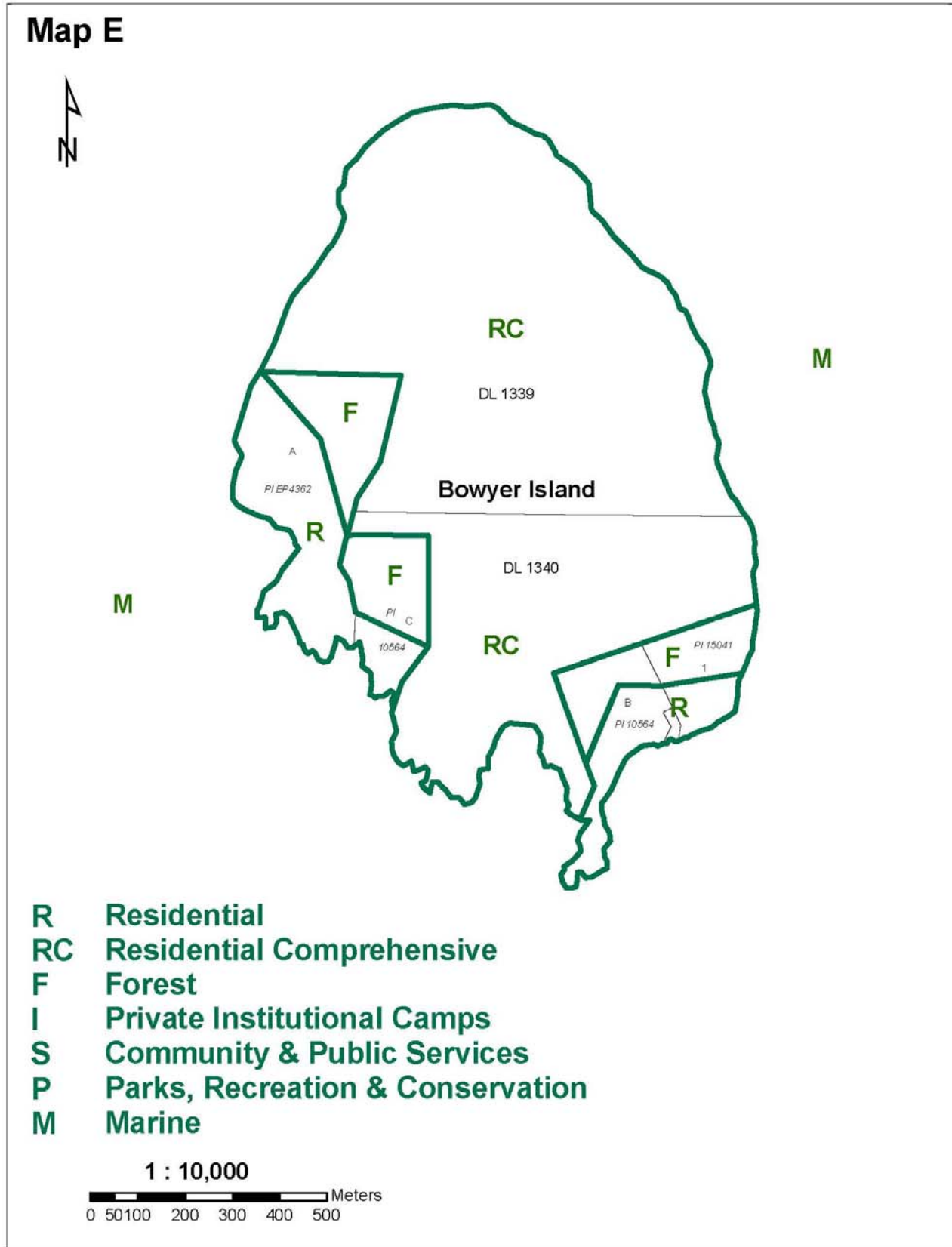




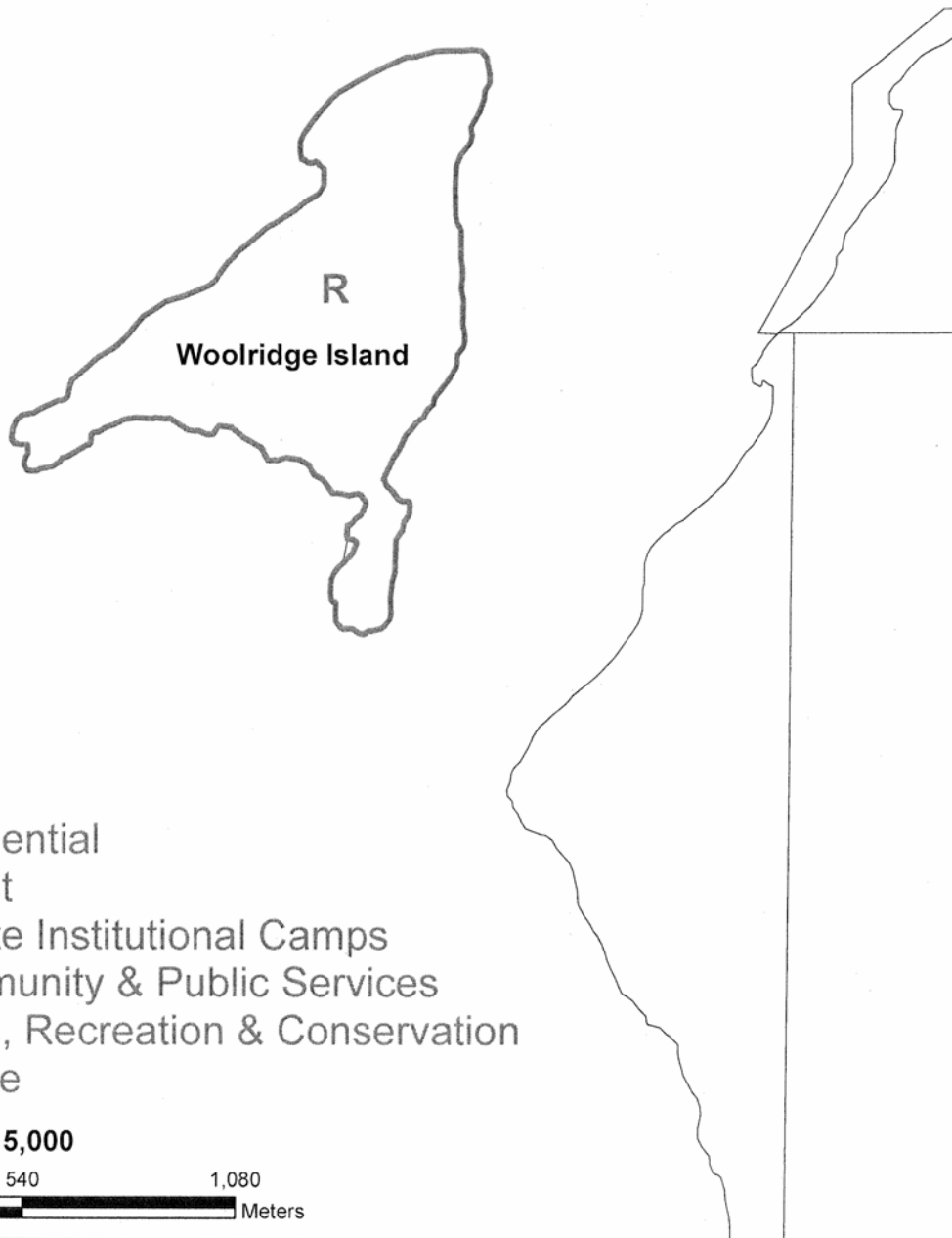


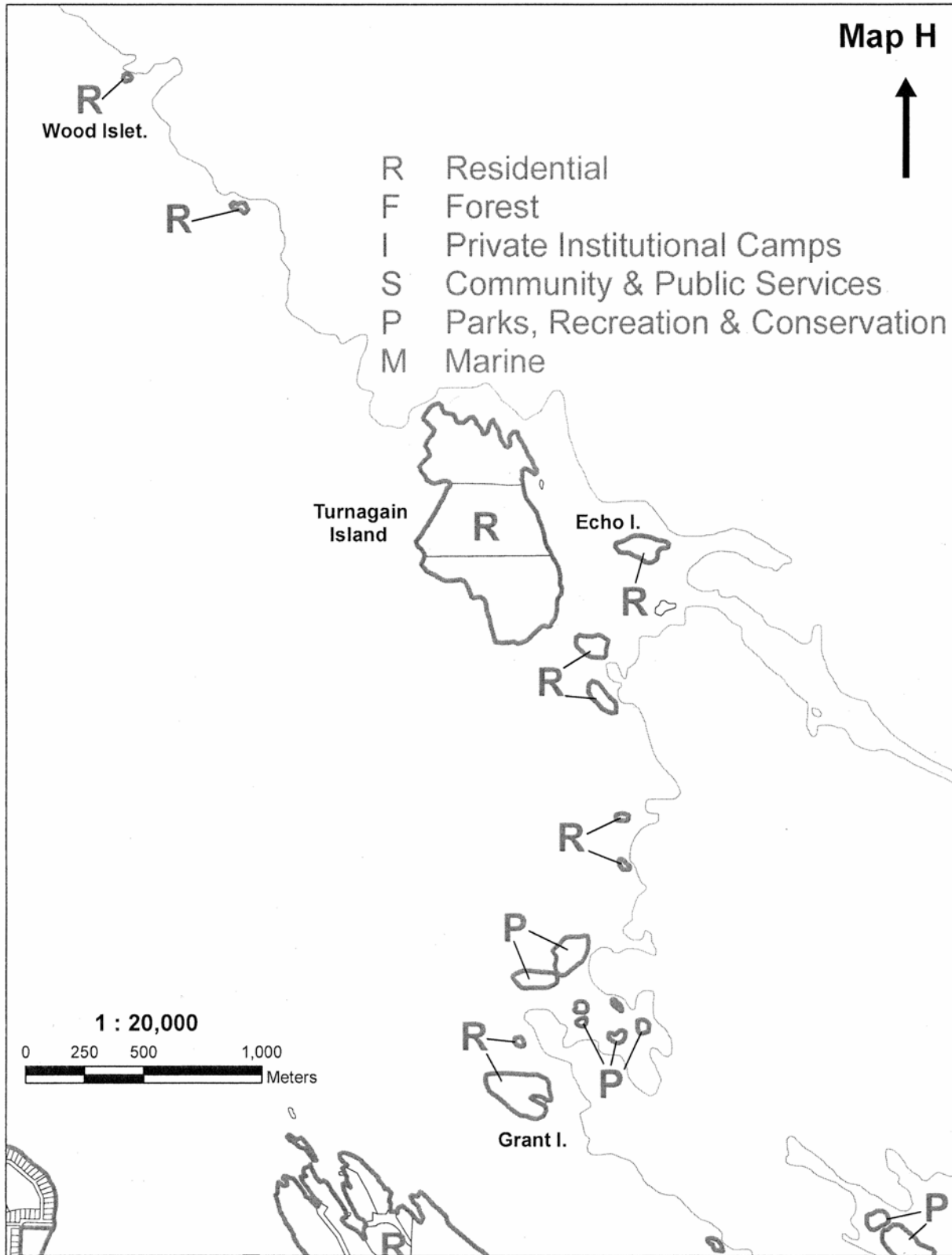




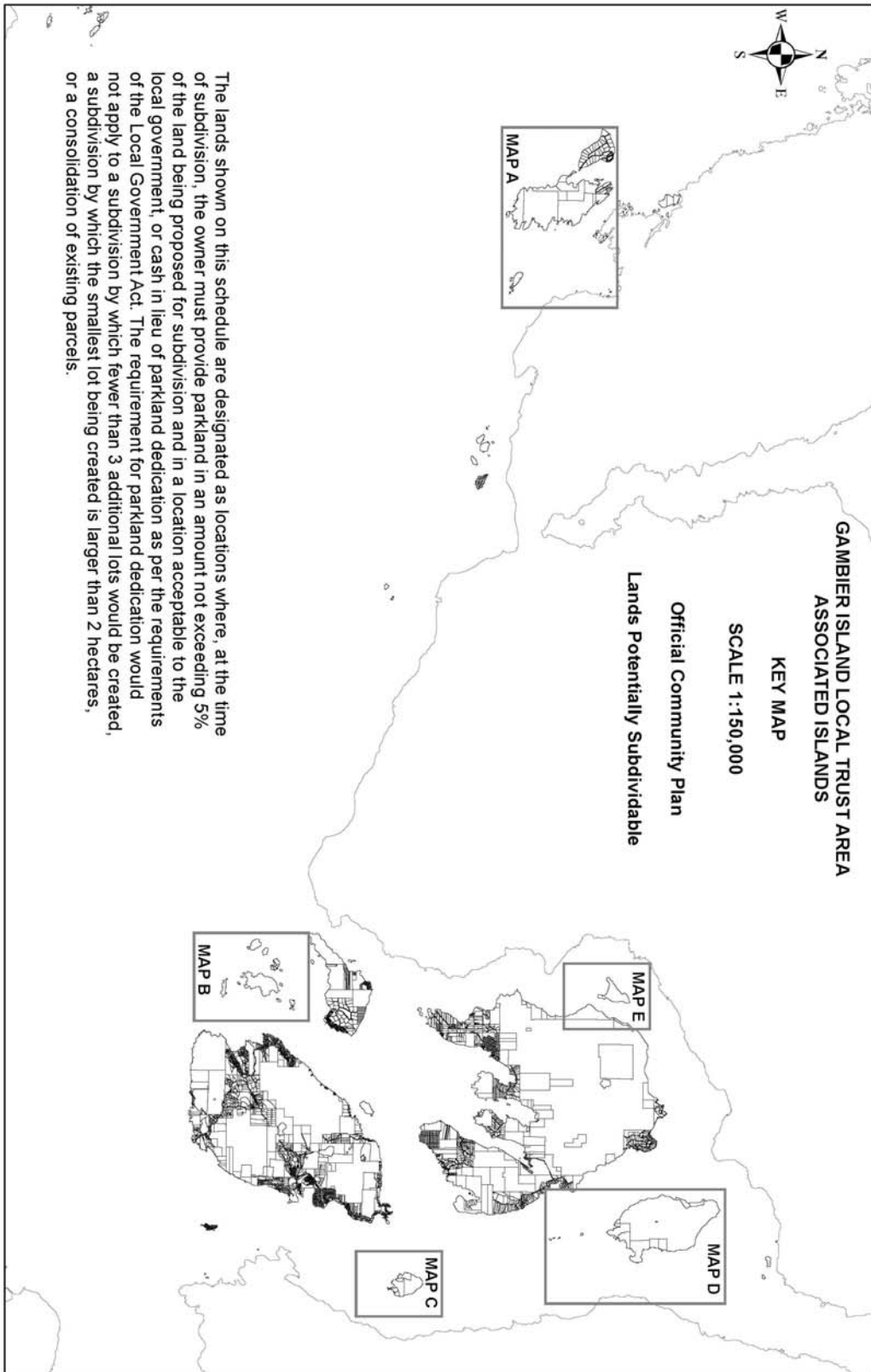


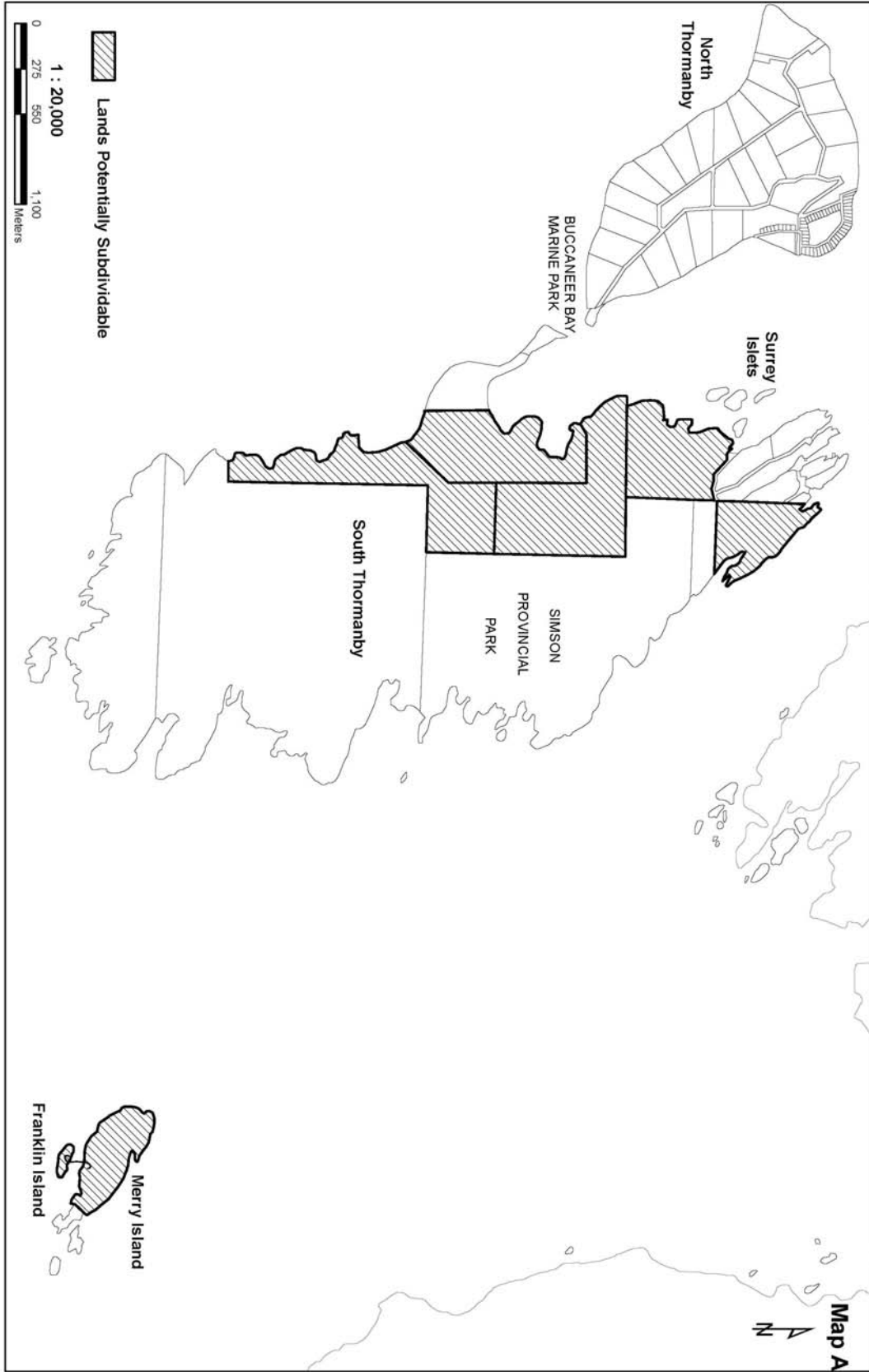
Map G



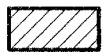
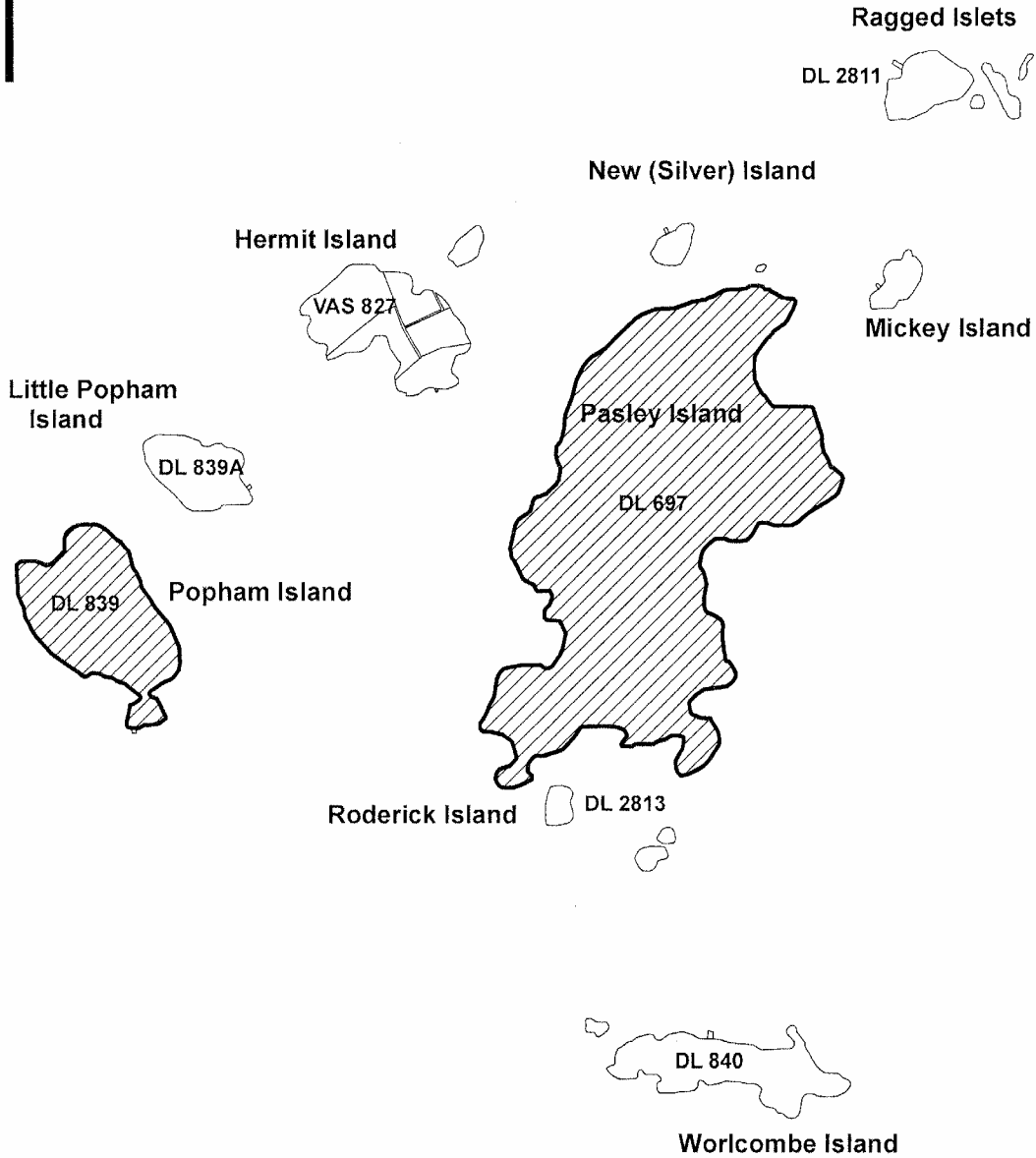


SCHEDULE D – Map Key of Lands Potentially Subdividable



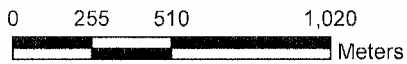


Map B

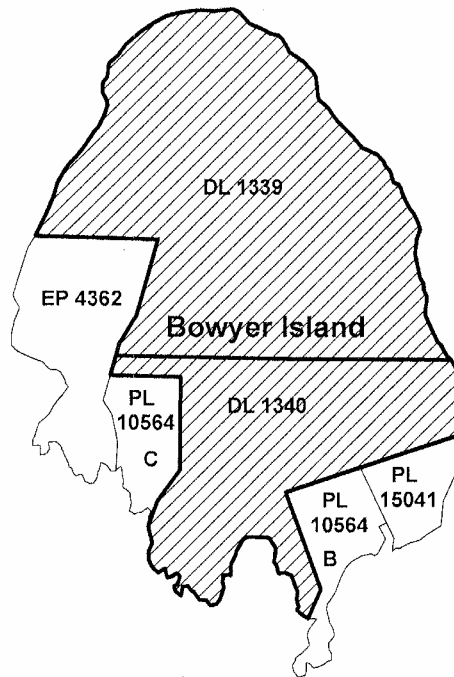


Lands Potentially Subdividable

1 : 20,000

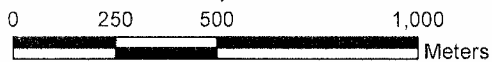


Map C

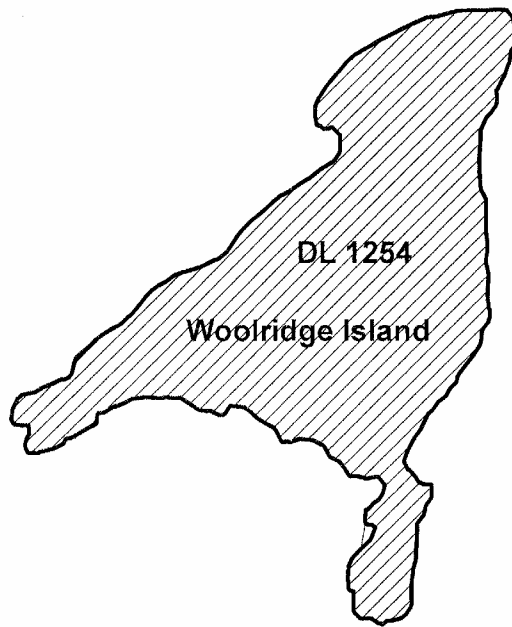


 Lands Potentially Subdividable

1 : 15,000

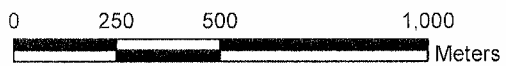


Map E



Lands Potentially Subdividable

1 : 15,000



Bowyer Island Estates Ltd. OCP Recommendations as Ratified by BIE Shareholders at Dec 11th Extraordinary General Meeting

RECOMMENDATION 1A:

That Bowyer Island Estates Limited request the Gambier Island Local Trust Committee to amend Schedule C – Map E of the Draft *Gambier Associated Islands Official Community Plan Bylaw* by designating District Lots 1339 and 1340 as “Residential Comprehensive” (as shown in Figure 2).

