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November 18, 2016

File Number: 3070-30 Gambier Island

Via Email: fixedlink@lucentquay.ca

Janice Keyes
Community Consultation Coordinator
Sunshine Coast Fixed Link Study Team

Dear Janice Keyes:

Thank you for extending your consultation deadline to receive formal comment from the Gambier Island Local Trust Committee (LTC). The LTC met on November 17, 2016 and send along the following comments regarding the Sunshine Coast Fixed Link Feasibility Study.

It is a general policy of the Islands Trust Council that no island in the Trust Area should be connected to Vancouver Island, the mainland, or another island by a bridge or tunnel. Council also strongly advocates for in-depth public consultation processes when considering provisions of transportation services.

5.3.1 Trust Council holds that local trust committees and island municipalities should be consulted and involved in the decision-making process regarding provision of utilities, transportation services or facilities that might affect land use in their local planning areas.

5.3.2 It is Trust Council's policy that no island in the Trust Area should be connected to Vancouver Island, the mainland or another island by a bridge or tunnel, notwithstanding the existing bridge between North and South Pender Islands.

5.3.9 Trust Council encourages the Ministry of Transportation and local communities to work together through a public consultation process to evaluate and modify road construction and road system proposals to encompass the environmental, economic and social values of the community.

The Islands Trust has a clear legislative provincial mandate: to preserve and protect the ecologically-significant and fragile island archipelago between Vancouver Island and the Vancouver Mainland on behalf of islanders and of all British Columbians.

The LTC is therefore not in support of the Langdale Bridge Link scenario. The LTC notes that its communities have not been among those advocating for a fixed link; in fact, the LTC believes that many islanders in the Gambier Island Local Trust Area have consciously chosen to live and own property on these islands for a more remote island experience that would be fundamentally altered once accessible by bridge or road.

Looking more specifically at the Langdale Bridge Link, this scenario would directly impact Anvil Island, an Associated Island in the Gambier Island Local Trust Area, whose land use is

governed by policies and regulations in the [Gambier Associated Islands Official Community Plan](#) and [Land Use Bylaw](#). There are nine property titles on Anvil Island and the remaining portion of the island is Crown land. Today there are approximately 24 seasonal dwellings and a private summer camp that has been in operation since 1940.

Five of the eight residentially-zoned properties have the potential for subdivision; a bridge and highway along the eastern side of the island would impact not only the current character of Anvil Island, but would significantly influence future development of the island. The Local Trust Committee notes that the land use policies in the Associated Islands Official Community Plan look to preserve the relatively low density residential character of the area. The LTC believes that this major shift away from current policy is not sufficiently captured in the Socio-Community Account for “Consistency with Community Policies, Character, and Identity” as the LTC sees a Langdale Bridge Link scenario creating a ‘much worse’ situation in that respect.

Consultation with the entire Anvil Island community would be very necessary should the Langdale Bridge Link be further considered, as per the following Official Community Plan policies for Anvil Island:

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

4.4.17 The LTC should work with municipalities, regional districts and other agencies to ensure that Anvil Island residents are informed of and, where possible, participate in all discussions and decisions impacting the island.

Sincerely,



Susan Morrison
Chair, Gambier Island Local Trust Committee

copy: Gambier Island Local Trust Committee