



Islands Trust

Gambier Island Local Trustee Newsletter November 2012 – Issue 3

Message from your Trustees:

Welcome to our third newsletter of our term. Please note Bylaw Enforcement Notification, Community Information Meeting December 13 2012, details below. Many thanks to all who participate and provide input, it helps our work a lot as we depend on broad public involvement, when responding to development applications, draft bylaws and identifying Local Trust Committee priorities. Please read below about oil spill response and the invitation to local communities to get involved and learn more. Do you have a question or comment that you would like addressed in this newsletter? Please forward topics, questions or comments to either myself or Trustee Stamford to make our newsletters more relevant. With thanks! Jan

Community Information Meeting (CIM) December 13 2012 5:00 p.m. 695-21st Street, West Vancouver, B.C.

As Trustees we have initiated a CIM, as we will be considering a draft Administrative Bylaw Enforcement Notification Bylaw in 2013. This CIM will provide an opportunity to ask the Bylaw Officer questions about the Bylaw Enforcement Notice & Dispute Adjudication processes.

Some Key Points

1. The Bylaw Enforcement Notice and Dispute Adjudication System (BENS) is already in place and working successfully on the North Shore, Sechelt, Langley and many other local B.C. communities and Trust Areas.
2. This system doesn't create any new offenses – that is, the regulations in each islands' existing Land Use Bylaw remain the same.
3. It does not change the current policies on complaint-driven and proactive enforcement.
4. BENS is more sensible and efficient for dealing with minor offenses than the court system and uses an independent, qualified adjudicator who hears from both sides.
5. This system is not appropriate or applicable for major offenses.
6. It is another tool for the Bylaw Enforcement Officer (BEO) to use to resolve bylaw disputes in a cost-effective and timely manner.
7. The system is less costly than court, a person can attend by phone or self-represent, it's far more flexible and user friendly and does not require a lawyer.

Please plan to attend the December 13 2012, CIM to learn more about this draft Administrative Bylaw. Unable to attend? You are welcome to contact the Bylaw Officer, Miles Drew directly: mdrew@islandstrust.bc.ca

Water Quality

Good water quality is a resource that is appreciated on all our Islands and with that I thought I would provide a link to a recent initiative that Saturna Island Property Owners Association created - Water Conservation Brochure 2012
<http://www.islandstrust.bc.ca/ltc/sa/pdf/sasipoawatercons..pdf>

Island Trust Annual Report: Now available at
<http://www.islandstrust.bc.ca/tc/reports.cfm>

Gambier Stewardship Award



Stuart Watson of Gambier Island receiving a Community Stewardship Award as a gesture of gratitude for his many hours of service towards Island initiatives on Gambier and Keats Island Fire Equipment Groups and Langdale Access Working Group. He is surrounded by fellow Islanders and community leaders from both Gambier/Keats in recognition of his contribution to both Islands. Stu's energy, foresight and wisdom have created positive change!!!!!! Thank you Stu for you leadership and willingness to make a difference on both Islands.

SCRD Associated Islands Draft Land Use Bylaw.

A revised and updated draft Land Use Bylaw (LUB) for the SCRDC (Sunshine Coast Regional District) associated islands has been posted to the Gambier webpage on the Islands Trust website: <http://www.islandstrust.bc.ca/ltc/gm/pdf/gmassocscrdraftlubfall2012.pdf>

Please review the most recent fall 2012 draft and provide your suggestions or comments to the Gambier Local Trust Committee in writing before December 13, 2012, and the earlier the better. The LTC will be considering public input, staff recommendations for revisions, and consideration of First Reading of the draft bylaw at that time. A community information meeting and public hearing may be scheduled in early 2013. Referrals to over 30 agencies and First Nations would be made only after first reading of the bylaw.

After First Reading, changes to the draft Land Use Bylaw can still be considered.