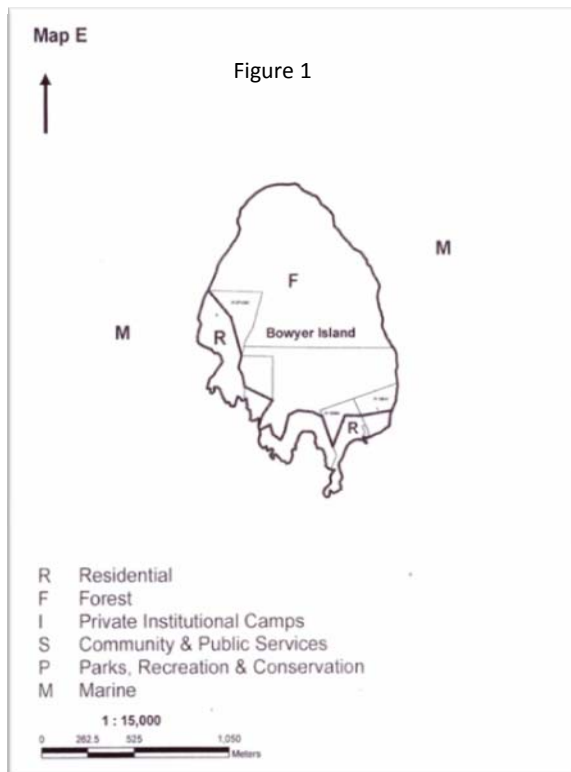


Figure 1 - June 2009 Draft Gambier Associated Islands OCP Schedule C - Land Use Designation Map E

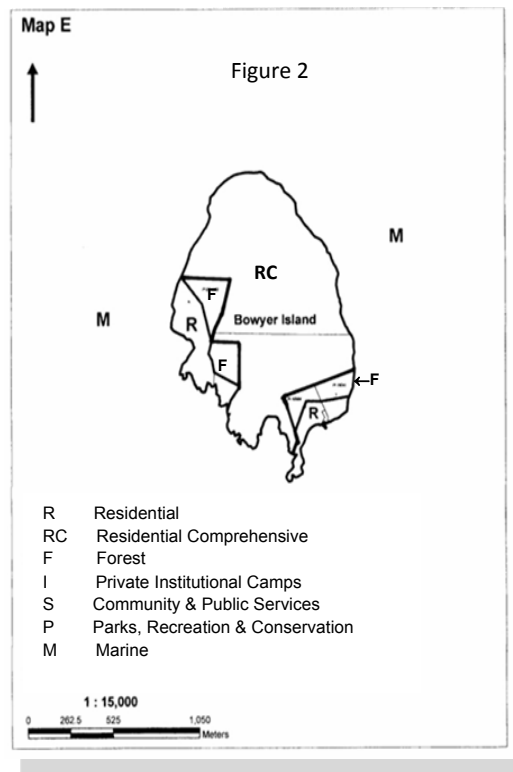


Figure 2 - Amended Draft Gambier Associated Islands OCP Schedule C - Land Use Designation Map E (showing DL's 1339 & 1340 as **RC- Residential Comprehensive**)

RECOMMENDATION 1B:

That Bowyer Island Estates Limited request the Gambier Island Local Trust Committee to amend Section 4.2 of the Draft *Gambier Associated Islands Official Community Plan Bylaw* (Objectives and Policies for Bowyer Island) in the following manner:

1. Amend Policy 4.2.7 to add the words “residential comprehensive” between “residential” and “service” so that the policy reads:

4.2.7 Zoning may provide for residential, **residential comprehensive**, service, forest, conservation, and marine zones.

2. Add a new Policy 4.2.9 specific to District Lot 1339 and District Lot 1340, as follows:

4.2.9 *District Lots 1339, and 1340 are designated on Schedule C - Land Use Map E as “Residential Comprehensive” and have a total area of 85.3 hectares (210.8 acres). Without increasing the current maximum dwelling density potential of 52 dwelling units within the Residential Comprehensive designated area, the zoning regulations may provide the following as a means of managing land use and development so as to minimize potential negative impacts, while encouraging stewardship of the ecological integrity and unique rural character of Bowyer Island over the longer term:*

- (a) *The approximate location, amount, type and density of present and potential residential development and areas to be kept free from development.*
- (b) *The transfer of density from one District lot to another within the designation.*
- (c) *The clustering of any new development as a means to: maintain unique rural character and natural beauty; minimize the need for road expansion; minimize forest and ecosystem fragmentation; protect groundwater recharge are; ensure that any and all new land and foreshore development is located in areas which are suitable to support the intended use.*
- (d) *The approximate location and type of present and proposed or potential common use facilities and buildings such as: water supply, sewage disposal, fire protection, access, transportation and utility infrastructure; community meeting and recreation areas and facilities; emergency helicopter landing sites.*
- (e) *The approximate location and type of present and proposed or potential protected conservation areas, sensitive ecosystems and habitat, significant natural features, areas of extensive mature forest, lands hazardous to development, or land with no future development potential.*
- (f) *The approximate location of present and proposed sustainable forestry, and related foreshore uses.*

3. Renumber subsequent Section 4.2 Policies accordingly.

PASLEY ISLAND VISION STATEMENT
FOR THE GAMBIER ISLAND TRUST OFFICIAL COMMUNITY PLAN

INTRODUCTION:

Pasley Island welcomes the opportunity to contribute to the Gambier Island Official Community Plan. Please find below a brief description of our history and our submissions.

HISTORICAL BACKGROUND:

Pasley Island was initially settled as a whaling station by aboriginal peoples. White settlers first utilized the island for the same purposes. The island was purchased by the Bell-Irving family from New York owners 100 years ago. At the conclusion of the Second World War, the Bell-Irving family proposed an extension of their ownership to families and friends in the Vancouver community.

In 1950, the Bell Irving family sold the island to Pasley Island Limited, which was incorporated with 30 shareholders. Each shareholder held the exclusive use to one of 30 sites on the island. These sites were developed as seasonal cottages with one caretaker living full time on the island. This remains the extent of the development on the island. There is one dirt road, two main docks in bays at the south and the north of the island. The only electricity utilized by members is solar powered. There are no other amenities or utilities. Essentially all of the land is held in common by the 30 shareholders. There is clustering of density towards the north and south ends of the island which house protective bays. As a result most of the island remains undeveloped.

In 1992, Pasley Island Ltd. entered into an agreement with the Island Trust with regards to the zoning of the island. In particular, the January 14, 1992 Agreement between Pasley Island Limited and Her Majesty the Queen in Right of the Province of British Columbia established a covenant pursuant to section 215 of the *Land Title Act*, R.S.B.C. 1979, c. 219 and section 3.1.6.3 of the *Sunshine Coast Regional District Land Use Regulation Bylaw No. 96, 1974*, as amended by the *Gambier Island Trust Committee Bylaw No. 50*. (the "Agreement"). The Agreement established the zoning of Pasley Island as follows:

“On the lands, in addition to the single caretaker residence permitted per parcel, no more than one (1) family residence and (1) guest house, including those already constructed on the Lands as of the date of this Agreement, shall be permitted per 3.3 hectares (8.23 acres).”

This Agreement followed the terms of the Pasley Island Limited articles of incorporation which fix the density of development at the 30 sites held by the Pasley Island shareholders.

PROPOSED ZONING IN THE DRAFT OFFICIAL COMMUNITY PLAN:

Draft section 3.2.6 of the Official Community Plan (“OCP”) proposed density for lots larger than four hectares (ten acres) at two dwellings per lot. The zoning designations for Gambier Local Trust Committee Associated Islands proposes the “A6” zoning for Pasley and Roderick at “10 acres: 1 residence and 1 guest house: residence, guest house, caretaker residence, domestic industry, accessory buildings and structures which may include sleeping facilities only for guests associated with the residence.”

However the exception to the section 3.2.6 OCP zoning is found in section 3.2.7 which holds that “despite policy 3.2.6 zoning should permit existing densities in established communities and cooperatives.”

It is the submission of Pasley Island that the density that has developed on the island and is now enshrined in the Agreement at 8.23 acres is that of an established community and cooperative and therefore should be protected and enshrined in the Official Community Plan and new bylaws which reflect its terms. The land use proposed by the underlined section above is consistent with the Agreement and the historical development on the island. The density of 8.23 acres, as opposed to 10 acres, reflects the existing density which should be fostered in the Official Community Plan.

To: Gambier Islands Trust Steering Committee
From: Robert Toohey, owner Lot 9, East Trail Island
Re: The ongoing struggle

December 7, 2009

Dear Sirs/Madams:

Without much preamble, I completely disagree with this sham of democracy you seem hell bent on foisting upon the legal residents and taxpayers of the Small Islands.

I completely agree with the creation of a Small Islands Steering Committee. It's the 'right way' to achieve consensual planning. What are you afraid of?

I have been told that GIT board members own property on large islands, with hydro, telephone, roads, etc. I live on a 66 acre rock off the coast of Sechart. Our needs and opportunities are as different as night and day. It is poor planning to assume otherwise.

Why is the GIT hiding behind this guise that you 'know what's good for us'? We're not children, we have children of our own. And my children wouldn't put up with how you are trying to ram something unpalatable down our throats.

I urge you to remove your personal biases and petty agendas from this process, take a step back, and listen.

That's what your position calls for.

Looking forward to a more evolved, collaborative process in the near future.

Yours Truly,

Rob Toohey
Box 1077
Sechart B.C.
V0N 3A0

From: Ken White [<mailto:ken.white@ubc.ca>]
Sent: Tuesday, December 08, 2009 7:06 PM
To: Gambier Island Local Trust Committee; Sonja Zupanec; Joyce Clegg;
Jan Hagedorn; Louise Bell
Subject: SISC December OCP Comments

Attached is an updated document by participants of the Small Islands Steering Committee. The version I sent earlier today did not include the full Vision statement from the Secret Cove Islands so that has been corrected here. Please use this updated document.

These are our suggestions to be discussed at the Dec 18 Gambier LTC meeting in Gibsons. Please include it in the Agenda Package. A considerable amount of work by SISC has gone into the preparation of this document and we wish that it all be seriously considered and discussed by the Gambier LTC.

Please note that SISC now has participants from 19 islands, which include almost all the inhabited islands. It is an active and efficient group and all viewpoints submitted are included in this document.

**SMALL ISLANDS STEERING COMMITTEE
DECEMBER 2009 OCP COMMENTS FROM SISC PARTICIPANTS**

December 8, 2009

The Small Islands Steering Committee submits this report on the draft OCP to be discussed at the December Gambier LTC meeting. There are a very large number of issues to be resolved and it is hoped that a revised OCP that addresses these issues be ready before the next Community Information Meeting.

In order to discuss all views from small island citizens, it is also requested that the entire file of public comments be provided for analysis. The Gambier LTC has suggested that many comments have been received from citizens but only a few have been included in agenda packages.

Many comments were submitted by SISC in September but have not been addressed in the December Version of the OCP. The Gambier LTC should go back and read the September SISC OCP comments.

The Small Islands Background and Vision Statement submitted in September (shown below) was not included in the December Draft.

BACKGROUND and VISION STATEMENT

The many islands covered in this plan are widely separated and historically have had few links with each other as the access points have been to the mainland. The islands are spread over two Regional Districts with four Electoral Areas. Each island has evolved as needed by its own citizens. There has been little or no association with Gambier or Keats Islands. There are very few services that have been provided by local governments.

Recognition of the relevant community of interest is necessary for each island. In most cases this is related to the primary access point. These are Fishermans Cove, Horseshoe Bay, Sunset Marina, Bowen Island, Gibsons Marina, Sechelt, and Halfmoon Bay. For each island, the relevant community of interest is the one by the access point rather than another distant island in the OCP area.

Each island has its own identity and its own needs. A policy that may be desirable on one island may not be supported on another island. As a result islanders strongly support Islands Trust Policy 5.8.3 which reads:

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.

It is important that a mechanism be recognized in the form of petitions or advisory committees to ensure that island needs are not determined by outside forces unfamiliar with the particular characteristics of each island and that the above policy is respected.

It should also be recognized that corporate form of ownership is very common in the island area and non-resident shareholders are unable to vote in local elections. As a result, on several islands there are no eligible voters. This inequity is compounded by Gambier Islands Trust policy which prohibits these shareholders from even serving on the Advisory Planning Commission. This is more restrictive than specified by the B.C. Local Government Act. Furthermore, shareholder agreements requiring unanimous approval for changes in land management are common and should be respected by local

governments.

