



Islands Trust

Gambier Island Official Community Plan

Bylaw No. 73, 2001

As amended by the
Gambier Island Local Trust Committee

Consolidated Version: May 30, 2017

This Bylaw is consolidated for convenience only and is not to be construed as a legal document.

For reference to original bylaw and amendments,
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Preserving **Island** communities, culture and environment

CONSOLIDATED BYLAW AMENDMENTS

This copy is consolidated for convenience only and includes the following **text amendments only**:

<u>Bylaw Number</u>	<u>Amendment Number</u>	<u>Adoption Date</u>
Bylaw No. 80	Amendment No. 1, 2002	February 5, 2004
Bylaw No. 85	Amendment No. 1, 2004	September 1, 2005
Bylaw No. 111	Amendment No. 1, 2010	August 4, 2010
Bylaw No. 140	Amendment No. 1, 2016	May 30, 2017

**GAMBIER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 73**

**A BYLAW TO ADOPT THE OFFICIAL COMMUNITY PLAN FOR PART OF THE
GAMBIER ISLAND LOCAL TRUST COMMITTEE AREA**

WHEREAS Section 29 of the *Islands Trust Act* gives the Gambier Island Local Trust Committee the same power and authority as a Regional District under Section 694(1)(i), 723 and Part 26, except sections 932 to 937 and 939 of the *Local Government Act*; and

WHEREAS Sections 876 and 882, respectively, of Division (2) of Part 26 of the *Local Government Act* applies to the Committee and authorizes it to adopt an Official Community Plan and outlines procedures for developing and adopting such plans including a public hearing and Ministerial approval; and

WHEREAS Section 27 of the *Islands Trust Act* requires that the Executive Committee of the Islands Trust must approve an Official Community Plan prior to adoption; and

WHEREAS Section 877 of the *Local Government Act* lists the subjects that must be addressed in a Plan; and

WHEREAS Section 884(1) of the *Local Government Act* provides that the adoption of an official community plan does not commit or authorize the Gambier Island Local Trust Committee to proceed with any project that is specified in the Plan; and

WHEREAS Section 884(2) of the *Local Government Act* requires that all bylaws enacted, permits issued, and works undertaken by the Gambier Island Local Trust Committee be consistent with the Official Community Plan;

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

TITLE

1. This Bylaw shall be cited as the "Gambier Island Official Community Plan Bylaw No. 73, 2001".

APPLICATION

2. This Bylaw applies to:

The Gambier Island Planning Area as outlined in Part 2 of Schedule A to this bylaw.

ORGANIZATION

- 3. Schedules A, B, C, D, E, F, G, H and I attached to and forming part of this Bylaw, are hereby designated as the Gambier Island Official Community Plan Bylaw No. 73, 2001.
- 4. The Schedules to this Bylaw are as follows:
 - Schedule A - Gambier Island Official Community Plan Policy Document
 - Schedule B - Land Use designation Map
 - Schedule C - Environmentally Sensitive Area Map
 - Schedule D - Roads, Parks and Trails Map
 - Schedule E - Hazard Land Areas
 - Schedule F - Watersheds and Watercourses
 - Schedule G - Qualitative Criteria for Environmentally Sensitive Areas
 - Schedule H - Principles of Sustainability of Environmental Features
 - Schedule I - Development Permit Areas

BYLAW REPEAL

- 5. The “Gambier Island Official Community Plan Bylaw No. 110, 1976” as amended is repealed, except as it applies to District Lot 5925 and the remainder and south part of District Lot 477 all of Group 1 New Westminster District, upon adoption of the Bylaw.

READINGS

READ A FIRST TIME THIS	24th	DAY OF	October	, 2001
PUBLIC HEARING HELD THIS	17th	DAY OF	November	, 2001
READ A SECOND TIME THIS	17th	DAY OF	November	, 2001
READ A THIRD TIME THIS	17th	DAY OF	November	, 2001
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	5th	DAY OF	December	, 2001
APPROVED BY THE MINISTER OF COMMUNITY, ABORIGINAL AND WOMEN'S SERVICES THIS	20th	DAY OF	January	, 2002
ADOPTED THIS	30th	DAY OF	January	, 2002

Secretary

Chairperson

Gambier Island Official Community Plan

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SCHEDULE "A"
GAMBIER OFFICIAL COMMUNITY PLAN

PART 1 ADMINISTRATION

ADMINISTRATION

The Executive Director of the Islands Trust or such other officer appointed by the Gambier Island Local Trust Committee shall administer the provisions of this bylaw.

INTERPRETATION

1. The final interpretation as to the precise location of boundaries of any designation or symbol contained in the map schedules, except for development permit and temporary use permit designations, shall be legally defined by the appropriate land use bylaws enacted over time by the Trust Committee or by site survey as required.
2. Symbols or designations used in the map schedules, except for development permit designations, temporary use permit designations or development approval information designations indicate approximate locations of existing or proposed activities, uses or features. The exact extent of such an activity or the overall size is to be determined through more detailed studies, policy decisions, or local bylaws.
3. In interpreting the objectives and policies of the Plan, the term "shall" is used to denote that the indicated measure "must" be taken or applied. The term "should" or "may" indicates that the suggestion is intended as a guideline that is deemed advantageous to apply or implement by the authority having jurisdiction.
4. 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 which are not available for acquisition through dedication, grants, or as an amenity through a zoning regulation and which 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 Plan, irrespective of how it is presented in the Plan.
5. Where matters are outside the jurisdiction of the Trust Committee, this Plan states broad community objectives as "advocacy policies". These advocacy policies encourage others to take actions that the Trust Committee believes would contribute to community objectives. This Plan cannot and does not represent a commitment from other agencies to act according to community objectives.
6. The Plan is an interrelationship of policies in different sections. Policies contained in any one section of the Plan are often related to other policies provided

elsewhere in the Plan. For example: some policies in the section on Environmentally Sensitive Areas or Land Transportation also have implications for Residential Use. For this reason, the Plan should be read in its entirety to obtain its full meaning.

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."

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 Trust Committee that addresses fees and procedures.

REVIEW AND FURTHER STUDIES

The Trust Committee may initiate a review of the Plan at any time. The Plan should be reviewed in its entirety at least every five years from the adoption date.

Further studies may be required as a basis for future reviews. A fundamental approach to this Plan is to require that those who wish to begin a significant development or make a major zoning change provide necessary information.

SEVERABILITY

If any section, subsection, sentence, clause, phrase, plan, map, diagram, table, schedule, or other graphic material or any part thereof of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

PART 2 COMMUNITY GOALS

PURPOSE OF THE OFFICIAL COMMUNITY PLAN

The purpose of the Gambier Island Official Community Plan (hereafter referred to as the “Plan”) is to officially acknowledge the community’s shared goals, objectives and policies for the future.

The Plan provides direction for governmental, corporate, non profit and individual decisions, regarding management of the Gambier Island Planning Area. The Plan sets out, in general terms, the areas for various land and water uses, but does not specify every use, nor define precise boundaries between permitted uses. These details are left to the regulating bylaws of the Gambier Island Local Trust Committee (LTC), such as zoning and subdivision.

The Plan represents a commitment by Islanders to the course of action and should provide the direction to resolve existing and possible future conflicts within the community.

This is an Official Community Plan within the Islands Trust and as such is guided by the authority of the *Islands Trust Act* and the provisions of the Islands Trust Policy Statement. The Islands Trust Policy Statement is a statement of vision for the future of the Islands Trust and a strategy for land use planning that translates broad goals into actions to preserve and protect the Trust Area. The role of local trust committees is to address certain matters expressed in the Policy Statement in their Plans and regulatory bylaws to achieve the following Policy Statement goals:

1. To foster preservation and protection of the Trust Area’s ecosystems;
2. To ensure that human activities and the scale, rate and type of development in the Trust Area are compatible with maintenance of the integrity of Trust Area Ecosystems; and
3. To sustain island character and healthy communities.

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 related to such topics as:

- the location, type and density of residential development;
- affordable, special needs and rental housing;
- agricultural, recreational, commercial, industrial, institutional, and public utility land uses;
- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- the location and phasing of roads sewer and water systems;

- 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.

GAMBIER ISLAND PLANNING AREA

The area covered by this Plan includes the following land and water areas:

- Gambier Island except for District Lot 5925 and the Remainder and South part of District Lot 477 all of Group 1, New Westminster District;
- Woolridge Island;
- Grace Islands;
- Alexandra Island;
- and unnamed islets, surface water and sea bed within 1000 metres of the shoreline of Gambier Island and Woolridge Island or mid channel between Gambier Island or Woolridge Island and adjacent land areas, whichever is closer, all being part of the Gambier Island Local Trust Committee Area as shown on Schedule B.

Where the terms “Gambier Island 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. Gambier Island) then that reference shall be interpreted to mean the specific geographic area .

COMMUNITY GOALS

The community goals of this Plan are:

Community Goal 2.1 To fulfill 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 British Columbia generally, in co-operation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.

Community Goal 2.2 To preserve, protect and enhance the rural character, peacefulness, natural beauty and views of the Gambier Island Planning Area.

Community Goal 2.3 To foster preservation and protection of the local trust area’s ecosystems so as to create a sustainable community which addresses human, plant, aquatic and terrestrial wildlife needs, including:

- i. ensuring that the waterfronts, beaches and waters surrounding them are preserved and kept free of pollution

for the enjoyment of users and the preservation of marine aquatic life;

- ii. protecting all freshwater resources from contamination by effluent of any type;
- iii. preserving ground cover and trees so the local trust area's soils are able to retain moisture and prevent erosion of soil and soft rocks; and
- iv. preserving sufficient land and water areas, including watersheds, in their natural state to enable human activity, wildlife, plant life and aquatic life in the Gambier Island Planning Area to continue to exist and flourish.

Community Goal 2.4 To promote the conservation or preservation of sites, buildings or natural areas that have historical or archaeological value.

Community Goal 2.5 To maintain a diversified population in terms of age, income and lifestyles and a neighbourly, respectful and tolerant community.

Community Goal 2.6 To ensure that services essential to the community's health and safety are provided in any future development of land in such a way that they do not detract from the quality of existing services.

Community Goal 2.7 To ensure that development in the Gambier Island Planning Area do not exceed the ability of the foreshore to provide for access and recreational opportunities.