A letter to the Sunshine Coast Regional District was sent on November 1, 2012 notifying the Board of the revised draft LUB as well as giving notice that the content of the draft may affect the SCRD's right to issue building permits for applications that contravene the provisions of the draft LUB. After first reading of the bylaw has been given, the LTC may request that the SCRD withhold the issuance of building permits which conflict with the provisions of the LUB.

If you have technical planning questions, you can phone our Gambier Island Planner, Sonja Zupanec at: 250.247.2211 OR toll-free in BC at 1-800-663-7867 or from Vancouver at 604-666-2421

September 2012 Bowen Island Trust Council Quarterly Meeting: Motions Carried and Highlights

1. Howe Sound Management Plan: That the Islands Trust Council advocate for a comprehensive Howe Sound management plan to assure a balanced relationship between development and the protection of unique biophysical qualities of the region.

2. Smart Meter Follow-up: That the Islands Trust Council request the Executive Committee to follow up on previous advocacy to the Province with respect to the BC Hydro Smart Meter Program, particularly with regards to enabling an opt-out option.

3. Raven Coal Mine Follow-up: That the Islands Trust Council request the Islands Trust Council Chair to inform, by letter, the Environmental Assessment Office and Canadian Environmental Assessment Agency that the Denman Island Local Trust Area (DLTA) extends to the natural boundary of the sea on the east side of Vancouver Island and that the preservation and protection of the DLTA has not been adequately addressed in the current assessment of the Raven Coal Mine application. That the Islands Trust Council add 'preservation and protection of the seabed' and 'policies to address potential impacts on the Trust Area from projects sited outside the Trust boundaries' to the Policy Statement

4. Continuous Learning Outside of Council Meetings: That the Islands Trust Council ask Executive Committee to move a significant portion of Continuous Learning away from Council meetings, and use conference calls, webinars or other methods of distance education.

5. Oil Spill Preparedness: Mark Johncox and Scott Wright's presented the role and capability of the Western Canada Marine Response Corporation (WCMRC) and provided a waterfront demonstration to all the Trustees/Staff/Public at Trust Council on Bowen. Trustees learned a great deal but remain concerned about the state of readiness for an incident in our area. WCMRC offered to meet islanders in their communities to discuss oil spill response so please advise us if your community would like to gather to discuss oil spill response. Trustees can arrange to work with the regional districts to make this happen as it is the regional districts, not local trust committees that have the responsibility for emergency response planning.

What is the Riparian Area Regulation?

The Riparian Areas Regulation (RAR), enacted under Section 12 of the Fish Protection Act in July 2004, requires local governments, Gambier Island Local Trust Committee, to protect riparian areas. Riparian areas are the areas bordering on streams, lakes and wetlands that link water to land. The RAR covers fish habitat associated with new

residential, commercial and industrial development on land under local government jurisdiction (this includes private land and the private use of Provincial Crown land). The regulation prohibits a local government from approving or allowing a development to proceed in a riparian assessment area (RAA) unless the local government is notified by the Ministry of Environment that the developer has provided an assessment report by a Qualified Environmental Professional (QEP). The QEP report certifies that the development can be carried out without damaging fish habitat.

The Islands Trust is the local government responsible for land-use planning and the zoning of land, with a legislated mandate for protecting and preserving the Gulf Islands. Together with Chair David Graham from Denman Island, locally-elected Island Trustees are responsible for land use decisions in the Gambier Local Trust Area.



"Map IT" is a new tool on the Islands Trust website, where you can explore mapping layers that show zoning, watersheds, sensitive ecosystems and more. You can see it on the home page, or read details about it at:

<http://www.islandstrust.bc.ca/lup/map/default.cfm>

Meetings Notification Service

Sign up to receive notices of meeting and public hearings in your Local Trust Committee Area. Islands Trust will send you an email with the meeting information once a meeting has been posted to our site and a reminder seven days prior to the meeting, if you choose that option. Sign up here:

<http://www.islandstrust.bc.ca/ltc/gm/meetings.cfm?&intMode=2>

Contact your Local Trust Committee:



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