Several of the islands are too small to support groundwater systems and rely on rainwater collection. There have been problems of water shortages during some long periods without rain and these islands may need alternative sources of fresh water using desalination and reverse osmosis technologies or connections to off island water sources. The United Nations Committee on Economic and Cultural Rights adopted the position that access to fresh water is a fundamental human right that should not be hindered by governments or third parties. It is recognized that the right to water means access to safe drinking water and sanitation is not charity but a legal entitlement based on internationally agreed standards.

The specific statement by the United Nations committee specified obligations to:

(a) Respect the right to water by refraining from interfering directly or indirectly with the enjoyment of the right

(b) Protect the right to water by preventing third parties from interfering in any way with enjoyment of the right to water.

For many years development on these islands has been ignored by local governments and, in fact, building inspection services were not required or provided. The small size and terrain of these islands has required flexibility in setbacks and architectural design. There likely are existing but nonconforming houses because that was the best location for the house. In the event of fire, owners of these houses should be allowed to rebuild on existing footprints.

It is further recognized that many islands do not have public docks or roads and homeowners require safe access to their properties. Docks, breakwaters and waterfront access are an essential feature of safe island living.

Most of these islands have no access to fire protection services. A frequent problem is that campers, kayakers, and boaters land on these islands and build unsafe campfires. There are times when no citizen is present on an island and police protection is not available. As a result public parks are not desirable as there is nobody available to maintain the safety of the park and the island. Subdivision approval should not require park dedication on these islands and instead align with the rights given in BC Provincial law and permit “cash in lieu” contributions.

PURPOSE OF OCP

The Local Government Act states the purpose of the OCP as:

875 *(1) An official community plan is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government.*

From the SCR D web site:

Official Community Plans (OCPs) are legal documents compiled by the community and the local government which outline goals, objectives and policies for that community. The Regional District has adopted seven Official Community Plans.

The SCR D established a citizens committee in each OCP area to guide the OCP process and Islands Trust itself refers to the OCP having a *community-driven* process. This has not happened. Instead it has been driven by Trustees and Staff living outside of the community with a few day visits to a few areas

of the community.

It is interesting that in Section 6.1 of the Small Islands OCP Draft, the purpose of the OCP is stated quite differently as:

The purpose of this official community plan bylaw is to further the object of the Islands Trust ...

The Gambier LTC has recently stated that the Small Islands OCP is just about land use and density. However, other island OCPs have gone well beyond that and the description of an OCP includes many more items. If Islands Trust says they only have authority to make a land use and density OCP then all the other issues contained in large island OCPs should be taken out of those OCPs. The implication of a land use and density only OCP is that someone else (like the regional district) has to write the rest of the OCP. This has not been done anywhere, hence, since Islands Trust has been given the responsibility of the OCP, it must do what an OCP normally does, not just land use and density.

Furthermore, the Gambier LTC has suggested that the OCP can always be amended later. This makes no sense when the small islands community has provided input now. The Gambier LTC also has not told the community the important detail that if a community wants to amend the OCP later there is an Islands Trust fee of \$4400 to do that.

The OCP is described very well in:

<http://www.toolkit.bc.ca/tool/official-community-plan>

The Local Government Act authorizes the development of Official Community Plans (OCPs) in BC (Sections 875-879). An official community plan is a local government bylaw that provides objectives and policies to guide decisions on planning and land use management within the area covered by the plan. OCPs are significant because, after their adoption, all bylaws and works undertaken by a Council or Board must be consistent with the plan. Every OCP will be slightly different but each will address core aspects of a community such as:

- *Proposed land use and density;*
- *Transportation, water and wastewater infrastructure;*
- *Environmentally sensitive areas, parks and open space;*
- *Housing needs and policies;*
- *Public facilities, including schools, health care, etc.*
- *Neighbourhood character;*
- *Social policies;*
- *Economic development;*
- *Targets, policies and actions for the reduction of GHG emissions.*
- *The regulation of development*
- *Building and landscape design guidelines*

In a small community, an OCP will typically have more information and play a more central role in governance with policies, regulations and guidelines, including extensive detail on many issues.

For a larger community, an OCP will more often be an overarching, vision and policy document that is accompanied by a wide range of policy, plans and regulatory documents that cover each issue in more detail.

REJECTION OF CITIZENS COMMITTEE

The continued refusal of the Gambier LTC to allow the same type of citizen committee used in other areas has resulted in a highly inefficient and ridiculously slow OCP process in addition to being undemocratic. This policy has resulted in lack of confidence in the Gambier LTC and placed a dark cloud over the whole procedure. The excuses given by the Gambier LTC to deny a citizens committee for the Small Islands OCP have all been proven to be invalid and have not been used to deny a citizens committee on the large islands.

Interestingly, the latest Islands Trust eNews (Winter 2009) has an article about the Galiano OCP Steering Committee and seven Advisory Committees that were established to address the various OCP issues identified for Galiano Island.

REJECTION OF POLICY 5.8.3

The Small Islands Steering Committee continues to ask for prominent placement of Islands Trust Policy 5.8.3 in the OCP. In contrast to the very narrow interpretation of this policy by the Gambier LTC as one that only applies to Bowen and Saltspring Islands, it has implications for boundary adjustments and potential amendments to the Islands Trust Act itself. Policy 5.8.3 also applies if an island wishes to join a mainland municipality. There is no reason to exclude Policy 5.8.3 from the OCP.

NONCONFORMING PROVISIONS

Islands Trust has created some provisions to make some of the small islands legal and conforming which might otherwise be nonconforming. Notable cases are B&A Estates (Bylaw 97, 2008) and Kildare Estates (Bylaw 107, 2009) which now have their own zoning bylaws designating the specific location of each of the current houses, even if they are not within the zoning setbacks. All of the houses in these areas are now legal and conforming.

The same consideration given to Kildare and B&A should be extended to the other properties in the Small Islands area so that existing houses, setbacks, and utility connections are also made legal and conforming.

Furthermore, utility connections that have been proven to be efficient and successfully used on any of the small islands should be allowed for future houses as long they are acceptable in the community and do not result in excessive greenhouse gases.

Currently, the draft OCP contains weak statements regarding the preservation of current practices. These need to be strengthened to ensure that islands will retain their existing homes, methods, and agreements including current setbacks in case of fire. The current wording in the draft OCP has:

For Passage Island

Section 4.1.2: To maintain the residential character of the island

For Bowyer Island

Section 4.2.2: To maintain the historic residential character of the island

For Thormanby Island:

Section 4.3.2: to maintain the residential settlements of the island

Section 4.3.8: Provisions should be made in the zoning regulations for existing buildings and sites.

A stronger statement for Thormanby Island is:

Section 4.3.20 Zoning regulations should incorporate the provisions of the Buccaneer Bay Land Use Contract

For Anvil Island

Section 3.4.1: The existing private institutional camp on Anvil Island should be zoned appropriately and use, density, and siting should be regulated to minimize impacts. (This belongs in Section 4.4)

Section 4.4.2: To maintain the existing residential settlements of the island

None of the other islands have any statements at all to retain their existing conditions.

BOWYER AND PASSAGE ZONING

Current GVRD Bylaw 47 zoning allows agriculture, one family residential, two family residential, boarding, home occupation, forestry and lumbering, accessory one family residential. This should not be changed in the OCP with approval of the community.

NORTH LOT ON SOUTH THORMANBY

Current A5 (Country) zoning permits 1 residence per 4.94 acres, domestic industry, the keeping of all types of animals, agriculture, campsite, logging and timber removal, civic use, public service use. This should not be changed in the OCP without approval of the community.

MISSING SECTIONS

Sections and Vision Statements for East Trail, Secret Cove Islands and Pasley group are still missing. These should be added as Section 4.6, 4.7, and 4.8.

The East Trail Vision Statement submitted in September was:

OBJECTIVES AND POLICY FOR EAST TRAIL ISLAND

Background:

Historical Natural :

East Trail Island was formed by rocky outcrops, much of the terrain is rock with a scattering of second growth trees, as the island was previously completely logged, there are no old growth trees. The trees are mixed cedar, fir, spruce, arbutus, salal and oregon grape. Non native and decorative species are also present. Bird life comes and goes with the seasons and availability to fresh water.

Access & Services:

East Trail Island is not served by power, water, sewer or telephone land lines. There are no stores, gas stations, restaurants, or publicly funded fire protection services. Access is by boat only across the Georgia Strait. There are no paved roads, some residents have ATV transportation for on-island use.

East Trail island was subdivided into 26 lots ranging from under 1 acre to 2 acres, zoned A4 allowing for two houses per parcel. At the time, one lot of the 26 was designated as a public park. Multigenerational residents/ owners of E Trail Island lots are both full time and seasonal, skilled and collaborate to solve common problems. They are self sufficient, have been early adopters of green technologies for energy, sanitation, water systems.

The consensus of E. Trail Island owners is to retain the status quo. Islanders are very collaborative, share new technologies and knowledge of island living

EAST TRAIL POLICIES

The East Trail Section requested in September has not been added to the December OCP.

East Trail wishes autonomy in determining the most effective water and power choices and methods used on the other Trail Islands should be allowed.

All nonconforming residences and out buildings should be Grandfathered

Change language of “non conforming” to “conforming” (residences) so that in case of fire, we can rebuild on the same footprint

Existing SCR D A4 Country zoning be continued as so the community is not changed.

Vacation rentals and B&B have been historically allowed in combination with commercial recreation 3.1.4(g) of Bylaw 96

Climate Change: East Trail Island is completely off grid. Residents and visitors collectively reduce their global environmental footprint simply by being there and spending less time on the mainland.

East Trail is currently zoned in SCR D Bylaw 96 as Country A4 zoning. East Trail citizens would like to keep this designation as stated in the Bylaw 96 below instead of a generic R zoning.

SCR D Zoning Bylaw 96

(adopted 1976 and amended 1978, 1979, 1988, 1993, 1994)

2.5.2 Dwellings per Parcel

- 1. No more than two dwellings shall be locate on a parcel*
- 2. All dwellings on a parcel shall be included in the same single registered property title.*

Section 3.1.4 Country 4 - A4

- 1. Every use of land, building, or structure in a Country 4 zone shall conform with the provisions of section 3.1.4*
- 2. In a Country 4 zone, the use of land, buildings, and structure is restricted to:*
 - (a) residence*
 - (b) domestic industry*
 - (c) the keeping of all types of animals*
 - (d) agriculture*
 - (e) campsite*
 - (f) logging and timber removal*
 - (g) public or commercial outdoor recreation*
 - (h) civic use, or*
 - (i) public service*

The December draft actually will change East Trail as it is more restrictive:

Section 3.2.6 Density should be limited to the historic two dwellings per lot for lots larger than 4 hectares (10 acres) within the Sunshine Coast Regional district and to one dwelling per 1.6 hectares (4 acres) within the Metro Vancouver Regional district

Section 3.2.7 Despite policy 3.2.6, zoning should permit existing densities in established communities and cooperatives.

SECTION FOR PASLEY GROUP ISLANDS

Missing Pasley section and Vision statements

All nonconforming residences and out buildings should be Grandfathered

Change language of “non conforming” to “conforming” (residences) so that in case of fire, we can rebuild on the same footprint

Existing SCR D A6 Country zoning be continued which allows 1 residence and 1 associated guest house as well as caretaker residence, domestic industry, accessory buildings and structures which may include sleeping facilities only for guests associated with the residence.

SECTION FOR SECRET COVE ISLANDS

Existing A1 (Rural) zoning allows two houses per lot as well as residence, domestic industry, the keeping of all types of animals, agriculture, campsite, public or commercial outdoor recreation, drive-in theatre, airport, civic use, public service. This zoning should only be changed in the OCP with the approval of the community.

The Draft OCP is Missing Secret Cove Section with Vision and Policies, it is provided here:

SECRET COVE ISLANDS VISION STATEMENT

Four islands are connected by land, (at low tide), and, in a practical sense, by nature to the coastal community of Secret Cove: Turnagain, Echo, Tiki, and Jack Tolmie. These islands are also within the Electoral Area 'B' in the Sunshine Coast Regional District (SCR D)

As the area has developed over the past 50 years, the residents of these islands, both permanent and seasonal, have participated in the growth, (in a planning sense), and utilized the amenities of the community as much as any of the 'land based' residents.

The SCR D has managed, guided and assisted us in the planning and designing of the structural nature of our islands. Maintaining the quality of living in this very special and unique area is extremely crucial to all the inhabitants in Secret Cove. The SCR D's Planning Committee has recently discussed our past relationship with them and has stated that “**there is a broad range of policies and objectives that are best considered by the property owners within the draft OCP area**”. This is a very important statement for us in that it demonstrates their understanding and knowledge of our island livelihood in relation to the surround area and the importance of not separating the islands from the mainland from a planning perspective. Logic tells us that these islands should be governed within the same umbrella as the rest of the cove and that a further governing body, (Islands Trust), a body which has objectives which reflect a different constituency, and only serves to complicate and inject issues which are foreign to the nature of our community.