Community Goal 2.8 To maintain for the immediate future a water access Gambier Island community with sufficient community docking facilities, limited roads and the absence of a car ferry.

Community Goal 2.9 To maintain flexibility, while planning for a water access community, to provide for road and transportation requirements of a more developed Gambier Island community in the longer term.

Community Goal 2.10 To encourage the provision of trails and country lanes to connect Gambier Island's dispersed settlement nodes and public recreational areas.

Community Goal 2.11 To provide for a variety of quality natural recreational experiences for residents and visitors in a manner that leaves the land in a relatively undisturbed or wilderness condition consistent with maintaining the local trust area's rural tranquility and ecological balance.

Community Goal 2.12 To support local trust area residents and visitors desire to maintain a predominantly ecologically uncompromised natural environment by ensuring Gambier Island Planning Area remains characterized by its low density scale of land development.

Community Goal 2.13 To manage population growth and development consistent with the goals of this plan.

Community Goal 2.14 To encourage opportunities in the Gambier Island Planning Area for employment of island residents.

INTERGOVERNMENTAL CONSIDERATIONS AND ADVOCACY POLICIES

Responsibility for certain matters lie outside the jurisdiction of the Islands Trust and are instead the responsibility of individual property owners or the Provincial Government, the Federal Government, the Sunshine Coast Regional District or the Coast Garibaldi Health Region. In some cases, more than one agency may have overlapping responsibility for a matter addressed in the Plan.

The Local Trust Committee seeks to work cooperatively with and seek the assistance of the public and other government agencies to ensure the orderly and effective management and regulation of the local trust area's land base and resources to the mutual benefit of all.

The OCP bylaw is not binding upon federal and provincial agencies. As a result, where statements in the form of policies have been provided in the Plan which concern matters beyond the jurisdiction of the Islands Trust, but are within the jurisdiction of other levels of government, these have been identified as Advocacy Policies.

In the case of Advocacy Policies, other levels of government and the public are requested:

- to regard them as stated desires or objectives of the Local Trust Committee and the local trust area community; and
- to take them into consideration in making decisions concerning their own land use decision making with respect to the Gambier Island Planning Area.

COMMUNITY PLAN OBJECTIVES & POLICIES

PART 3 GENERAL POLICIES

The policies in this section are of general application to all parts of the Gambier Island Planning Area.

CRITERIA FOR DETERMINING LAND AND FORESHORE USE

- Policy 3.1 In the review or revision of any Plan, policy, regulation or permit relating to proposed land use the Local Trust Committee should consider the following:
- i. soil conditions with regard to their:
 - stability for development;
 - drainage capability for run off;
 - slope and topography for building site selection;
 - ability to absorb effluent; and
 - suitability for farming or horticulture;
 - ii. the adequacy of potable water to support the proposed development, including from dug or drilled well, watercourse, cisterns or other water storage devices;
 - iii. the impact of new development on the quality and quantity of water supplies of neighbouring properties;
 - iv. the impact of any new development on existing public services and infrastructure and the ability to accommodate any deficiencies in such services or infrastructure at minimum public cost;
 - v. the location of future land uses so that their appearance and impact are compatible with and do not degrade or otherwise negatively impact the natural environment, community resources, and the character of existing land uses;
 - vi. the protection of sensitive ecosystems, ecological values and wildlife and fisheries habitats, especially in inter-tidal, estuarine, stream and riparian areas, in accordance with the current published guidelines that provide for protection including riparian guidelines as expressed in the Forest Practices Code, the *Fish Protection Act* and other guidelines published by the provincial and federal governments;
 - vii. clustering outside the present areas of settlement development should be encouraged so as to maintain substantial areas of greenbelt between developments;
 - viii. land disturbance, site clearing, or road building that is detrimental to the use or enjoyment of properties or to the environment should be kept to a minimum in any land development;
 - ix. the rate or type of development and the ability to respond to change without significant negative social impacts; and
 - x. other requirements the Local Trust Committee may reasonably deem necessary to adequately review the proposal.

GENERAL AND LAND USE POLICIES

- Policy 3.2 A public park and a utility use should be permitted in any land use designation without requiring an amendment to this plan.
- Policy 3.3 Any cost associated with the provision of additional local infrastructure required due to land development should be borne by the developer as a condition of development approval.
- Policy 3.4 Section 946 of the *Local Government Act* currently allows for the subdivision of land, notwithstanding requirements of a land use bylaw, to provide a separate residence for an owner or relatives of the owner of land in certain circumstances. In those instances where section 946 would apply such authority to subdivide should be restricted to large lots of at least 8 hectares in the planning area unless such land is within the Agricultural Land Reserve.
- Policy 3.5 Future development should only be permitted to occur at a scale and rate of growth that is respectful of:
- i. community-held values pertaining to the environment;
 - ii. the planning area's rural qualities;
 - iii. consideration of water-only access;
 - iv. the local trust area's limited infrastructure; and
 - v. the requirements of the applicable regulatory land use bylaws.
- Policy 3.6 Upon completion of the crown land profiles for the Gambier Island Planning Area that are currently under preparation, land use policies for the Crown lands should be reexamined and work should be undertaken to provide a master conservation/recreation plan for these lands.
- Policy 3.7 The zoning regulations should establish setbacks for buildings and structures, in accordance with good planning practices, from:
- i. lot lines:
 - to maintain privacy between individual lots and from road rights of way;
 - to provide space for emergency access to the rear of properties;
 - to minimize nuisances and maintain separation from incompatible land uses;
 - to provide for fire separation between buildings and structures;
 - to maintain the integrity and linkage of rural spaces and allow for continuation of natural processes such as drainage and groundwater recharge; and
 - to maintain terrestrial habitat and migration corridors;
 - ii. all watercourses:
 - to protect aquatic and riparian habitat and water quality and quantity; and
 - to protect buildings and structures from any potential floodwaters or streamside erosion; and from
 - iii. the sea:

- to protect buildings and structures from floodwaters or coastal erosion;
- to protect marine and riparian habitat and water quality; and
- to maintain a view of the coastline that is rural in character and relatively pristine in appearance.

Policy 3.8 Land use and development should be protected from hazardous conditions and should generally avoid locating below and on slopes, as indicated on Schedule E, until further studies are completed.

Advocacy

Policy 3.9 All property owners shall be encouraged to leave a strip of trees and vegetation along the periphery of their property for reasons of habitat for wildlife, neighbourhood privacy and maintenance of the planning areas' rural character.

PART 4 RESIDENTIAL

This part of the Plan contains objectives and policies pertaining to residential development, including with respect to:

- general residential;
- settlement residential;
- rural residential;
- affordable and special needs housing; and
- home occupations.

RESIDENTIAL OBJECTIVES

Objective 4.1 to ensure that types of housing options are respectful of the environmental carrying capacity and rural character of the Gambier Island Planning Area;

Objective 4.2 to promote a form of residential development on Gambier which retains a set of distinct settlement nodes (or neighbourhoods) physically separated from one another by tracts of undeveloped land retained in its natural state and connected by trails and country lanes;

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Objective 4.3 to support agencies responsible to require new development to be supported by adequate potable water supply and sewage disposal;

Objective 4.4 to ensure that any new residential development accommodated in the Gambier Island Planning Area is undertaken in a manner which is respectful of the privacy of adjoining property owners;

Objective 4.5 to restrict residential development from locating on sites which could be potentially hazardous due to excessive slope conditions or could negatively impact on ecologically unique features;

Objective 4.6 to provide for a broad range of residential housing types and allow for a diverse population and community of lifestyles;

Objective 4.7 to support affordable and special needs housing to serve the needs of planning area's existing residents and it's future population;

Objective 4.8 to allow a range of home occupation uses, as a means of providing supplemental employment opportunities, while maintaining the residential character of such properties without requiring land to be designated for commercial purposes;

Objective 4.9 to consider the implications of historical lot development patterns in land use decision making.

RESIDENTIAL POLICIES

General Residential

The following policies are of general application to all residentially designated property:

Policy 4.1 Provision shall be made for two residential designations: Settlement Residential and Rural Residential. The location of lands in each designation are shown in the Land Use Designation map and each Settlement Residential area shall be considered a settlement node for the purposes of this plan (Schedule B).

Policy 4.2 Additional residential designations may be developed through more detailed local area planning as amendments to this OCP or additional zone designations may be developed in the land use bylaw in conformance with current policies of the OCP to provide for flexibility in residential densities.

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Advocacy
Policy 4.3

All residential lots should be serviced by an approved sewage disposal system and have a source of potable water supply suitable for the intended uses permitted on the parcel before any sewage generating use is initiated on the lot.

Policy 4.4 Public roads provided to service new subdivision parcels respecting land in proximity to an existing settlement node should, where practical, be connected to the community's existing public road network within that settlement node.

Policy 4.5 In new subdivisions, located in areas outside of the planning area's existing public road network, access by water (from the sea) to upland parcels should only be considered in locations where a public road right-of-way may be constructed to provide each upland lot with access to a location fronting on navigable water which is able to reasonably accommodate a site for boat moorage.

Policy 4.6 When developing land use regulations or development permit guidelines for lots adjacent to or encompassing a fish-bearing stream, the Local Trust Committee shall consider the potential impact on the stream of proposed land uses and in accordance with the *Streamside Protection Regulation of the Fish Protection Act* the Local Trust Committee shall establish streamside protection and enhancement areas. The Local Trust Committee may consider larger minimum lot areas for proposed subdivisions adjacent to or encompassing a fish-bearing stream together with appropriate setback requirements from the stream to allow for proposed land uses at suitable distances from the stream.

Policy 4.7 Trail accesses should be dedicated at the time of subdivision where appropriate to provide for an island trail system. Trails should provide

inviting shortcuts and connections within and between neighbourhoods and link access points.

Policy 4.8 At the time of subdivision, any known heritage site, archeological site, ecological significant feature and environmentally sensitive area should be protected through development permit, covenant, public land dedication or other means as a condition of subdivision.

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Policy 4.9 The Local Trust Committee may consider zoning for comprehensive residential development:

- i. as a means of allowing more than one dwelling and one associated secondary dwelling on a parcel in the Settlement Residential or Rural Residential designation; or
- ii. to address historical patterns of lot development when policies support the continuation of such development; or
- iii. as a means to apply a higher lot density than generally applicable to District Lots 1258, 1653, 3201 (Gambier Island Sea Ranch) when applicable conditions provided for in the land use regulations are met, such as conditions relating to the conservation or provision of park and trail amenities.