As stated, one of the natural physical features our four islands possess is that they become “penisulas” at low tide which happens every day and most of us gain foot access at that time. We are all connected to the foreshore by way of services (electrical, water, etc), mail delivery and garbage pickup. We are, in fact, physically and psychologically connected to the community of Secret Cove.

OBJECTIVES

- All nonconforming residences and out buildings are to be grandfathered, including supply of mainland services.
- Change language of “nonconforming” to “conforming” (residences) so in case of fire, we can rebuild on the same footprint.
- To maintain the existing SCRD zoning by grandfathering to obtain permitted development that we have planned and expected.
- That all utilities and services from the mainland will be available for any future subdivision, development or additional structures.
- Change the Subdivision Map Schedule D on the draft OCP to include a new Map ‘X’ to cover islands in Secret Cove that wish to subdivide. An alternate solution would be to eliminate
- Schedule D in its entirety and all owners to decide their own destiny through a subdivision application process rather than a dictatorial process.
- To remove the Secret Cove Islands from the Gambier Islands Trust Area and to remain with a single governing body, the SCRD as is the case with the rest of our community.

OBJECTIVES AND POLICIES FOR JACK TOLMIE ISLAND

During 1912 Emile Louis Rene sought a Crown Grant for 125 acres and two islands which she obtained later in 1916. Norm and Marie Hoffer acquired the title to this land in the early 1960's and created DL 2309 which they subdivided in 1963 and included the two islands. (Jack Tolmie, Tiki) The subdivision was created with understanding that the islands would always be given services to the island from the mainland DL2309.

Subsequently, the Hoffer's sold Tiki Island as one parcel and Lot 11(Tolmie) and the remainder of DL2309 To Jack Tolmie. Jack was the grandson HBC Chief Factor W.F.Tolmie, and a nephew of Premier S.F.Tolmie.

Western Eagle Enterprises, Inc.(hereinafter called Western Eagle) purchased Jack Tolmie Island and the remainder of DL2309 in 1997 from a Dr. Henderson Estate. Dr. Henderson had acquired the property from Jack Tolmie during 1970. Western Eagle is owned by Beth Drummond. Western Eagle's representative Barry Drummond, spent three years working with the Ministry of Transportation and Highways and the SCRD's Planning Department, designing, planning and negotiating a 84 acre new subdivision called the Tideways. Jack Tolmie was encompassed with the development which included modern services.(underground power,water and sewer services)

The Tideways also provides an approved septic field for the island on the mainland, safely distanced from the ocean boundary. The right of way for the water crossing is legally surveyed and is under a registered License with Provincial Government.

Jack Tolmie also possesses an approved 40 ft Dock and moorage facility.

Western Eagle donated an additional 8.5 acres of parkland to the required dedicated allotment in the subdivision, to demonstrate good faith, appreciating the partnering process that all parties enjoyed tackling the challenges of building a satisfactory subdivision.

Jack Tolmie is 1.5 acres in size and is the south side of the navigational entrance to Secret Cove.

One of the benefits of being a single owner of a private island is being able to enjoy a 100% perimeter shoreline covering 360 degrees of outlook directions. Tolmie is blessed with four different zones of living. It has an open ocean area, a very active boat traffic area (some like this), A quiet low bank southern area looking into the Tideways channel and the natural protected area inside the cove allowing safe moorage area.

The island has some fragile areas of tree growth that need protection to keep tree profile natural. The arbutus growth on the island is very healthy and any construction in their vicinity has to be performed with extreme care to keep their stress levels at a minimum.

SPECIFIC OBJECTIVES

1. Islands Trust advised Western Eagle that Jack Tolmie was subject to the requirements of "the SCR D Land Use Regulation Bylaw 96 1974" when the subdivision was under construction. Bylaw 96 zones the island as Rural 1(A). The Bylaw describes the setbacks from the sea and the general regulations as building heights and permitted numbers of dwellings. (ie 2 residences would be allowed on this island with ocean setbacks of 7.5 meters.) This confirmation describes exactly what has been planned for the island and is expected. This is the zoning and land use bylaws that are to be grandfathered.

2. Corporate ownership is permitted to vote in Islands Trust elections.

3. Western Eagle is to be compensated for planning taxes paid to G.I.T. for years when they didn't have any concern or time for them. During that time great input was received from the SCR D developing our island similar to the many islands under their jurisdiction to the north of Secret Cove and to everyones satisfaction. Similar planning taxes were paid to them and their competency was greatly appreciated.

4. The new OCP is to include the Islands Trust Policy 5.8.3. in its document.

5. A Citizens Committee must be formed to give Small Islanders proper representation in the G.I.T.

PRECAUTIONARY PRINCIPLE

Section 3.13.3 of the December draft, staff included a new statement that:

The precautionary principle should be applied with respect to the planning, utilization and protection of potable water supplies, so that property owners, developers and local government act with a conservative approach regarding the impacts of land use on island water supplies.

At first this statement seems logical, however, on further examination it is found that there is at least five definitions of the precautionary principle and some controversy in the legal and environmental profession about its use. As written, the statement is vague and subject to various interpretations. It would be much better for the OCP to be specific and tell islanders exactly what the policy is.

Some interesting reviews of the Precautionary Principle are at:

Debating the Precautionary Principle: <http://www.plantphysiol.org/cgi/reprint/132/3/1122.pdf>

More Sorry than Safe: <http://www.spiked-online.com/Printable/0000000CA592.htm>

The Paralyzing Principle: http://www.law.ucla.edu/volokh/blog_data/sunstein.pdf

Beware the Precautionary Principle: <http://www.sirc.org/articles/beware.html>

Use and Abuse of the Precautionary Principle: <http://www.i-sis.org.uk/prec.php>

The Precautionary Principle: Common Sense or Sloppy Thinking?
<http://brneurosci.org/pprinciple.html>

WATERLINE CONNECTIONS

The draft OCP has made statements of no waterline connections from Thormanby, Passage, and Bowyer Island and suggested that islanders have asked for this policy. There is no record of island citizens asking that this be included in the OCP. Instead it seems to have been inserted by staff as a stronger condition than Islands Trust Policy that islands should be self-sufficient. The fact is that waterline connections have been used successfully in the small islands area without any problems and have not resulted in excessive development. Waterline connections also have not resulted in greenhouse gas emissions. Hence, this restriction should be deleted from the OCP as it is not in the Gambier OCP which also covers some small islands.

It should be noted that there is not an absolute requirement to impose Islands Trust Policy on any community. All that is needed is to explain why the policy is not needed. The waterline policy may be needed on large islands to control growth (as well as a powerline policy) but it is certainly an inappropriate and ineffective way to control growth on the small islands. Furthermore, Islands Trust cannot justify banning waterlines on any environmental grounds when they allow more dangerous hydroelectric lines to connect islands to the mainland.

PARKLAND DEDICATION

Gambier LTC Chair Louise Bell has stated: “*Parks is Regional District and we don't do Parks*”. If neither the regional district nor Islands Trust is prepared to provide funding to build, maintain, patrol, and provide fire protection to a park on a small island then it does not make any sense to require parkland dedication.

CLIMATE CHANGE

The OCP needs to recognize the substantial current reality that the small islands which have few or no cars, already have very little greenhouse gases. However, the citizens of the small islands are likely to increase use of solar panels in future years. In addition, as current citizens reach retirement they are likely to spend more time at their island homes and less time in the city driving cars. This will further reduce greenhouse gas emissions by small island citizens. These events will help reach a target of lower greenhouse gases by small island citizens in future years.

Unserviced small islands by their nature require extraordinary self sufficiency and collective collaboration to build community.

It naturally follows the *efficient use* of human and carbon fuel driven energy is a fundamental characteristic of these small islands. Thus small islands have become early adopters of renewable energy technologies which make small island communities carbon foot print much more efficient than urban communities.

The fundamental characteristic supporting small island efficiency and their modest carbon foot print is their culture of self reliance and innovation. Small islands are sustainable communities.

The small island sustainable culture of low carbon and high renewable energy efficiency should be encouraged to achieve even further efficiencies.

The small islands self sufficient and innovative low carbon culture is reflected in IT local governance policy 5.8.3.

To support low carbon emissions and BC's sustainability goal on Climate Change, protect and encourage small islands culture of self sufficiency and support and encourage the full application of policy 5.8.3.

SPECIFIC SECTION COMMENTS

Section 1

Small islands Vision statement provided in September is not included.

Section 1.3

Alexandra Island is spelled incorrectly as Alexendra and it is already in the Gambier OCP. Which OCP does it belong in?

Section 1.5

"There are no stores or commercial visitor accommodation". What about B&Bs?

Section 1.6

"the majority of these settlements consist of share ownership land companies.."

This may or may not be true. What are the actual facts? What is the source of this statement?

Section 2.2

"preservation of the community character"

This requires resolving the nonconforming issues

Section 3.2.5

"Commercial vacation rentals should not be permitted"

What about B&Bs and renting own house or exchange house programs. This is certainly an island specific policy.

Section 3.2.6 and 3.2.7

This should specifically recognize and keep the current SCRD A4 zoning provisions which allow two houses per lot in most areas.

Section 3.3.1

Passage Island Lot 16 needs to be zoned to allow a store as was the intent in the original covenants and requested by the Passage Island Homeowners Association resolution.

Section 3.3.3

Does this mean B&B's are allowed or not?

Section 3.7.3

This should be deleted as Islands Trust Policy statement is sufficient and waterlines have already been proven to be efficient and accepted by the community.

Section 3.7.6

Include Forest Service or whoever puts out forest fires

Section 3.8.2,

Since park are a regional district responsibility, parkland dedication should only be needed if the regional district has stated that they are prepared to build and maintain the park. Otherwise, who does it? Islands Trust?

Section 3.9.12

Artificial Reefs used to build protective breakwaters should be allowed on an island by island basis

Section 3.10.5

In addition to parking on the mainland, moorage also needs to be provided.

Section 3.12.3(d)

Park dedication makes no sense unless the regional district of Islands Trust is prepared to build and maintain the park.

Section 3.13.3

There are at least five definitions of the precautionary principle and it is not clear which is used here. In any case, the principle is very controversial and this vague statement needs to be replaced with a precise statement. Given the lack of trust in Islands Trust, citizens need clarification.

Section 3.16.6

Some houses with large bird nesting populations or other problems may not be suitable for rainwater collection so legislation should merely encourage this rather than require it.

Section 3.17.6

Recognition is required that the small islands already have minimal greenhouse gases and targets need to be adjusted to accept the fact that this is the case. Furthermore, when mainlanders go to their island cabins their combined greenhouse gas emissions (from city and island) is likely reduced because they are not driving around like mainlanders. However, the legislation does not seem to take this into account.

Section 4.1

Passage Island Vision statement provided in September is not included

Section 4.1.6

Before consolidation two normal size houses are allowed, why after consolidation must the second dwelling be small?

Section 4.1.8

Provision for a store on Lot 16 needs to be added.

Section 4.1.9

What about B&B?

Section 4.1.14

Delete this section, not needed and Passage Island has not requested this restriction and instead would prefer flexibility to adopt any new and efficient technologies that develop.

Section 4.2

Bowyer Island Vision Statement?

Section 4.2.16

Actually, in a meeting with the planner one homeowner complained vigorously that the policy of no connections was unnecessary and that if Islands Trust wanted to restrict development then they should be open about it and address the issue in another manner.

Section 4.3.18

Vaucroft Improvement District already stated that that this statement is incorrect and should be deleted.

Section 4.4

Missing Vision Statement

Section 3.4 should be included in the Anvil section here or it will be lost.

Sections 4.6,4.7.4.8

for East Trail, Secret Cove, Pasley group are missing.

Section 6.5

There is a blanket statement on what is a community goal and this was put in without any discussion of the implications with the community. In any case, community goals will differ on each island.

Schedule B and C Maps.

The maps for the Gambier and Keats OCPs have a marine zone border around them, but the maps for the small islands do not.

Why not?

Schedule D, Map A

Merry and Franklin Islands are on one title so Franklin Island should be shaded as part of the sub-dividable area.

From: Albert Givton <agivton@yahoo.com>
To: Gambier Island Local Trust Committee
Cc: Carol Givton <givton@yahoo.com>; Chris McGregor <chris-robmcg@shaw.ca>; ken.white@ubc.ca <ken.white@ubc.ca>
Sent: Tue Dec 08 21:56:25 2009
Subject: Gambier Island trust

Dear chair, committee members,

As owners of Turnagain Island, Secret Cove since 1959 (both as individuals and corporations), we would like to voice our concern regarding the new OCP as envisioned by yourselves. We very strongly believe and maintain that we are very responsible individuals and corporations, care for our island and its environment and see in a very negative eye the thrust and intent-as a whole-of the new OCP as envisioned and designed.