Policy 4.10 In evaluating the suitability of a parcel for comprehensive residential zoning to allow for more than one dwelling and one associated secondary dwelling on a parcel, the Local Trust Committee should examine whether:

- i. the further subdivision of the parcel is impractical for reasons of location, topography or access;
- ii. parkland or other amenities will be provided equivalent to what would otherwise be provided as part of a subdivision process;
- iii. the residential density would exceed the number of dwelling units that would be permitted if the parcel had been subdivided;
- iv. the use of a covenant to limit further subdivision of the parcel is required; and
- v. adequate water supply and sewage disposal services are available to support the scale of the intended use.

Policy 4.11 In evaluating a parcel for comprehensive residential zoning to allow for maintenance of historical patterns of residential lot development the local trust committee may consider smaller lot areas than otherwise would be permitted by other policies of this plan subject to lot density being maintained consistent with those policies.

Policy 4.12 The Local Trust Committee may allow subdivision that would create lots that are less than the minimum lot area provided for in this Plan:

- i. if adjacent to the property there is undeveloped road right of way that in the opinion of the local trust committee is not likely to be developed for road due to terrain or other obstacles; and
- ii. where the proposed development will provide an identifiable public advantage, benefit or amenity.

Policy 4.13 In the case of subdivision undertaken by means of density averaging the maximum number of lots that may be created, are equal to the total area of the parent parcel, after road is dedicated and areas for access routes in a bare land strata subdivision are deducted, divided by the average parcel area permitted in the applicable residential designation. Any remainder parcel and new lots created from the parent parcel which are larger than the permitted average parcel area shall be required to have a covenant registered on title limiting the number of additional parcels (if any) which may be created.

Policy 4.14 The residential policy of this plan shall be equally applicable to:

- i. fee simple lots created pursuant to the *Land Title Act*; and
- ii. strata lots created pursuant to the *Strata Property Act*.

Settlement Residential

The following policies are applicable in the Settlement Residential designation:

Policy 4.15 The principal use in the Settlement Residential designation should be single family residential.

Policy 4.16 Minimum parcel areas should vary within this designation, ranging from approximately 0.5 hectares to approximately 2 hectares with an average lot area of approximately 2 hectares. Lot areas should be established in the land use bylaw based upon:

- i. sufficient area to accommodate a residence and associated secondary dwelling and sufficient area for sustainable potable water supply, on site sewage disposal and sufficient additional area to effectively address cumulative impacts of such development on the area soils and water supply;
- ii. the lot areas in the immediate surrounding area;
- iii. topography of the land, allowing for clustering of lot development and density averaging, to provide open green space between developments and to support a mixture of lot areas that may contribute to a diversity of population and opportunities for affordable housing.

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Policy 4.17 An associated secondary dwelling may be a permitted use on existing parcels of 0.4 hectares or greater subject to:

- i. the use being accessory to the principal dwelling use;
- ii. the use providing for:
 - the accommodation of non-paying guests of the principal dwelling residents;
 - housing for affordable or rental purposes; or
 - home occupations;
- iii. the maximum floor area being regulated to insure the associated secondary dwelling is limited in floor area, secondary in use and smaller in floor area than the principal dwelling and proportionate to the lot area; and

the Local Trust Committee in the zoning regulations may vary policy provisions regarding associated secondary dwellings to address site-specific situations provided by the cumulative impacts of development.

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- Policy 4.18 An associated secondary dwelling of limited floor area may be a permitted use on existing parcels of less than 0.4 hectare subject to:
- i. a principal dwelling unit being constructed on the lot;
 - ii. an occupancy permit for the principal dwelling unit having been issued prior to the regulation of the size of secondary dwellings (Bylaw No. 66);
 - iii. the associated secondary dwelling use being accessory to the principal dwelling use;
 - iv. the associated secondary dwelling use providing for:
 - the accommodation of non-paying guests of the principal dwelling residents;
 - housing for affordable or rental purposes; or
 - home occupations;
 - v. the maximum floor area of the associated secondary dwelling being regulated to insure the associated secondary dwelling is limited in floor area, secondary in use and smaller in floor area than the principal dwelling.

Policy 4.19 Where sewage and water quality conflicts occur, habitable buildings should be prohibited and consolidation of the lots should be encouraged.

Policy 4.20 The Local Trust Committee may consider zoning to allow for alternative forms of residential development in the Settlement Residential designation subject to a Local Area Plan being prepared identifying:

- i. areas for and scale of cluster forms of housing;
- ii. areas for park and green space; and
- iii. long range servicing requirements; and related considerations.

Rural Residential

The following policies are applicable in the Rural Residential designation:

Policy 4.21 The principal permitted use in the Rural Residential designation should be single family residential. Agricultural and forestry uses may also be permitted subject to compliance with the minimum parcel area requirements as specified in the zoning regulations for such uses.

Policy 4.22 Parcel areas shall generally be larger than those found in the settlement residential areas and should average approximately 4 hectares in new subdivisions in order to preserve the rural nature and resource values of these areas, with minimum lot areas varying depending upon:

- i. the proximity of the subdivision to existing settlement residential development, providing minimum lot areas similar to or larger than the average lot area found in adjacent settlement residential areas;

- ii. the proposed uses that would be permitted on the lot, with larger minimum lot areas for agriculture and forestry use;
- iii. the location and type of environmentally sensitive features that may be found in the area, with minimum lot areas of sufficient area to insure the features in question are not divided, where possible, by new property boundaries;
- iv. the capability of the lot to provide a sustainable potable water supply and sewage disposal in accordance with applicable provincial health regulations.

BL 85

- Policy 4.23 An associated secondary dwelling may be a permitted use on existing parcels of 0.4 hectares or greater subject to:
- i. the use being accessory to the principal dwelling use;
 - ii. the use providing for:
 - the accommodation of non-paying guests of the principal dwelling residents;
 - housing for affordable or rental purposes; or
 - home occupations;
 - iii. the maximum floor area being regulated to insure the associated secondary dwelling is limited in floor area, secondary in use and smaller in floor area than the principal dwelling and proportionate to the lot area; and

the Local Trust Committee in the zoning regulations may vary policy provisions regarding associated secondary dwellings to address site-specific situations provided by the cumulative impacts of development.

- Policy 4.24 The Local Trust Committee may consider zoning to allow for alternative forms of residential development in the Rural Residential designation subject to a Local Area Plan being prepared identifying:
- i. areas for and scale of cluster forms of housing;
 - ii. areas for park and green space; and
 - iii. long range servicing requirements; and related considerations.

Affordable and Special Needs Housing

The following policies pertain to affordable and special needs housing:

- Policy 4.25 Due to the planning area's small overall population and limited range of on-island services, requirements for persons with special needs is best addressed on an individual basis within single family or associated secondary dwellings rather than through formalized housing programs.
- Policy 4.26 Provision for associated secondary dwellings in residential areas may be one of the means of providing for affordable and rental housing in the Gambier Island Planning Area.
- Policy 4.27 Prior to any consideration of affordable, special needs or rental housing as formalized land use proposals or as specified housing programs, a review should be completed to confirm whether adequate services are available for the occupants of such housing.

Home Occupations

The following policies pertain to home occupation uses:

Policy 4.28 Home occupations are intended:

- i. to provide a level of service to the community that cannot otherwise be provided at a commercial or industrial level; and
- ii. to provide a supplemental income to property owners or to act as a location to develop a business until it is of a size or nature that it requires suitably zoned land for the intended use.

Policy 4.29 A home occupation use should be subject to the following conditions:

- i. the use is a secondary use to residential use on a parcel;
- ii. the use is conducted by a resident on the parcel;
- iii. the use should not involve the exterior storage of any material or equipment used directly or indirectly in the processing of any product unless such materials or equipment are screened from adjacent properties; and
- iv. there should be no variation to the external residential appearance of the land and premises on which the use is carried out other than a small sign, if necessary, to convey the nature of the business.

BL 85

Policy 4.30 Zoning regulations for home occupations should include:

- i. definition of the types of uses permitted;
- ii. parking and signage requirements;
- iii. the number of non-resident persons who may be employed on the parcel; and
- iv. related considerations.

PART 5 ECONOMIC ACTIVITY

This section presents a set of objectives and policies applicable to the following economic activity land use designations:

- commercial retail and commercial services;
- visitor accommodation;
- commercial marine;
- industrial; and
- temporary commercial and industrial use.

ECONOMIC ACTIVITY OBJECTIVES

- Objective 5.1 to allow appropriate small-scale commercial activity to serve existing local needs provided the activity is located in a manner which does not negatively affect the surrounding neighbourhood or the natural environment;
- Objective 5.2 to support concentrated commercial locations for commercial retail and commercial services on Gambier Island;
- Objective 5.3 to allow a limited number of small scale commercial visitor accommodation outlets catering to the needs of persons visiting the Gambier Island Planning Area provided they are located in a manner which does not negatively affect the surrounding neighbourhood or the natural environment;
- Objective 5.4 to allow a limited number of low impact, environmentally sensitive or educational tourism-based activities which provide local employment;
- Objective 5.5 to regulate the appearance of commercial buildings and signage so as to ensure their consistency with the planning area's rural coastal character;
- Objective 5.6 to permit small-scale industrial activities that support the local economy and provide local employment;
- Objective 5.7 to support industrial uses that utilize environmentally sound practices and that are respectful of the planning area's rural character and the serenity enjoyed by neighbouring property owners;
- Objective 5.8 to acknowledge the right to access, explore and develop mineral resources in a manner consistent with the object of the Islands Trust and to support the identification of sand and gravel resources in the Gambier Island Planning Area for the future needs of the planning area.

ECONOMIC ACTIVITY POLICIES

General Commercial

The following policy pertains to general commercial uses:

- Policy 5.1 The community plan makes provision for a commercial retail and commercial service use and a yachting outstation designation as shown on Schedule B (the Land Use Designation Map). Policies are also provided for visitor commercial and commercial marine.

Commercial Retail and Commercial Service

The following policies pertain to commercial retail and commercial service uses:

- Policy 5.2 Permitted uses in the commercial retail and commercial service designation may include retail, restaurant, personal service use, office use and related uses. The Local Trust Committee through zoning regulations may consider a broader range of commercial retail and commercial service uses.
- Policy 5.3 The Local Trust Committee may consider the designation of additional sites for commercial retail and commercial service use in response to applications based on compliance with the following criteria:
- i. the proposed use(s) would be complementary to and not detract from the range of uses already offered in the planning area;
 - ii. the design and site layout can be well integrated into the land use pattern within settlement nodes and the site would be easily accessible to occupants of that settlement node;
 - iii. sewer and water services shall be provided on the parcel;
 - iv. the size of development proposed is in keeping with the current scale of development within the settlement node; and
 - v. the envisioned business can reasonably be supported by the planning area's resident and visitor population without adversely affecting the viability of existing uses.

Visitor Accommodation

The following policies pertain to visitor accommodation uses:

- Policy 5.4 Temporary overnight accommodation, which is a home occupation use that may be permitted in residential designations, is recognized as the preferred means of providing for the accommodation needs of visitors to the planning area.
- Policy 5.5 Locations for potential small-scale commercial visitor accommodation outlets have not been identified on Schedule B. The Local Trust Committee would have to consider the designation of areas, as an amendment to this plan in response to an application, before zoning for small-scale commercial visitor accommodation could be considered.

Criteria to be considered for small-scale commercial visitor accommodation should include:

- i. the size of development proposed would be in keeping with the current scale of development in the planning area, but the number of permitted sleeping units would be greater than the number of bedrooms permitted in temporary overnight accommodation;
- ii. the proposed use(s) would be complementary to and not detract from the range of uses already offered on the planning area;
- iii. the design and site layout can be well integrated into the land use pattern;
- iv. sewer and water services shall be provided on the parcel;
- v. the envisioned business can reasonably be supported by the planning area's resident and visitor population; and
- vi. the facility is intended to facilitate the visitor's enjoyment of the Gambier Island Planning Area's natural amenities without detracting from those amenities and is not a destination facility in and of itself.

Policy 5.6 Wilderness camping, where permitted on Crown land, and group accommodations at Gambier Island's existing private camps are recognized as alternative means of addressing the accommodation needs of planning area visitors.

Commercial Marine

The following policies pertain to commercial marine uses:

Policy 5.7 The community plan makes no provision for the designation of any site(s) for a commercial marine use but consideration for such use can be addressed in response to an application for amendment to this plan.

Policy 5.8 The following guidelines should be considered in any review of a proposed commercial marine use:

- i. public access to the foreshore or an adjacent public recreation site is not reduced;
- ii. proposed development is small in scale, of local and not provincial (or regional) significance and is developed in a manner which is sensitive to the character of surrounding properties;
- iii. existing trails and important natural features on the upland portion of any site and public use of the trails are maintained;
- iv. the site does not provide any negative environmental impact nor lead to the planning area's marine waters being polluted; and
- v. there are no gasoline sales or water motorsport rentals.

Policy 5.9 As an alternative to commercial marinas to serve the needs of planning area residents, the provision of wharves and other forms of moorage which are publicly-owned, community-owned or operated on a cooperative basis can be considered.

Industrial

The following policies pertain to industrial uses:

Policy 5.10 With the exception of the two existing industrial sites on the west side of Gambier Island at Andy's Bay and at the gravel pit, no other sites shall be designated for industrial use on Schedule B (the Land Use Designation map) and future applications to establish light industrial sites shall be evaluated based on individual merit.

Policy 5.11 Extraction of minerals shall not require an industrial designation on Schedule B or industrial zoning in a land use bylaw, but any processing of such minerals shall require industrial zoning.

Policy 5.12 Future applications to zone sites for industrial use shall be evaluated based on compliance with the following criteria:

- i. the proposed use is small in scale and will serve the needs of planning area residents or the requirements of forestry, agriculture or other planning area land uses;
- ii. there are controls that minimize the pollution of land, water and air;
- iii. it is demonstrated that adequate fire protection, site service (sewer and water) and solid and environmental waste handling can be adequately provided for;
- iv. the site is not located in a residential area and will not cause industrial traffic to be routed along a local road through a residential neighbourhood;
- v. depending on the nature of the use adequate provision has been made for screening, fencing, buffering and/or landscaping of the proposed use from adjoining properties; and
- vi. there are no apparent conflicts with adjacent areas or the natural environment.

Advocacy

Policy 5.13 Owners of aggregate extraction operations are encouraged to limit their extraction to what is necessary for Gambier Island based demand.

Policy 5.14 Industrial equipment and contractor's vehicles should be screened from view from any public road or adjacent property and should be located on private property when parked.

Policy 5.15 The incidental milling of timber for use on Gambier Island should be permitted without requirement for industrial zoning, but any sawmill that is used on a relatively continuous basis and produces volumes of timber beyond what is typically required for local domestic purposes should be located on Industrial zoned property.

Advocacy
Policy 5.16 The Local Trust Committee acknowledges the right of the Ministry of Energy and Mines to allow access, exploration and extraction of mineral resources in the Gambier Island Planning Area. The Ministry of Energy and Mines is encouraged to adopt the Principles of Environmental Features (Schedule H) in the implementation of their mandate through a Protocol Agreement with the Local Trust Committee.

Advocacy
Policy 5.17 Known sand and gravel deposits include the gravel pit identified on Schedule B as an industrial site and a small gravel pit located in the New Brighton peninsula. Research may identify additional sites. Sand and gravel extraction in Gambier Island Planning Area is acknowledged as permitted, where appropriate permits have been obtained from the province, but owners are encouraged to limit extraction to what is necessary for requirements of the planning area and the extraction process should be managed in consideration of the Principles of Sustainability of Environmental Features (Schedule H).

Advocacy
Policy 5.18 The current “No Staking Reserve” that the province has enacted on Gambier Island, which currently prevents any staking of new mineral tenures, is strongly supported and while such a reserve can be lifted at any time, such removal is discouraged.

Advocacy
Policy 5.19 The Ministry of Energy and Mines is encouraged not to approve any further mining or mining exploration activity in the Gambier Island Planning Area. The Local Trust Committee supports the position of Trust Council that there should be no extraction of the peat, metals, minerals, coal or petroleum resources of the Trust area. The Local Trust Committee supports this policy in recognition of the incompatibility of such resource extraction with the object of the Islands Trust.

Advocacy policy 5.19 is made in full knowledge that local trust committee authority to regulate the use of land does not extend to mines or minerals belonging to the Crown or to the extraction of minerals from privately-owned land, and that none of its bylaws can bind or affect the provincial government in the use or development of land.

PART 6 INSTITUTIONAL USES, PARKS AND OUTDOOR RECREATIONAL

This section contains objectives and policies respecting:

- community and institutional uses;
- private institutional uses;
- parks and outdoor recreational uses; and
- yachting outstations.

INSTITUTIONAL, PARKS AND OUTDOOR RECREATION OBJECTIVES

Community and Institutional Facilities

- Objective 6.1 to encourage the provision of institutional uses which meet the needs of the local community;
- Objective 6.2 to ensure community and institutional facilities established in the planning area are provided at a scale appropriate for the planning area;
- Objective 6.3 to support joint participation between government, the private sector and local community associations in operating community facilities;
- Objective 6.4 to consider innovative means by which the medical and community care needs of planning area residents may be addressed;
- Objective 6.5 to provide for the educational needs of children in the Gambier Island Planning Area through access to facilities outside the planning area and alternative programs provided within the planning area;

Private Institutional

- Objective 6.6 to support the continued operation of private institutional uses in the form of non-profit camps;
- Objective 6.7 to recognize that non-profit camps operated on Gambier Island contribute to the planning area's overall character and provide opportunities for year round rustic camping, wilderness experiences and environmental education;
- Objective 6.8 to ensure the scale of private institutional uses in the Gambier Island Planning Area remain low impact, nature-based and compatible with residents' vision of the planning area's role in providing recreational-based experiences for visitors;

Parks and Recreation

- Objective 6.9 to place the highest priority on securing park sites which contain unique natural features or prime recreational attributes through land dedication, acquisition, lease or community land stewardship programs;
- Objective 6.10 to involve the community in park planning and the development of a greenway trails systems in the planning area;
- Objective 6.11 to support the acquisition and/or designation of additional park sites by the Province, Sunshine Coast Regional District or other agencies;
- Objective 6.12 to designate, where appropriate, upland sites and foreshore areas with good recreational and conservation attributes for park, greenbelt or conservation purposes and to ensure the provision of reasonable access (by land and water) is provided to such sites so they may be enjoyed by area residents and visitors alike;
- Objective 6.13 to prevent the use of motorized vehicles other than emergency use and utility vehicles on land-based sites where they would have a detrimental effect on the integrity of the park resource;
- Objective 6.14 to encourage the expansion of the Gambier Island Planning Area community park system to include representative parks in each of the main settlement areas;
- Objective 6.15 to develop a functional community greenway trail system which links different parts of the planning area and provides interconnection between park sites;
- Objective 6.16 to ensure that the range of uses provided for within the community (local) parks are primarily directed toward the needs of community within the planning area;
- Objective 6.17 to work co-operatively with provincial ministries and other agencies in acquiring and managing park lands and lands requiring conservation or protection in the Gambier Island Planning Area;
- Objective 6.18 to support the designation of a significant portion of the crown lands in the Gambier Island Planning Area for park status for recreational use by residents of British Columbia and to retain the land's ecological purposes;
- Objective 6.19 to allow for low impact recreational opportunities in foreshore areas;
- Objective 6.20 to develop additional marine parks where appropriate in the Gambier Island Planning Area as part of an overall marine recreational plan for Howe Sound;

Yachting Outstations

Objective 6.21 to support the retention of the existing yachting outstations as outdoor recreational sites.