The attitude of the chair and behaviour towards our representatives and other concerned private islanders leaves a lot to be desired and, if anything, arouses our suspicion that the new OCP is meant to control, regulate and suppress any opinion that is contrary to the OCP committee's views.

This shall not pass. We shall do our utmost to defeat the new OCP.

Respectfully yours,

Albert Givton, Turnagain Island.

From: Allan Meyer <ab.meyer@shaw.ca>
To: Gambier Island Local Trust Committee
Sent: Tue Dec 08 22:55:51 2009
Subject: East Trail Island

Attn: Gambier Islands Local Trust Committee

I would like to have it known that I support what has come to be known as "Small Islands Steering Committee" to represent some of the concerns that I share with respect to the process of OCP evolution. We have an excellent flow of information and Q & A's that has been very inclusive to other "small islanders" concerns A couple of specific issues:

1. There seems to be alarm bells going about a proposed re-zoning of our island from "A4 Country" to "R" (Residential). I am uneasy about this. Could you explain with exact clarity what this difference means to what we currently have and how it may affect what we have for the future options with our land...as well as potential tax implications and land values. I believe I would prefer to maintain the status quo

2. There also seems to be a lot of noise going on about water (fresh) access and limitations? At E Trail Island we have rainwater catchment..and a few have wells...some of the water quality very poor. We also usually transport large bottles out every trip. We are all quite resourceful and creative with potential options that may improve that situation. Please do not put in limitations on other technologies that may indeed be very important...such as small desalination systems etc. I would invite you to come out and stay at our cabin sometime to experience our "situation". Please let me know what type of access to fresh water that you enjoy??

Thank you.

An email forum would be efficient in your process.

Allan Meyer

From: Karl lang [mailto:64eldorado@msn.com]
Sent: Wednesday, December 09, 2009 11:34 AM
To: Gambier Island Local Trust Committee
Cc: Lynn Leboe; Eunice Robinson
Subject: Meeting

Hello GIT Committee,

We are owners of a substantial investment on Trail Island. We reside mostly in the States, so it is hard to get to these meetings. However, we have tried to get recognition of a citizens committee, the Small Islands Steering Committee, or some sort of representation to convey our inputs and protect our interests. Lynn Leboe and Eunice Robinson have so far filled that role and continue to do so.

We are concerned about many of the elements in your new OCP that impose undue restrictions on small islands and in fact, run contrary to your stated mandate and purpose.

We strongly oppose your arbitrary rezoning proposals and support all items addressed in the complaint letter submitted on behalf of small islands from Lynn and Eunice.

We also implore you to recognize our SISC--failure to do so is contrary to Federal and Provincial democratic principles and to your own stated Charter and procedures.

Karl and Dortha Lang, East Trail Island Lot# 12, Lot# 13, Lot# 14, Lot# 19, Lot# 23, Lot# 26

From: paul/cathie sabiston [<mailto:sabiston@telus.net>]
Sent: Wednesday, December 09, 2009 7:38 PM
To: Gambier Island Local Trust Committee
Subject: Small island stakeholders

I have attended some meetings and am aware of the current issues with the Associated Islands OCP. My only purpose is to encourage you to listen to the stakeholders and take your time and get it right, rather than risk alienating many of the smaller islands. This is an updating from 1970. There should be no rush to make changes without considering the views of all parties concerned. Paul Sabiston (Ragged Island)

December 10, 2009

From: Bruce Rea

Email: balrea@gmail.com

Subject: Gambier Island Local Trust Committee

Hi Everyone,

Please allow my comments towards the Draft OCP for Gambier and Associated Islands.

- 1) It appears to be a consensus throughout the "Associated Islands" that desalination be allowed, when necessary, throughout the "Associated Islands". I add my voice to this as an owner on Trail Island. Allow it.
- 2) Please clarify whether there is a rezoning of East Trail Island. It appears to be Residential Country 4. Are you planning on revising this? Please confirm, and if so, to what?
- 3) Do not in any way raise our taxes, and if rezoning may cause this, then no rezoning. We have and require NO SERVICES to our island.

thanks for reading this far,

respectfully,

Bruce Rea

Lot #7 East Trail Island

Sonja Zupanec

From: Peter Scott [ps@omnisquid.com]
Sent: Tuesday, December 08, 2009 4:39 PM
To: Gambier Island Local Trust Committee
Subject: Rezoning East Trail Island

To Whom It May Concern,

Regarding the upcoming meeting of Gambier Islands Trust:

My wife and I are full-time residents of East Trail Island. We have been so since 1996. In that time we have managed our property responsibly. We are keenly aware of the island's sensitive eco-system and conduct ourselves accordingly. We are against the planned rezoning of the island from A4 to R.

Peter and Heather Scott
East Trail Island

From: Lynn Leboe - Binoptix [mailto:binoptix@gmail.com]
Sent: Sunday, December 06, 2009 8:03 PM
To: Jan Hagedorn; Joyce Clegg; Sonja Zupanec
Cc: Barry & Eunice Robinson
Subject: East Trail Vision Statement

Dear Sonja, Jan, & Joyce,

Thank you for your correspondence with E. Trail Island. Please note, Eunice Robinson & I are not self appointed. We have the endorsement and support of East Trail Island Residents/owners and E. Trail Island Residents/Owners also support the Small Islands Steering Committee. (endorsement available anytime upon request)

When we attended the September meeting, we submitted The East Trail Vision Statement:

OBJECTIVES AND POLICY FOR EAST TRAIL ISLAND

Background:

Historical Natural :

East Trail Island was formed by rocky outcrops, much of the terrain is rock with a scattering of second growth trees, as the island was previously completely logged, there are no old growth trees. The trees are mixed cedar, fir, spruce, arbutus, salal and oregon grape. Non native and decorative species are also present. Bird life comes and goes with the seasons and availability to fresh water.

Access & Services:

East Trail Island is not served by power, water, sewer or telephone land lines. There are no stores, gas stations, restaurants, or publicly funded fire protection services. Access is by boat only across the Georgia Strait. There are no paved roads, some residents have ATV transportation for on-island use.

East Trail island was subdivided into 26 lots ranging from under 1 acre to 2 acres, zoned A4 Country allowing for two residences per parcel. At the time, one lot of the 26 was designated as a public park. Multigenerational residents/ owners of E Trail Island lots are both full time and seasonal, skilled and collaborate to solve common problems. They are self sufficient, have been early adopters of green technologies for energy, sanitation, water systems.

The consensus of E. Trail Island owners is to retain the status quo. Islanders are very collaborative, share new technologies and knowledge of island living.

EAST TRAIL POLICIES

The East Trail Section requested in September has not been added to the December OCP.

East Trail wishes autonomy in determining the most effective water and power choices, and thus methods used on the other Trail Islands should be allowed.

East Trail is currently zoned in SCRD Bylaw 96 as **Country A4** zoning. East Trail citizens would like to keep this designation as stated in the Bylaw 96 below instead of a generic R zoning.

1. That all nonconforming residences and out buildings be Grandfathered
2. Change language of "non conforming" to "conforming" (residences) so that in case of fire, we can rebuild on the same footprint.
3. That existing SCRD A4 Country zoning be Grandfathered to that we have planned and expected. Especially **Agriculture** and **Commercial Recreation**
4. Vacation rentals and B&B have been historically allowed in combination with commercial recreation 3.1.4(g)

SCRD Zoning Bylaw 96

(adopted 1976 and amended 1978,1979, 1988, 1993, 1994)

2.5.2 Dwellings per Parcel

- 1. No more than two dwellings shall be locate on a parcel*
- 2. All dwellings on a parcel shall be included in the same single registered property title.*

Section 3.1.4 Country 4 - A4

- 1. Every use of land, building, or structure in a Country 4 zone shall conform with the provisions of section 3.1.4*
- 2. In a Country 4 zone, the use of land, buildings, and structure is restricted to:*
 - (a) residence*
 - (b) domestic industry*
 - (c) the keeping of all types of animals*
 - (d) agriculture*
 - (e) campsite*
 - (f) logging and timber removal*
 - (g) public or commercial outdoor recreation*
 - (h) civic use, or*
 - (i) public service*

The December draft just says:

Section 3.2.6 Density should be limited to the historic two dwellings per lot for lots larger than 4 hectares (10 acres) within the Sunshine Coast Regional district and to one dwelling per 1.6 hectares (4 acres) within the Metro Vancouver Regional district

Section 3.2.7 Despite policy 3.2.6, zoning should permit existing densities in established communities and cooperatives.

NEW: CLIMATE CHANGE: East Trail Island is completely off grid. Residents and visitors collectively reduce their global environmental footprint simply by being there.

From: "Paul Meyer" <pfmeyer@comcast.net>
 Subject: **Objection to East Trail Island rezoning proposed under draft OCP, Gambler Associated Islands**
 Date: December 17, 2009 11:48:25 PM PST (CA)
 To: <szupanec@islandstrust.bc.ca>, <gmltc@islandstrust.bc.ca>
 Cc: "Lynn Leboe - Binoptix" <binoptix@gmail.com>, "Allan Meyer" <ab.meyer@shaw.ca>, "Rob Toohey" <rtoohy@xplornet.com>, "Peter Scott" <ps@omnisquid.com>, "Karl Lang" <64eldorado@msn.com>, <sneakypete@shaw.ca>, "Dianne & Jonathan Ehling" <jearch@axionet.com>, "Merete Meyer" <mrusten@comcast.net>, "Ruth & Bjorn Meyer" <ruthbjorn@telus.net>, "Dag Einar Meyer" <de.meyer@shaw.ca>

Islands Trust and Sonja Zupanec,

Without the opportunity to be present personally at tomorrow's Islands Trust meeting in Gibsons, I would appreciate it that this email will find a timely entry to the agenda alongside several others previously submitted by my neighboring landowners on East Trail Island, including Robert Toohey, Allan Meyer, Karl and Dortha Lang and Bruce Rea.

Before applying general guiding principles in a Draft OCP which could potentially significantly alter the use and rights of the existing landowners, I believe it is important for the Islands Trust to consider the nature and use of the individual islands. I am therefore supportive of the Small Islands Steering Committee (SISC) which seeks to provide a quorum to ensure the district's regulations are applied in best representation to the unique nature of the individual islands. Per my understanding, the SISC now represents 19 such islands as members. As the proposed OCP will impact approximately 30+ islands, I would therefore expect a more democratic process to be involved before requests, such as re-zonings, are made to the regional district.

Islands Trust has already received comments to the Draft OCP from the SISC with regards to our objection to the proposed re-zoning of East Trail Island (among others).

Islands Trust comments in the Staff Report section 3.2, dated December 18, 2009 are of particular concern:

However, for small lot subdivisions such as East Trail Island and the Vaucroft Improvement District, the intent of the draft OCP policies is to prohibit two residences per lot (without subdivision) in the future as this density provision in Bylaw 96 was never intended for small rural residential lots. Staff fully supports legalizing existing established density within the Land Use Bylaw regulations for all associated islands and strongly objects to resident claims that two dwellings per small lot (0.5 acres to 2 acres in size in some cases) is supportable or beneficial for small islands with limited groundwater or supporting infrastructure.

As co-owner of Lots 24 and 25 and investor in the Common Cove on the island, I would like to be advised of the grounds on which the Islands Trust STAFF bases their needs to request re-zoning of this island. For East Trail Island, the argument of "limited groundwater" is unconvincing as most residents collect rainwater for their water supply, and the "supporting infrastructure" referenced above is non-existent, so there can be no impact to it.

If you have not been to East trail Island, this "small lot subdivision" fails to meet anything you'd find in a typical subdivision. No infrastructure of any kind is available to the landowners. The only services are provided by each landowner themselves - typically solar power, rainwater collection and composting toilets. Most dwellings are strictly seasonal - as is indicated on many of the building permits granted for East Trail Island - and as such the footprint on the soil is extremely light.

As such, East Trail Island will likely never be comprised of high density, year round inhabitants. Those who have invested are similar to ourselves - purchasing multiple lots if possible, looking for a special place to visit only a select few times per year that will be handed down from generation to generation - as our families become increasingly spread out. As of now the Meyers cover 3 countries - USA, Canada and Norway - and 4 nationalities.

That said, we have purchased the rights under A4 zoning to erect multiple (2) dwellings per parcel. This is a substantial reason for which we have invested (and continue to do so) in East Trail Island and as our families are currently expanding we will expect to take advantage of this zoning in the future. As you can see from the list of parties of interest in the signature below, the right to build an additional dwelling is not only important but crucial for a generational type of property.

I trust you will take the considerations and opinions expressed herein and comments to the draft OCP from the SISC seriously and re-consider altering the proposed OCP language to uphold the status of our existing rights as property owners on East Trail Island. Assuming that this message is understood and reflected in tomorrow's meeting in Gibsons, we look forward to a tighter future collaboration between the SISC and the Islands Trust which will take closer account of the rights and plans of the individual islands.

Please don't hesitate to contact me should you require any clarifications.

Sincerely,

Paul Meyer

Lot 24 and 25, East Trail Island

Also representing interests for:

Bjorn Meyer, Ruth Meyer, Dag Meyer, Erik Meyer, Allan Meyer, Karen Hugdahl Meyer, Hanna Meyer, Oliver Meyer, Clara Meyer, Alistair Meyer, Merete Rusten Meyer, Benjamin Meyer, Henrik Meyer and future generations to come.

mob: +1 206-355-1014

pfmeyer@comcast.net

Lasqueti Green House Gas Emissions Survey

Climate change and peak oil are both looming issues with the potential for big impacts on Lasqueti. Recognizing that Lasquetians tend to have a strong conservation ethic and a generally frugal mindset, we would like to be proactive in dealing with some of the coming changes in our own uniquely Lasqueti way. If these issues are important to you and you care about what's happening locally, please take a few minutes here and make a small step toward being part of the solution.

Jen and Susan (our faithful LTC reps) have asked us (the Advisory Planning Commission) to try to assess how and to what extent Lasquetians are creating GHG emissions, and then to discuss ideas for ways to encourage emissions reduction. .

The major GHGs, ranked according to their contribution to climate change, are water vapor (36–72%), carbon dioxide (9–26%), methane (4–9%) and ozone (3–7%) (from http://en.wikipedia.org/wiki/Greenhouse_gas).

Carbon dioxide is the gas we can most easily limit. It is produced when we burn fuels, especially fossil fuels. Methane is produced from rotting biomass (much of it from landfills) and flatulence (much of it from livestock).

Our main personal contributors to GHG emissions are: Food production and Food Transport, Household Energy Consumption, Personal Transportation, and Waste. We have decided however, for the sake of length and comparability to other emission inventories in BC, to focus this survey on Household Energy and Transportation.

In addition to climate change, peak oil – the point at which production of oil and gas declines, their cost increases, and they become less available – is almost certainly upon us (from http://en.wikipedia.org/wiki/Peak_oil). Given Lasqueti's current level of dependence on fossil fuels, this is an issue of relevance and concern for us all.

Attached is a survey that will help us establish a set of baseline information about where our community is at. According to recent emissions inventories, the average B.C. resident currently emits 4.5 tons/year of CO₂ – the average Gulf Islander emits 9 tons/year!!! Ever wonder how Lasquetians fare?

The information we get from this survey will be useful in focusing community effort, and could lead to individual, neighbourhood and community energy efficiency, fossil fuel reductions, and possibly funding for infrastructure and improvement. It can also be used again in future years to measure our increase or decrease in emissions. We want your ideas about how we can position ourselves to best meet the challenges presented by reduced fossil fuel use, both for GHG reduction and in anticipation of peak oil.

Please complete one survey for each household, and return it to a mailbox or the post office by Friday November 6th. There is no need to put your name or other identifying information. Please be as complete as possible in your answers.

On behalf of the Advisory Planning Commission,
Thank you for your help – it's a big problem and this is a small step.
From, Peter J, Pachtel, Su K, Joseph, Wayne and Jack B

Survey

Household and Homesite:

What size is your house?

- under 500 sq. ft
 500 to 1500 sq ft
 over 1500 sq ft

How many buildings, in addition to your house, do you heat and provide electricity for?

How many people in your household?

_____ adults
 _____ children (under 16)

How well is your house insulated?

- Walls are insulated
 Ceiling / Roof is insulated
 Floors are insulated
 Thermal / 2-pane windows

Household Energy Use:

What fuels do you use in your home and outbuildings?
 (Circle all that apply)

Heat: electric, wood, propane, other
Light: electric, wood, propane, kerosene, candles, other
Hot Water: electric, wood, propane, solar, other

Other:

How much fuel do you use annually for **heating** your home and outbuildings?
 (Please try to estimate all fuel use numbers as accurately as possible.)

_____ litres gasoline
 _____ litres diesel
 _____ liters or pounds propane
 _____ cords of firewood
 _____ other

Do you ever run a generator?

Yes No

If Yes, how much fuel to you use annually in your generator?

_____ litres gasoline / diesel / propane
 (please circle fuel type)

How much fuel do you use annually for all other **household uses** (e.g, cooking, gas-power tools, etc., but not including heat, generated electricity, or transportation)?

_____ litres gasoline
 _____ litres diesel
 _____ liters or pounds propane
 _____ cords of firewood

Do you use alternate energy to meet some of your energy needs? (Please provide capacity for each system, if known, and the units, watts or volts and amps).

solar panels & battery bank

_____ capacity (watts or volts & amps).

_____ # of panels

inverter to provide AC

_____ capacity (watts or volts & amps)

micro hydro/water wheel

_____ capacity (watts or volts & amps)

_____ months of operation per year

wind turbine/generator

_____ capacity (watts or volts & amps)

_____ months of operation per year

On-Island Transportation: What vehicles do you have and use on *Lasqueti*?

Please indicate the number of vehicles	Please indicate the fuel types
<input type="checkbox"/> large truck or van	gasoline diesel propane other
<input type="checkbox"/> compact truck, van or car	gasoline diesel propane other
<input type="checkbox"/> motorcycle or scooter	gasoline diesel electric other
<input type="checkbox"/> boat	gasoline diesel electric sail
<input type="checkbox"/> bicycle	electric other
<input type="checkbox"/> other	

How many litres of fuel do you use each year for your transportation on *Lasqueti*? (Please try to estimate as accurately as possible.)

_____ litres gasoline
 _____ litres diesel
 _____ liters or pounds propane
 _____ other

Do you haul your own fuel from the other side? How much?

_____ litres gasoline
 _____ litres diesel
 _____ liters or pounds propane
 _____ other

Would you be interested in / use some form of public transit or vehicle co-op or ride sharing on *Lasqueti*?

- Yes
- No
- Maybe

Off Lasqueti transportation:

Do you use public transit?	<input type="checkbox"/> Regularly <input type="checkbox"/> Often <input type="checkbox"/> Occasionally <input type="checkbox"/> Never
Please estimate the number of kilometers you travel and / OR the number of litres of fuel you use for travel off-island each year. (Again – please try to provide an accurate estimate.)	_____ by Vehicle _____ by Boat _____ by Bus _____ by Train _____ by Airplane

General: (please use available space or a separate sheet of paper to answer these questions)

Are you interested in reducing your personal and household GHG emissions

What obstacles or impediments do you see to reducing GHG emissions?

Do you have any ideas or suggestions around the topics of climate change or peak oil?

Would you like more information?

Are you interested in attending workshops or otherwise learning more on energy efficiency, reduction or other related topics? What topics especially?

Do you have ideas for projects, etc. to reduce GHG emissions, or improve quality of life or energy efficiency?

How can we encourage or help you?

Do you have any questions about climate change or peak oil?

Please include any other information that you think will be important or useful. Thank you for your help and participation.



Memorandum

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Meeting Date December 18, 2009

File Number GM/08

To Gambier Island Local Trust Committee

From Sonja Zupanec, MCIP
Island Planner
Local Planning Services

Re Gambier Island Local Trust Committee: Year in Review 2009

2009 Highlights

- Associated Islands Draft Official Community Plan revised drafts released
- Climate Change – Bill 27 and greenhouse gas emissions reduction project initiated
- 6 development applications considered by the LTC
- 10 regular business meetings held
- 2 special meetings held
- 2 community information meetings held for the Climate Change project
- 1 Sensitive Ecosystem Mapping meeting and workshop held
- 1 public hearing held
- 4 resolutions without meeting passed

Overview of GMLTC Accomplishments

In addition to steady progress and improvements to the draft Associated Islands Official Community Plan, the Climate Change project was initiated for three OCP Plan areas. The Local Trust Committee adopted two land use bylaw amendments and approved four development variance permit applications in 2009.

A summary 'Follow Up Action List' for the 2009 calendar year is attached for your reference.

It has been a pleasure working with you as your island planner this year.

Sonja Zupanec

c Chris Jackson, Regional Planning Manager

Enclosure (1)



Follow Up Action Report w/ Target Date

**Gambier Island
Feb-12-2009**

No.	Activity	Responsibility	Target Date	Status
1	Gambier LTC 2009 Meeting Dates Approved as presented. Staff to post notices of meeting dates and times.	Valerie Sonstenes	Feb-27-2009	Done
1	GMILTC Meeting minutes of October 24, 2008 to be on the March 4 2009 GMILTC agenda for reconsideration.	Becky McErlean	Mar-04-2009	Done
1	Staff to arrange next annual meeting with Ministry of Transportation and Infrastructure, Capilano Highways and Trustee Hagedorn and Trustee Clegg to discuss road maintenance issues in the Gambier Trust Area. GM-003-2009	Becky McErlean	Apr-30-2009	Done
3	Staff to write to Ian Price regarding his email of December 2008 and advise that his correspondence has been added to the public record with regards to the CIM notes.	Sonja Zupanec	Feb-27-2009	Done
3	GM-RZ-2007.1 (Keats Camp) Planner to forward a copy of GMILTC resolution to Nancy and Craig. Planner to work with applicant and RPM to develop a Cost Recovery Agreement for Director's signature. See Resolution GM-001-2009	Sonja Zupanec	Mar-04-2009	Done
5	GM-LUB-2008.1 (Keats height amendment) Draft Bylaw 108 and staff recommendations deferred to March 4 2009 GMILTC meeting. Copy agenda item 8.2 and contents from Feb 12 meeting to the March 4 agenda.	Becky McErlean	Mar-04-2009	Done

8 GM-RZ-2008.1 (Kildare Estates, Bowyer Island)

Jacquie Hill

Feb-27-2009

Done

Bylaw No. 107 Adopted by LTC resolution GM-006-2009. Staff to update bylaw and distribute; notify applicant and close file.

Mar-04-2009

No.	Activity	Responsibility	Target Date	Status
1	GMILTC April agenda to have ONE Town Hall session (20 min) after the delegations.	Becky McErlean	Mar-27-2009	Done

1	GM-LUB-2008.1 (Keats Height Amendment) - Bylaw No. 108 given first reading March 4, 2009. Send Proposed Bylaw for agency referrals and prepare notices for June public hearing. Arrange for PH June 8th 11 am at regular LTC business meeting location on Keats Island- LTC meeting to be held at 12:30 pm following public hearing. Correct meeting notices to reflect change in time on June 8th.	Jacquie Hill Valerie Sonstenes Sonja Zupanec	Mar-31-2009	Done
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3	GMILTC Meeting Minutes of October 24, 2008 Staff to insert information note in the original adopted minutes of October 24, 2008, directly under GM-057-2008 -	Valerie Sonstenes	Mar-27-2009	Done
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4	GMILTC Meeting Minutes of February 12 - adopted as corrected (see minutes of March 4, 2009 for list of corrections).	Valerie Sonstenes	Mar-27-2009	Done
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9	Staff to add 'meeting location' to September agenda for discussion. Consider one additional North Vancouver location in the fall/winter.	Sonja Zupanec	Sep-02-2009	Done
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Apr-03-2009

No.	Activity	Responsibility	Target Date	Status
2	Staff to provide update to the LTC on status of mapping projects for the GMILTC Area at the May LTC meeting.	Sonja Zupanec	May-08-2009	Done

3	Staff to provide draft letter of support to LTC chair for signature re: Mt. Artaban Nature Reserve Management Plan referral. Forward signed letter to Trust Fund and Doug Hopwood - consultant.	Sonja Zupanec	Apr-22-2009	Done
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On Going

Jun-05-2009

Sonja Zupanec

4 GM-LUB-2007.1 (Passage and Bowyer)

Staff to compile a proposed list of revisions to the draft LUB for LTC consideration at the June LTC meeting, or as soon as possible thereafter.

LUB for Associated Islands (SCRD) - staff to discuss with LTC a proposed timeline for commencement of this LUB.

Done

Jun-30-2009

Sonja Zupanec

8 Staff to arrange a site visit of North and South Thormanby Island for LTC members and residents of N+S Thormanby in early summer.

May-07-2009

No.	Activity	Responsibility	Target Date	Status
1	GMILTC Budget	Nancy Roggers	May-29-2009	Done

Request that Admin Services break down the GMILTC expenses for the fiscal year 2009/10 into five G/L codes. See May 7 2009 GMILTC meeting resolution.

Done

Jun-08-2009

Sonja Zupanec

1 GM-OCP-2007.1 (Associated Islands OCP review)

return OCP bylaw to LTC in June for consideration of first reading with a comprehensive staff report outlining the consultation process to date; all correspondence received since the April draft has been released; and any recommended revisions prior to first reading.

Done

May-15-2009

Sonja Zupanec

3 Staff to clean up Gambier web page and move Associated Islands OCP/LUB background information to the very beginning prior to Applications.