INSTITUTIONAL, PARKS AND OUTDOOR RECREATION POLICIES

Community and Institutional Facilities

The following policies pertain to community and institutional facility uses:

- Policy 6.1 Existing community and institutional facilities have been designated as the only sites for such purposes on the Land Use Designation map (Schedule B).
- Policy 6.2 In considering applications to establish new community and institutional uses in the Gambier Island Planning Area, consideration should be given to:
- i. the site's accessibility from the various settlement nodes in the planning area;
 - ii. the availability of services necessary to operate the facility; and
 - iii. the planning area and settlement community benefits of locating the facility in that location.
- Policy 6.3 Multi-purpose use of community and institutional facilities will be encouraged.
- Policy 6.4 The establishment of a public school on Gambier Island is supported, conditional on a sufficient numbers of children in the planning area to warrant such a facility being provided.
- Policy 6.5 Due to the planning area's low overall population, facilities such as a health clinic or a care facility for seniors are not planned for in the foreseeable future.
- Policy 6.6 Notwithstanding Policy 6.5, land use regulations should allow for professional caregivers (e.g. doctors, community nurses, counselors) to provide part time services in the Planning area, at locations such as the Community Centre.
- Policy 6.7 The provision of community and institutional facilities may be considered an amenity under the terms of a land use bylaw subject to the amenity and land development proposal being:
- i. in compliance with the object of the Islands Trust;
 - ii. reviewed through adequate public consultation; and
 - iii. examined in terms of public costs and the financial sustainability of the amenity facility.

Policy 6.7a Facilities that are privately owned and used by a strata corporation or other local community area should be designated as “Community and Institutional Facility” whether such facility is made available to the public or only used by the immediate community or strata corporation that it serves.

Private Institutional

The following policies pertain to private institutional uses:

Policy 6.8 The existing private institutional designated sites on Gambier Island are in the following locations: Camp Artaban (at the head of Port Graves Bay), Camp Fircom (near the entrance to Halkett Bay) and the camp owned by the FIRS Fellowship of BC at Ekins Bay Landing (previously known as Camp Latona). These three sites are shown on Schedule B (the Land Use Designation map).

Policy 6.9 In the event that private institutional use of the following properties is discontinued, and similar uses are not reestablished, the local trust committee will consider amendments to this Plan as follows:

- i. Camp Fircom located on District Lot 1533, Group 1, New Westminster District and the camp owned by the FIRS Fellowship of BC (previously known as Camp Latona) located on District Lots 3834 and 2810, Group 1, New Westminster District should be redesignated Rural Residential; and
- ii. Camp Artaban located on Parcel A, RP1825, DL 1298 and Parcel B, RP2901, DL 1653 Group 1, New Westminster District should be redesignated Agricultural.

Policy 6.10 The Local Trust Committee should, through land use regulations, ensure that private institutional uses in the Gambier Island Planning Area are limited to low environmental impact, nature-based facilities which are complementary to their natural setting.

Parks and Recreation

The following policies pertain to parks and recreation uses:

Policy 6.11 A park use may be located in any land use designation on Schedule B (the Land Use Designation map) without requiring a plan amendment. Existing and the approximate location of proposed community parks in the planning area are shown on Schedule D. Applicants for subdivision will be required to dedicate park land in accordance with the requirements of the *Local Government Act* in the areas identified for proposed community park.

Policy 6.12 The Local Trust Committee shall support the Letter of Understanding, dated October 2, 1996, between the Gambier Island Local Trust Committee and the Regional District of Sunshine Coast Board regarding

the identification of land suitable for park and the acquisition, development, operation and maintenance of park land.

Policy 6.13 A Parks and Recreation Plan should be prepared with community input, in coordination with the Sunshine Coast Regional District, to help identify any further requirements as to the location and type of future community park land, the location and development of a greenways trail system and the location of strategic beach access locations. The parks plan, once prepared, should become part of this OCP.

Policy 6.14 The dedication of land for park and trail purposes or the receipt of cash in lieu (of land dedication), as permitted by the *Local Government Act* should be required at the time of subdivision.

Policy 6.15 In considering proposed park sites, other than sites proposed on Schedule D for park dedication, priority consideration should be placed on locations which consolidate existing smaller park sites into a more functional park unit or which provide opportunities for waterfront access.

Policy 6.16 Rights-of-way dedications provided at the time of subdivision should be aligned so as to fit into an overall greenway trail system for the planning area.

Advocacy

Policy 6.17 Crown land areas of particular importance for park and conservation purposes may be protected as park for such purposes. Significant sites include:

- i. all areas of old growth forest;
- ii. any areas which provide habitat for endangered, threatened or at risk species;
- iii. areas identified on Schedule C as "Recreation" including Gambier Lake and Gambier Creek, Lost Lake, Mannion Creek (conservation of Old Growth Forest), Muskeg Lake, Damsoun Lake, Lilipad Lake, Mount Artaban, Mount Liddell and Mount Killam; and
- iv. the 66-foot wide strips of crown land along portions of the Gambier Island coast where such strips protect sensitive natural features of the island's coastline or where it is suitable to provide for park and conservation opportunities.

Advocacy

Policy 6.18 The interior of Gambier Island should be linked to the shoreline by a system of trails. As shown on Schedule D, these trails should provide access between Camp Artaban (at Port Graves), Douglas Bay, Ekins Point, Andys Bay, West Bay, Halkett Bay, Cotton Bay, Brigade Bay and New Brighton. Trail locations on Schedule D that cross private lands shall be considered proposed community park in the event of future subdivision of these lands, unless the locations are within areas that are dedicated as highways or areas over which the owner grants a statutory right of way for trails.

- Advocacy
Policy 6.19 The traditional use of the crown lands for hiking and free, open and accessible wilderness camping should be retained.
- Advocacy
Policy 6.20 Gambier Island's existing inventory of public wharves should be retained and maintained as they represent an important means of accessing the island's trails and crown lands.
- Advocacy
Policy 6.21 Land developers should be encouraged to voluntarily construct trails as part of any trail or park dedication unless such construction has been negotiated as part of the development proposal as a condition in a bylaw.
- Advocacy
Policy 6.22 British Columbia Assets and Land Corporation and the Ministry of Forests are encouraged to:
- i. allow free, open and accessible wilderness camping, with limited services, to occur on Crown lands on Gambier Island; and
 - ii. allow trail users and volunteer groups to develop and maintain trails on Crown Lands on Gambier Island for recreational purposes provided public safety and respect for environmentally sensitive areas are upheld as values in the development and location of such trails.
- Advocacy
Policy 6.23 The Ministry of Forests is encouraged to promote fire safety on Crown lands in the planning area through the provision of fire safety literature on the ferries, water taxis and at government docks.
- Advocacy
Policy 6.24 The Parks Branch of the Ministry of Water, Land and Air Protection and the Sunshine Coast Regional District within their respective provincial and regional park jurisdictions should:
- i. allow wilderness camping as a permitted use in future parks, except in the case where such parks are established for reasons of an ecological reserve or for conservation purposes;
 - ii. avoid trail development in areas that are ecologically sensitive;
 - iii. adequately supervise public recreational use and park facilities should be properly maintained particularly where overnight camping is permitted;
 - iv. keep the scale of development of park facilities to a minimum, subject to ensuring adequate safety for park users; and
 - v. require that park users remove all garbage from the site.

Advocacy
Policy 6.25

- The Parks Branch of the Ministry of Water, Land and Air Protection is encouraged to:
- i. provide a small boat dock or float for boat moorage in marine parks for accessing the upland for uses such as hiking, picnics and low impact wilderness overnight camping;
 - ii. consider the following sites as shown on Schedule D, if they are not dedicated as community parks, as potential sites for marine parks:
 - Douglas Bay;
 - Ekins Point;
 - South of Andys Bay;
 - Brigade Bay (as a day use area);
 - East side of Centre Bay (Crown lands);
 - Halkett Bay - expansion of existing park;
 - Cotton Bay; and
 - Crown land parcel DL3164 between West Bay and Gambier Harbour.
 - iii. allow for recreational use of the foreshore of all provincial parks unless such sites are identified as environmentally sensitive areas in Schedule C.

Advocacy
Policy 6.26

The Sunshine Coast Regional is encouraged to establish a Gambier Island Parks and Recreation Commission in consultation with the local trust committee to develop island-based recreational programming and community park management.

Yachting Outstations

The following policies pertain to yachting outstation uses:

- Policy 6.27 The location of existing yacht outstations within the Gambier Island Local Trust Committee area are identified on Schedule B (the Land Use Designation map).
- Policy 6.28 Minor expansion and adjustment of zone boundaries for yachting outstations beyond the areas designated “Y” on Schedule B may be considered without further amendment to this Plan to address requirements for dock reconfiguration and relocation and servicing requirements, provided that the areas designated “Y” on Schedule B remain as the principal areas of yachting outstation use.
- Policy 6.29 The Local Trust Committee in zoning regulations should establish a zone for yacht outstation and associated uses so as to regulate conditions of use including:
- i. minimizing upland overnight accommodation and the number and location of upland buildings and structures;
 - ii. supporting the use of on board holding tanks;
 - iii. minimizing pollution from sewage disposal from boats in the bays and inlets surrounding Gambier Island; and

- iv. restricting use to members and guests of the yacht club.

Advocacy
Policy 6.30

The operators of the yachting outstations will be encouraged to work cooperatively with other area residents to monitor the pollution caused by the actions of boaters and to assist in a proactive educational program respecting marine pollution during the summers.

PART 7 RESOURCE LANDS

This section contains objectives and policies pertaining to:

- agriculture;
- forestry;
- wilderness conservation; and
- marine and foreshore Areas.

RESOURCE LANDS OBJECTIVES

General Objectives

- Objective 7.1 to support resource use practices that are grounded in ecosystem management and provide for sustainable resource management;
- Objective 7.2 to protect the planning area's surface watercourses, groundwater resource and recharge areas;
- Objective 7.3 to protect habitat for wildlife, especially of threatened or endangered species, and headwaters and wetlands of fish bearing streams;
- Objective 7.4 to retain the natural attributes and scenic visual features of the planning area;

Agriculture

- Objective 7.5 to ensure land with agricultural capability is retained for farm use;
- Objective 7.6 to encourage small-scale farming as a viable land use activity on Gambier Island;

Forestry

- Objective 7.7 to retain large contiguous areas of forested land;
- Objective 7.8 to support forestry practices which are compatible with and complementary to the values of conservation and sustainability;
- Objective 7.9 to support limited small-scale timber production while retaining the environmental and recreational values of forested land;
- Objective 7.10 to encourage the use of forested land for recreation, wildlife habitat, biological diversity and cultural resource uses;
- Objective 7.11 to support access by area residents to the Gambier Island's crown land timber supply for community forest or woodlot purposes;

Objective 7.12 to support the retention of old growth trees and forests;

Wilderness Conservation

Objective 7.13 to maintain the wilderness and ecological values, the ecosystems and the unique areas of importance in the Gambier Island Planning Area together with the corridors and linkages that help preserve such values, systems and areas;

Objective 7.14 to preserve large parcels of land in an undisturbed and natural state;

Objective 7.15 to maintain the natural environment and restore the former biodiversity of the Gambier Island Planning Area;

Objective 7.16 to maintain the scenic viewscape of the planning area that may be seen by the larger Howe Sound community;

Marine and Foreshore Areas

Objective 7.17 to protect foreshore areas and surrounding waters and their natural life forms, including flora and fauna;

Objective 7.18 to minimize pollution from human use of the foreshore, surrounding waters and adjacent upland;

Objective 7.19 to preserve undisturbed areas on the foreshore and the surrounding waters and to establish marine protected areas;

Objective 7.20 to recognize that the coastline's natural and scenic values are important in giving the Planning area its rural marine character;

Objective 7.21 to ensure that any use of the foreshore does not result in permanent damage to the natural environment;

Objective 7.22 to minimize conflicts between marine and foreshore uses and those on the adjacent upland.

RESOURCE LANDS POLICIES

Agriculture

Policy 7.1 The Local Trust Committee supports the retention of farmland in the ALR.

Policy 7.2 Subdivision of land in the ALR is not supported where such subdivision would reduce the long-term viability of the parcel for farm use. Zoning

regulations should specify a minimum parcel area in the agricultural zone that does not limit the agricultural potential of the land.

Policy 7.3 All lands in the ALR shall be designated Agriculture on Schedule B (the Land Use Designation map) wherein the zoning regulations should recognize agricultural use and one single-family residential dwelling use per parcel as principal uses.

Advocacy

Policy 7.4 The removal of soil from or the deposition of soil on agricultural land shall be strongly discouraged where it would reduce the agricultural viability of the farm parcel. Soil removal and/or deposition is subject to approval of an application to the Land Reserve Commission for a Soil Conservation Permit.

Advocacy

Policy 7.5 The Land Reserve Commission is encouraged to retain existing lands in the ALR in parcel areas large enough to support viable farming operations.

Policy 7.6 The continuing use of Camp Artaban located on Parcel A, RP1825, DL 1298 and Parcel B, RP2901, DL 1653 Group 1, New Westminster District as a church camp within the ALR is supported.

Advocacy

Policy 7.7 Recreation Park use of the area adjacent to Brigade Bay on Agricultural Land Reserve lands should only be permitted in response to an application that is approved by the Land Reserve Commission

Forestry

Advocacy

Policy 7.8 While crown land in the Gambier Island Planning Area is recognized to be within the Sunshine Coast Timber Supply Area, the Ministry of Sustainable Resource Management is requested to examine means to remove Gambier Island from any annual allowable cut through the Land and Resource Management Plan process and provide that no licensing process for timber harvesting is provided, other than through woodlot tenures or a community forest. If Gambier Island cannot be removed from any annual allowable cut the Ministry of Forests is requested to treat Gambier Island as a sustainable forest management unit through the Forest Development Plan and allow only sustainable harvesting of trees through its licensing procedures and insure that such harvesting should not exceed the rate of re-growth of trees on Gambier Island.

Policy 7.9 In the Forestry designation, large-scale industrial clear-cut operations are strongly opposed. Forest-harvesting operations should be small in scale and undertaken based on appropriate management methods that minimize adverse visual and environmental impacts.

- Policy 7.10 The creation of a community forest or a limited number of small privately operated woodlots are the preferred means of forestry activity.
- Policy 7.11 This Plan recognizes the importance of old growth trees and old growth forests for historic, cultural and ecological values. Consequently, forestry operations on Gambier Island should ensure old growth timber stands are retained. Priority consideration for retention in their natural state should be given to areas designated as “Old Growth Forest” on Schedule C.
- Policy 7.12 Sustainable forest management is advocated within the Forestry designation.
- Policy 7.13 In accordance with the Forest Practices Code, sound forest management practices should be observed at all times in order to prevent erosion, preserve water supplies and ensure healthy renewal of the forest through reforestation.
- Policy 7.14 The Local Trust Committee supports the retention of the Forest Land Reserve (FLR) designation on existing lands in the FLR.
- Policy 7.15 The Local Trust Committee does not support the approval of subdivisions of land in the FLR, where such subdivision would reduce the long-term viability of the parcel for forestry use. The Local Trust Committee through the zoning regulations should specify a minimum parcel area in the forestry zone that supports continuing sustainable forestry activity.
- Policy 7.16 Crown land currently under license pursuant to the *Forest Act*, existing unmanaged forest land pursuant to assessment classification and all lands in the FLR should be designated as Forestry on Schedule B (the Land Use Designation map).
- Policy 7.17 The permitted uses in the Forestry designation should include forestry and one single-family residential dwelling use per parcel. The zoning regulations should also specify a range of permitted accessory forestry-related uses, including uses associated with fire suppression.

BL 85

- Policy 7.18 Protection of environmental resources in the marine-based Forestry designation should be by marine conservation zoning or development permit designation or both where areas are identified as environmentally sensitive through other plan policies or identification on Schedule C or F or both.
- Policy 7.19 Access to Forestry designated areas for low impact recreational purposes should be encouraged.
- Policy 7.20 Based on an application, temporary industrial use permits may be considered in the forestry designation to permit the processing of timber derived from the planning area’s forestlands.

Advocacy

Policy 7.21 The Province should allow community forest and woodlot licensing on Crown lands designated as Forestry in cases where this would create locally based economic opportunities for small scale sustainable forestry, including providing logs for local processing.

Advocacy
Policy 7.22 The Ministry of Forests should only consider permitting new woodlots on lands designated as Forestry to be created on a site-specific basis and conditional on undertaking a community review process and environmental assessment of the proposed site.

Advocacy
Policy 7.23 The Province of British Columbia is encouraged to adopt legislation that allows the Gambier Island Local Trust Committee to develop and apply forest management regulations on private land forestry activities outside of the FLR within the Plan area. The Land Reserve Commission is encouraged to work with the local trust committee in addressing issues on private FLR land.

Advocacy
Policy 7.24 Park use of areas on Forest Land Reserve lands should not detract from any forestry values that may exist within the FLR.

Wilderness Conservation

Policy 7.25 Large crown land parcels are designated Wilderness Conservation. These lands are shown in Schedule B (the Land Use Designation map).

BL 85

Policy 7.26 The permitted uses in the Wilderness Conservation designation should be:

- i. preservation and conservation of large areas of undisturbed open space;
- ii. open space to permit water recharge;
- iii. provincial or regional park;
- iv. low impact recreation (including hiking and wilderness camping);
- v. restoration and rehabilitation of natural ecosystems and biodiversity;
- vi. sustainable harvesting of trees including woodlot and community forest use.

Policy 7.27 No buildings or structures should be constructed on a parcel in the Wilderness Conservation designation, except those required for fire protection or public recreation purposes.

Policy 7.28 Land Use Bylaw regulations should limit further subdivision of these lands by the creation of a large minimum lot area.

Policy 7.29 Development permit requirements for the protection of the natural environment, its ecosystems and biological diversity should be applied to all areas designated Wilderness Conservation to preserve the ecological values derived from old growth forests, and to preserve habitat values and biological diversity associated with area wetlands and the headwaters of planning area streams.

Advocacy

Policy 7.30 Provincial Ministries or Crown Corporations, including Ministry of Sustainable Resource Management, Ministry of Forests, Ministry of Energy and Mines and British Columbia Assets and Land Corporation are encouraged to enter into protocol agreements with the Islands Trust regarding consultation processes leading to the issue of any permits or tenures, other than mineral tenures, for lands within the Wilderness Conservation land use designation and to not issue such tenures or permits until such protocols have been established.

Advocacy

Policy 7.31 The Ministry of Forests is requested to prevent any timber harvesting activity within the Wilderness Conservation designation. The Ministry of Forests is requested to consider objectives 7.7 to 7.12 and policies 7.8 to 7.23 of this Plan for any lands in the Wilderness Conservation designation, if such lands are licensed for any timber harvesting activity.

Marine and Foreshore Areas

Policy 7.32 Except as specifically provided for, the marine and foreshore areas as designated on Schedule B in the Gambier Island Planning Area should be zoned to allow:

- i. Cooperatively owned or operated docks to provide marine access to residential areas as a means of minimizing the need for upland road links between residential communities and to limit the need for multiple dock development along the shoreline;
- ii. boat moorage, where cooperatively owned docks are not feasible, to serve the needs of residents in the immediate area, provided such moorage does not restrict navigation;
- iii. public parks and ecological reserves, and
- iv. marine navigational aids and publicly funded and operated boat-launching facilities.

Policy 7.33 The land use bylaw should include provision for zones for each of the following foreshore use categories:

- i. log storage, sorting and dumping associated with the planning area's forestry requirements;
- ii. marine transportation, and yachting outstations where ecologically sound;
- iii. dock, moorage and swimming facilities for the non profit camps;
- iv. marine conservation in shallow estuaries such as Cotton Bay (Mannion Creek), Douglas Bay, West Bay (Whispering Creek),

Brigade Bay, MacDonald Creek/Sir Thomas Lipton Park, Halkett Bay, Long Bay and in fragile inter-tidal or foreshore areas and all other foreshore areas not otherwise alienated for specific uses; and

- v. shellfish aquaculture in West Bay provided that:
- the new sites are identified by BC Fisheries to be of medium or good capability for shellfish aquaculture;
 - the proposals for aquaculture are being advanced through a rezoning process;
 - the aquaculture uses do not preclude the traditional enjoyment of the shoreline by the public or upland owners and the recreational activities traditionally enjoyed by people in the Howe Sound area;
 - public access to beaches and natural marine resources are retained by the introduction of suitable regulation for locating floating objects and structures.
 - establishment of public shellfish reserve areas can be considered in the aquaculture development in the area;.
 - The proposed aquaculture sites do not displace local vessels from traditional year round moorage areas; and
 - monitoring of impact on other marine resources and the implementation of remedial action should be part of any management plan for an aquaculture site.