Done

May-29-2009

Sonja Zupanec

3 GM-DVP-2009.1 (Gallaher)

Staff to advise applicant of GMILTC resolution requesting revised plans prior to processing the DVP application further.

Jun-08-2009

No.	Activity	Responsibility	Target Date	Status
1	GMILTC Meeting minutes of May 7 2009 approved as amended (see minutes of June 8 for revisions).	Valerie Sonstenes	Jun-30-2009	Done

Done

Jul-23-2009

Sonja Zupanec

1 OCP-2007.1 (Associated Islands)

Staff to revise the April 2009 draft OCP (see resolution for complete list of revisions); post revised June 2009 draft on the Gambier webpage; early referral to SCRd; follow up with BIE on land use designations; return

revised draft bylaw to July LTC meeting with recommendations.

2	Gambier APC Appointments Add to July 23 LTC meeting agenda in closed session.	Becky McErlean	Jun-30-2009	Done
2	Proposed Bylaw 108 GM-LUB-2008.1 - LTC to receive public hearing correspondence package and staff report to consider second and third reading at July LTC meeting.	Sonja Zupanec	Jul-23-2009	Done
3	Add 'LTC meeting dates schedule' to July 23 agenda for discussion.	Becky McErlean	Jun-30-2009	Done

Jul-23-2009

No.	Activity	Responsibility	Target Date	Status
1	SCRD revised protocol agreement Staff to advise Lisa Dunn and Mac Fraser that LTC approves revised protocol agreement with minor changes noted.	Sonja Zupanec	Jul-24-2009	Done
1	GM-DVP-2009.2 (Gram - Gambier) GM-DVP-2009.6 (Bates - Gambier) LTC passed resolution to issue both DVPs.	Marnie Eggen Valerie Sonstenes	Jul-31-2009	Done
1	Staff to forward the following resolution to Miles Drew: "The Gambier Island Local Trust Committee requests that staff be directed to prepare a bylaw contraventions and penalty schedule for the Land Use Bylaws under the jurisdiction of the Gambier Island Local Trust Committee to be included in the Islands Trust Council Bylaw Notice Enforcement Bylaw for consideration at the next LTC meeting."	Miles Drew Sonja Zupanec	Jul-31-2009	Done
1	Proposed Bylaw 108 - (Keats Island LUB) Second and third reading given on July 23, 2009 - update bylaw. Forward proposed bylaw to EC for approval and return to GMLTC in September for consideration.	Jacquie Hill Sonja Zupanec	Jul-31-2009	Done
1	GMLTC Meeting Dates Schedule Special LTC meeting Monday September 21st in North or West Vancouver with Associated Islands OCP/LUB agenda item for working session of staff and the LTC.	Valerie Sonstenes	Jul-31-2009	Done

GMLTC regular meeting changed to Wednesday September 9 in Gibsons.

Update website and notice boards with new meeting dates and times.

1	Gambier Island Trust Area APC appointments: Staff to send information packages and letter indicating 2 year appointments to the APC to the following residents: -Karsten Kehler, Gambier Island -Graeme Wickham, Gambier Island -Carol Barlow, Gambier Island -Vic Arnold, Gambier Island -Bruce Bingham, Bowyer Island -David Moxon, Gambier Island -Kate Stanford, Gambier Island -Nels Nyberg, Gambier Island -Frank Colburne, Keats Island	Valerie Sonstenes	Jul-31-2009	Done
1	In-camera minutes of May 7, 2009 adopted by resolution July 23, 2009.	Valerie Sonstenes	Jul-31-2009	Done
1	GM-DVP-2009.5 (Straith - North Thormanby) Staff to issue DVP upon receipt of MOTI setback reduction permit.	Marnie Eggen Valerie Sonstenes	Aug-07-2009	On Going
1	GMLTC meeting minutes of June 8 adopted as amended. See July 23, 2009 meeting resolution for complete list of changes.	Valerie Sonstenes	Aug-26-2009	Done
1	Add 10 minute recess to all GMLTC agendas half way through the agenda.	Becky McErlean	Sep-01-2009	Done
2	Staff to specify name of island in application file names for applications log and agenda items. Example GM-DVP-2009.x (name of applicant, Thormanby Island)	Becky McErlean Valerie Sonstenes Sonja Zupanec	Aug-31-2009	Done
3	Artificial Reefs in the GMLTC Area- staff to write a letter from GMLTC to Andrew Strang; Gary McDonald and Coleen Dragan clarifying the Islands Trust's role in the referral regarding the sinking of artificial reefs and explain the zoning regulations in the Halkett Bay area and other trust related concerns in these letters.	Sonja Zupanec	Jul-31-2009	Done

Sep-09-2009

No.	Activity	Responsibility	Target Date	Status
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1	Add Sept 21 working session on Associated Islands OCP to Gambier webpage.	Sonja Zupanec	Sep-11-2009	Done
1	GMLTC meeting minutes of July 23, 2009 adopted as amended (see Sept 9 minutes for complete list of revisions).	Valerie Sonstenes	Sep-25-2009	Done
1	GM-DVP-2009.1 (Gallaher, Keats Island) - approved. Issue DVP and close file.	Valerie Sonstenes	Sep-25-2009	Done
1	In camera meeting minutes of Feb 12 adopted. In camera meeting minutes of July 23 adopted as amended.	Valerie Sonstenes	Sep-30-2009	Done
1	Bylaw 108 (Keats Island LUB) ADOPTED. Update bylaw, post online and distribute to N. Office planners.	Jacquie Hill	Sep-30-2009	Done
2	Add GM-RZ-2004.1 (Keats Camp) to October LTC agenda - status update. Planner to contact applicant for status update.	Becky McErlean Sonja Zupanec	Sep-30-2009	Done
3	Add SSI Sustainability Checklist to the October LTC agenda for discussion.	Becky McErlean Sonja Zupanec	Sep-30-2009	Done
4	Letter to Nocholas Simmons, MLA re: Langdale Float Access Staff to prepare a letter for the LTC chair's signature expressing appreciation of the efforts to resolve the Langdale float access issue. Copy to be sent to Joan McIntyre, MLA; Gordon Campbell, Premier; John Weston, MP; Martin Crilley, Ferry Commissioner; David Hahn, CEO BC Ferries Corporation; SCRDP; Ralph Sultan, MLA.	Sonja Zupanec	Sep-30-2009	Done
5	Gambier APC Bylaw Changes Staff to return draft bylaw and recommendations for consideration at 12 months or before if necessary. LTC Resolution September 9, 2009.	Sonja Zupanec	Sep-30-2010	On Going

Sep-21-2009

No.	Activity	Responsibility	Target Date	Status
1	Staff to return a revised draft Associated Islands OCP with complete list of public correspondence received since Sept 09 LTC meeting to the LTC for consideration when GHG target/policies are discussed for inclusion into draft bylaw.	Sonja Zupanec	Dec-31-2009	On Going

Oct-23-2009

No.	Activity	Responsibility	Target Date	Status
1	<p>GMLTC Special Meeting Monday November 9, 2009.</p> <p>Staff to book a meeting room in West Vancouver (near ferry terminal HSB) from 12:30 - 2:30 pm for the purposes of a special LTC meeting to discuss the Greenhouse gas emissions reduction project for the Gambier Trust Area.</p> <p>GMLTC Community Information Meeting Monday Nov. 30</p> <p>Staff to book a meeting room in Gibsons for 50+ people; 12 - 2pm. CIM for the Greenhouse gas emissions reduction project for the Gambier and Keats Island Official Community Plan areas.</p> <p>Meeting notices and agendas to be posted to website.</p>	<p>Becky McErlan</p> <p>Valerie Sonsternes</p>	Oct-30-2009	Done
1	<p>GMLTC meeting minutes of September 9 and 21, 2009 adopted as amended.</p> <p>See Oct. 23, 2009 minutes for list of amendments.</p>	Valerie Sonsternes	Nov-13-2009	Done
2	<p>Add to November 20 GMLTC meeting agenda the following items:</p> <ul style="list-style-type: none"> - Invitation for Chief Administrative Officer to attend LTC meeting - 2010 GMLTC tentative meeting schedule dates - On-island planner office hours 	Becky McErlan	Nov-06-2009	Done
3	<p>Sustainability Checklist</p> <p>Staff to forward a copy of the SSI Sustainability Checklist to contract planner P. Shaw as per GMLTC Oct. 23, 2009 resolution indicating LTC's interest in pursuing a similar project to help achieve the Gambier Trust Area's Bill 27 requirements.</p>	Sonja Zupanec	Oct-30-2009	Done
4	<p>GMLTC resolution Oct. 23, 2009 requesting staff to forward correspondence received from residents of the small islands steering committee relating to the draft Associated Islands OCP to the SCRD Board.</p>	Sonja Zupanec	Nov-16-2009	On Going
5	<p>GMLTC resolution Oct. 23, 2009 requesting staff to reply to the VID Trustee correspondence re: Associated Islands OCP.</p>	Sonja Zupanec	Nov-06-2009	Done

6 Staff to post to GMLTC webpage: Sonja Zupanec Nov-16-2009 Done

- Climate Wise Islands link
- New Climate Change section with P.Shaw's GHG report

Nov-20-2009

No.	Activity	Responsibility	Target Date	Status
1	GMLTC meeting minutes of Oct 23, 2009 approved as amended (see Nov 20 minutes for correction).	Valerie Sonstenes	Nov-27-2009	On Going
1	Check Sept 21 meeting minutes (draft vs adopted) as it seems resolution numbers may be missing in the PROJECTS part of the agenda - OCP/LUB review. Correct as needed or return to LTC.	Valerie Sonstenes	Nov-27-2009	Done
1	2010 LTC meeting dates approved as amended with preferred locations. See Nov 20, 2009 minutes for complete list.	Valerie Sonstenes	Dec-18-2009	On Going
1	2009 Budget Funds for work program priority Explore option to use un-used portions of GMLTC budget funds to further work program priority #3 by hiring a consultant to begin the research or compile initial report. Report back to LTC on feasibility to do this.	Chris Jackson	Dec-18-2009	On Going
1	GM-OCP-2007.1 Staff to return a revised December 2009 draft OCP to the LTC for consideration. Send out newsletter early December to all property owners in Plan Area advising of changes to the draft being considered in December and notifying of Jan 16 CIM in West Van. Book meeting space for 50 people in West Van for Saturday Jan 16 12 -4. Notice of meeting from 1 - 3:30 pm.	Valerie Sonstenes Sonja Zupanec	Dec-18-2009	On Going
1	GMLTC Agendas Move Chair's Report and Trustee's Report agenda items to beginning of agenda before delegations for all future agendas. Limit Dec 18 agenda to Delegations/Town Hall/Correspondence/Applications (if any)/Projects.	Becky McErlean	Dec-18-2009	On Going



Islands Trust

GAMBIER ISLAND LOCAL TRUST COMMITTEE



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Contact us:

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BUSINESS MEETING SCHEDULE – 2010

MONDAY, FEBRUARY 1, 2010	10:30 AM IN THE “LIVING ROOM” GLENEAGLES COMMUNITY CENTRE 6262 MARINE DRIVE, WEST VANCOUVER, BC
WEDNESDAY, MARCH 3, 2010	10:30 AM IN THE MAINIL ROOM GIBSONS PUBLIC LIBRARY 470 SOUTH FLETCHER ROAD, GIBSONS, BC
WEDNESDAY, APRIL 7, 2010	10:30 AM IN THE “LIVING ROOM” GLENEAGLES COMMUNITY CENTRE 6262 MARINE DRIVE, WEST VANCOUVER, BC
WEDNESDAY, MAY 12, 2010	10:30 AM IN THE MAINIL ROOM GIBSONS PUBLIC LIBRARY 470 SOUTH FLETCHER ROAD, GIBSONS, BC
WEDNESDAY, JUNE 23, 2010	10:30 AM IN THE “CLAM SHACK” KEATS CAMPS KEATS ISLAND, BC
WEDNESDAY, AUGUST 4, 2010	10:30 AM IN THE GAMBIER ISLAND COMMUNITY CENTRE ANDY’S BAY ROAD, GAMBIER ISLAND, BC
WEDNESDAY, OCTOBER 6, 2010	10:30 AM IN THE MAINIL ROOM GIBSONS PUBLIC LIBRARY 470 SOUTH FLETCHER ROAD, GIBSONS, BC
WEDNESDAY, DECEMBER 1, 2010	10:30 AM IN THE MAINIL ROOM GIBSONS PUBLIC LIBRARY 470 SOUTH FLETCHER ROAD, GIBSONS, BC

THESE ARE REGULAR BUSINESS MEETINGS OF THE LOCAL TRUST COMMITTEE, WHERE ITEMS SUCH AS CORRESPONDENCE, APPLICATIONS AND BYLAWS WILL BE CONSIDERED.

ALL MEETINGS ARE OPEN TO THE PUBLIC