Policy 7.34 A Marine Conservation Zone should be established in the land use bylaw in biologically significant marine and foreshore areas identified on Schedule C and in any other marine and foreshore area identified through further study as being biologically significant.

Policy 7.35 The area of marine waters used by the existing yachting outstations in the Gambier Island Planning Area should be zoned for yachting outstation purposes.

Policy 7.36 A marine transportation zone should be established, where suitable, to recognize existing public and community wharves and docks.

Policy 7.37 In foreshore locations where commercial and industrial uses are permitted, adequate provision should be made for public access to the foreshore.

Policy 7.38 Foreshore and marine areas surrounding Gambier Island which have significant environmental or marine resource values are generally shown on Schedule C.

Policy 7.39 In a marine conservation area, the biological impacts of any land uses should be considered as part of any rezoning proposal.

Policy 7.40 Development permit designations should be required for commercial and industrial sites adjacent to the natural boundary of the sea to regulate form and character and for protection of the natural environment, its ecosystem and biological diversity.

Policy 7.41 Natural coastal processes should be left undisturbed to the maximum extent possible.

Advocacy

Policy 7.42 All property owners are encouraged to retain natural vegetation on any land sloping towards the shoreline.

Advocacy

Policy 7.43 The Federal Department of Fisheries and Oceans is encouraged to require holding tanks in boats and to designate all bays surrounding Gambier Island as non discharge areas for purposes of sewage disposal from boats.

PART 8 ENVIRONMENTALLY SENSITIVE AREAS AND HERITAGE RESOURCES

This section contains objectives and policies pertaining to:

- environmentally sensitive areas; and
- heritage resources.

ENVIRONMENTALLY SENSITIVE AREAS AND HERITAGE RESOURCE OBJECTIVES

Environmentally Sensitive Areas

- Objective 8.1 to recognize all known components of the planning area's natural ecosystem and to continue to identify and respect the role of such ecosystems in community planning through ongoing research;
- Objective 8.2 to maintain undisturbed and unique areas in their natural state;
- Objective 8.3 to protect terrestrial, aquatic and marine habitat;
- Objective 8.4 to encourage the restoration, where possible, of lost biological elements, once native to the Gambier Island Planning Area, such as habitat, flora and fauna;
- Objective 8.5 to protect the planning area's wetlands, watercourses, lakes, watersheds and water catchment areas in order to preserve and protect the quality and quantity of both surface and groundwater;
- Objective 8.6 to encourage and support landowners choosing to:
- i. leave portions of their land in a natural undisturbed state; or to
 - ii. bequeath lands for conservation purposes;
- Objective 8.7 to adopt regulations that contribute to:
- i. reducing air, water, and visual pollution;
 - ii. protecting residents from objectionable noise and odour; and
 - iii. sustaining ongoing supplies of potable water;
- Objective 8.8 to support local efforts undertaken as a basis for conservation and rehabilitation of sensitive habitat;

Heritage Resources

Objective 8.9 to maintain a record of heritage resources in the Gambier Island Planning Area;

Objective 8.10 to identify, protect, preserve and enhance important cultural and historical resources in the Gambier Island Planning Area.

ENVIRONMENTALLY SENSITIVE AREAS AND HERITAGE RESOURCE POLICIES

Environmentally Sensitive Areas

- Policy 8.1 Environmentally sensitive areas shall include: productive intertidal areas; shallow estuaries; lakes; forests; wetlands; streams and riparian areas; bluffs and herbaceous areas and areas of unique features that meet the Qualitative Criteria for Environmentally Sensitive Areas as outlined on Schedule G.
- Policy 8.2 Known environmentally sensitive areas in the Gambier Island Planning Area, as shown on Schedules F and C, should be maintained, preserved and restored. Furthermore, the updating and refinement of identification of environmentally sensitive areas should continue.
- Policy 8.3 With respect to an environmentally sensitive area that is known or identified through further research, the registration of conservation covenants may be required as a matter of public interest prior to rezoning or as a condition of subdivision or other change of status. The covenant may provide that land or a specified amenity in relation to it be protected, preserved, conserved, maintained, enhanced, restored or kept in its natural or existing state so as to ensure the land or amenity remains protected in the long term. Development within an environmentally sensitive area may be regulated through the use of development permits.
- Policy 8.4 The impacts of any development proposed in a rezoning application on environmentally sensitive areas should be considered. Any rezoning that would reduce the significance or value of that area below the threshold level for Qualitative Criteria for Environmentally Sensitive Areas as outlined in Schedule G should not be approved.
- Policy 8.5 In all land use designations, provisions should be made by regulations to permit the subdivision of a parcel for the sole purpose of giving the parcel to a conservation organization. The donated parcel should be designated for conservation purposes only.
- Policy 8.6 The Principles of Sustainability of Environmental Features as outlined in Schedule H should guide the Local Trust Committee in consideration of any request for amendment to the land use bylaw.

- Policy 8.7 Rezoning, subdivision, construction or alteration of land adjacent to a watercourse should not be permitted until such time as a watershed management plan or riparian area plan can be developed that addresses appropriate site planning standards for the watercourse.
- Policy 8.8 Protection of the watersheds of Gambier Lake, Fircom Creek, Gambier Creek, Grennon Creek, MacDonald Creek, Whispering Creek, Mannion Creek and those unnamed creeks flowing into Halkett Bay, West Bay, Andys Bay, Centre Bay, Long Bay and Brigade Bay should be considered through zoning regulations.
- Policy 8.9 Zoning regulations should establish a minimum building setback from wetlands, watercourses and the sea.
- Policy 8.10 The retention of existing 20 metre (66 ft.) wide strips of land as Crown Reserve along the coast of Gambier Island is supported where it protects sensitive natural features of the Island's coastline or where it is suitable to provide for park and conservation opportunities. In all other instances the transfer of Crown Reserves to obtain park or conservation opportunities elsewhere on Gambier Island may be considered.
- Policy 8.11 At the time of application for rezoning, development permit or for amendment to this official community plan the impact of the proposed development on the natural environment and hazard lands should be considered. As a precautionary principle, these applications should not be approved until such information is obtained .
- Advocacy
Policy 8.12 Activities that produce disruptive noises and degrade the peace and tranquility of the planning area are discouraged.
- Advocacy
Policy 8.13 Organic agricultural practices are encouraged and the use of chemical fertilizers, pesticides and herbicides is discouraged. Fertilizers, pesticides or herbicides should only be used in a responsible and safe manner.
- Advocacy
Policy 8.14 Owners of environmentally sensitive areas are encouraged to examine voluntary stewardship measures such as conservation covenants or other arrangements that may contribute to ongoing natural area protection.
- Advocacy
Policy 8.15 Property owners are encouraged to replant areas that were cleared for development and not to create any unnecessary land clearing.
- Advocacy
Policy 8.16 Protection and retention of riparian habitat is encouraged.
- Advocacy
Policy 8.17 Trees bearing the nests of marbled murrelets, great blue heron, bald eagle, osprey and other raptors shall not be cut in accordance with the

provisions of the *Wildlife Act*. Where such nest sites are located on private property, property owners are encouraged to ensure the site is protected.

Advocacy
Policy 8.18

The Ministry of Transportation is encouraged to:

- i. allow the growth of vegetation along road rights-of-way except where this interferes with ditch drainage and road safety and maintenance;
- ii. prevent siltation or sediment run-off from ditches, culverts and road construction; and
- iii. minimize dust along roadways.

Advocacy
Policy 8.19

The Ministry of Transportation and BC Hydro are requested to not use toxic chemicals for controlling the growth of vegetation along road, hydro and other rights-of-way.

Advocacy
Policy 8.20

The Ministry of Water, Land and Air Protection and Transport Canada are encouraged to prohibit the discharge of effluent directly into bays or any other body of water.

Advocacy
Policy 8.21

The Ministry of Health Services and Coast Garibaldi Health Services are encouraged to require that sewage disposal systems be located and constructed so as not to contaminate groundwater, beaches or watercourses.

Advocacy
Policy 8.22

The appropriate federal and provincial government agencies are encouraged to enforce the required use of mufflers on motorized vehicles, boats and equipment.

Advocacy
Policy 8.23

The Ministry of Sustainable Resource Management, the Ministry of Water, Land and Air Protection and the Ministry of Health Services are requested to:

- i. provide legislative protection for water supply areas, including designated watersheds, wetlands, groundwater recharge areas and creeks through the development of water protection plans or other similar planning mechanisms.; and
- ii. establish a moratorium on the issuance of new water licenses and a buy-back of existing water licenses on fish-bearing streams pending the results of any plan that is prepared.

Advocacy
Policy 8.24

The Ministry of Forests is requested to ensure that all forestry activities in the Gambier Island Planning Area are subject to the Forest Practices Code.

Heritage Resources

- Policy 8.25 Significant archaeological and heritage sites and values in the Gambier Island Planning Area should be identified or protected.
- Policy 8.26 Old growth stands of forest should be considered a heritage feature of the Gambier Island Planning Area and efforts should be made to preserve and protect them.
- Policy 8.27 The creation of a Community Heritage Commission should be considered to provide community advice and assistance respecting the protection of the community's heritage features.
- Policy 8.28 The restoration of buildings or places with heritage value may be considered an amenity under the terms of an amenity regulation in a land use bylaw.
- Policy 8.29 Wharves constructed by the Federal Government for access to Gambier Island should be retained as they also represent an important part of the island's culture and heritage.
- Advocacy
Policy 8.30 Private land owners shall be encouraged to assist in the preservation of heritage property through the use of voluntary covenants, heritage revitalization agreements, incentives and other strategies that may come available.
- Advocacy
Policy 8.31 Heritage roads, as identified on Schedule D, should not be altered without consultation as part of the Islands Trust agreement with the Ministry of Transportation.
- Advocacy
Policy 8.32 The Ministry of Sustainable Resource Management and the Ministry of Community, Aboriginal and Women's Services shall be requested to ensure archaeological and heritage sites are protected from disturbance under the provisions of the *Heritage Conservation Act*.
- Advocacy
Policy 8.33 When the Sunshine Coast Regional District (SCRD) building inspector is advised by the Local Trust Committee or by the Ministry of Sustainable Resource Management of the existence of an archaeological site in a location subject to a building permit application, the SCRDR is requested to consult with the Local Trust Committee in accordance with the Letter of Understanding between the Gambier Island Local Trust Committee and the Regional District of Sunshine Coast Board.

PART 9 TRANSPORTATION

This section contains objectives and policies pertaining to:

- land transportation;
- water transportation; and
- air transportation.

TRANSPORTATION OBJECTIVES

Land Transportation

- Objective 9.1 to minimize the need for motor vehicles in the Gambier Island Planning Area as a means of maintaining rural character and quiet and peaceful ambiance;
- Objective 9.2 to encourage the use of public trails, country lanes, wharves and water transportation as means of providing transportation linkages between parts of the planning area;
- Objective 9.3 to require that adequate off-road parking be provided particularly in proximity to wharves at Gambier Harbour, West Bay and New Brighton;
- Objective 9.4 to establish a classification system for local roads and country lanes which is in keeping with Gambier's rural character;
- Objective 9.5 to minimize the environmental impact of new road construction;
- Objective 9.6 to ensure that the design and location of trails is sensitive to the natural ecosystem;
- Objective 9.7 to limit the development of a road system on Gambier Island as a means of retaining the islands peacefulness and unique water access only character, recognizing however the longterm public requirements for Right of Ways as development occurs, to allow for appropriate transportation connections;
- Objective 9.8 to encourage the use of forms of transportation which:
- have limited fuel requirements;
 - require minimal parking space;
 - are not loud when operated;
 - are suitable for use on gravel or other unpaved roadbeds; and
 - are of limited impact upon the natural environment;
- Objective 9.9 to encourage the use of existing undeveloped highway right of ways for public benefit;

Water Transportation

Objective 9.10 to encourage the continued provision of adequate public foot passenger-only ferry service to Gambier Island, which meets the needs of the local community and serves as a principal means of providing water access to and from the planning area;

Objective 9.11 to ensure water transportation facilities are maintained so they do not adversely affect the natural environment or limit public access to the foreshore;

Objective 9.12 to protect sheltered bays as suitable locations for temporary moorage;

Objective 9.13 to encourage communal docking facilities;

Objective 9.14 to support water transportation facilities that meet local requirements;

Air Transportation

Objective 9.15 to limit air transportation service in the planning area to emergency helicopter service and private float planes;

Objective 9.16 to encourage the establishment of helicopter landing pads on Gambier Island for emergency purposes.

TRANSPORTATION POLICIES

Land Transportation

Roads

Policy 9.1 Marine linkages, country lanes or trails are the preferred means of connecting physically separated settled areas on Gambier Island.

Policy 9.2 A variety of strategies, including use of the Letter of Administrative Understanding between the Islands Trust and Ministry of Transportation should be considered to develop the lowest safe design speeds and road standards consistent with the existing rural water access character of the Planning area.

Policy 9.3 When possible, within a road right of way, ditching should be minimized and natural vegetation should remain undisturbed.

Policy 9.4 The Local Trust Committee should work with the Ministry of Transportation to address the design of roads, at the time of subdivision, to reduce impacts on environmentally sensitive areas, streams and resource lands and to preserve the scenic quality of the area.

- Policy 9.5 Development proposals that minimize requirements for motorized transportation are supported.
- Policy 9.6 The Local Trust Committee should work with the Ministry of Transportation at the time of subdivision to provide for trails, linear parks or paths for transportation purposes.
- Policy 9.7 New roads should wherever possible:
- i. be located to one side of a road right-of-way to allow for future development of trails or walkways within the right-of-way;
 - ii. conform to the natural contours of the land to reduce unnecessary cutting and filling;
 - iii. be narrow and allow for minimal clearing of the road right of way; and
 - iv. be constructed or placed in areas that would not be damaged by slippage and erosion and would not undermine cliff-sides.
- Policy 9.8 Land should be zoned and established for public parking in locations adjacent to wharves used by the public.
- Policy 9.9 Existing undeveloped road right of ways are considered a public benefit for greenspace, trail access and when required for road purposes. Closure of undeveloped road rights of way may be supported only if there no identifiable redeeming public benefit to the existing road right of way and alternative proposals provide for relatively increased public benefit.
- Advocacy
Policy 9.10 Property owners are encouraged to leave a 5 metre (16.4 feet) strip of vegetation along public rights-of-way.
- Advocacy
Policy 9.11 The Ministry of Transportation is requested to:
- i. consult with the Local Trust Committee on the location of any new road rights-of-way as part of the subdivision review and approval process;
 - ii. not widen or pave any existing roads and not to clear the right-of-way beyond what is necessary for the roadbed;
 - iii. not close any existing road rights-of-way without public consultation;
 - iv. examine and redress any damage being done to fish-bearing streams by culverting and road building; and
 - v. minimize clearing or construction of any right-of-ways providing access to water or to lands beyond and to permit the right-of-ways to be used for trail access or as narrow country lanes.

Trails

- Policy 9.12 All new trails should be constructed in a manner that minimizes the impact on the land and avoids intrusion into environmentally sensitive areas.

Policy 9.13 The establishment of a network of trails that provides for safe and inviting linkage between neighbourhoods and destination points is supported. Wherever desirable, trails should be acquired as mandatory or voluntary parkland or right of way dedication at the time of subdivision to link with the network.

Policy 9.14 The development of trails along side of new and existing roads within the road right-of-way and within undeveloped road right of ways, in a manner that does not alter the road's rural character, as a means of providing for safe non-vehicular access on Gambier Island is supported.

Advocacy

Policy 9.15 Landowners are encouraged to preserve and maintain existing trails on their property for public recreational activity through trail dedication or by opening these private trails to the general public by placing signage in appropriate locations.

Water Transportation

Policy 9.16 Existing publicly owned wharves in the planning area, approved for transfer to the Sunshine Coast Regional District by referendum on Oct. 21, 2000, should be maintained as public facilities or facilities open and accessible to public use.

Policy 9.17 A car ferry service to Gambier Island is not supported as it is inconsistent with the island's rural character and low population density.

Policy 9.18 Public boat and barge ramps are supported as a means of transporting supplies, equipment and vehicles to the planning area.

Policy 9.19 Wharves, docks, floats, barge loading ramps and boat launch ramps should be sited to minimize their impact on the natural environment and allow public access to the foreshore.

Advocacy

Policy 9.20 Property owners are encouraged to share the use of docks and wharves with one or more of their neighbours through joint ownership or rental agreements and through the use of easements or other forms of agreed upon access to the facilities rather than erecting individual private docks or wharves.

Advocacy

Policy 9.21 BC Ferry Corporation is encouraged to:

- iv. re-establish passenger ferry service to Gambier Harbour and West Bay to reduce vehicular traffic and associated parking problems on the southwest peninsula;
- v. consult with the public regarding any changes to ferry services and schedules; and
- vi. retain ferry services for emergency evacuation purposes.

Advocacy
Policy 9.22

Public wharves are an essential service for planning area residents and, as such, the Transport Canada wharf at New Brighton , the Regional District wharves at Gambier Harbour, Port Graves, and Halkett Bay and the West Bay wharf (transfer to Regional District is pending) should be maintained for public access and use. (wharves are identified in Schedule B)

Air Transportation

Policy 9.23

Sites on Gambier Island should be identified and established as emergency helicopter landing pads.

Advocacy
Policy 9.24

The Federal Department of Transport is encouraged to develop and enforce noise abatement requirements over the planning area by requiring pilots to fly at heights that will minimize noise impacts on the planning area.

PART 10 SERVICING

This section presents objectives and policies pertaining to:

- water supply;
- sewage disposal;
- solid waste management;
- fire protection and safety; and
- utilities.

SERVICING OBJECTIVES

- Objective 10.1 to protect and manage surface waters and groundwater to provide sustainable potable water supplies;
- Objective 10.2 to encourage water conservation;
- Objective 10.3 to promote standards for sewage disposal and drainage that will: protect ground water, surface water and marine environments from contamination, sedimentation and degradation;
- Objective 10.4 to encourage the use of alternative sewage treatment methods;
- Objective 10.5 to support efforts to reduce, recycle and reuse waste;
- Objective 10.6 to encourage responsible waste disposal;
- Objective 10.7 to promote the development of effective community fire protection plans and effective police protection in the Gambier Island Planning Area for reasons of public safety;
- Objective 10.8 to provide public utilities such as hydro and telephone service at a scale appropriate for the planning area;
- Objective 10.9 to support the use of effective alternate technologies by property owners in satisfying their utility requirements;
- Objective 10.10 to encourage individual and community responsibility for fire protection and prevention;
- Objective 10.11 to develop an effective emergency response strategy in conjunction with regional district plans;

SERVICING POLICIES

Water Supply

Policy 10.1 As a means to supplement potable water supply derived from groundwater and surface water, the storage and collection of rainwater through cisterns and ponds is encouraged.

BL 85

Policy 10.2 Proposals to establish a water supply system should be conditional on a water management review being prepared by a Professional Engineer that examines:

- i. the potential impact on existing water users in the immediate area;
- ii. the recharge capability of the water source relative to anticipated maximum water demand of the proposed system;
- iii. ownership and management of the system;
- iv. remedies available in the event of a water system failure; and
- v. compliance with the Service Delivery requirements of the Letter of Understanding between the Gambier Island Local Trust Committee and the Regional District of Sunshine Coast Board, if the Regional Board provides this service;

until such time as the requirements of the *Drinking Water Protection Act* are applied to such systems.

Advocacy

Policy 10.3 The Ministry of Health Services, in consultation with the Ministry of Water, Land and Air Protection is requested to complete a drinking water protection plan, which should provide recommendations on:

- i. surface and subsurface water resources;
- ii. minimum water flow needs for aquatic and terrestrial habitats; and
- iii. potential community water supply sources and potential volumes available.

Advocacy

Policy 10.4 The Ministry of Sustainable Resource Management and the Ministry of Water, Land and Air Protection are requested to complete a Water Management Plan, prepared pursuant to the *Water Act* that should provide recommendations on:

- i. surface water resources and groundwater resources when regulations permit;
- ii. minimum water flow needs for aquatic and terrestrial habitats; and
- iii. potential community water supply sources and potential volumes available.

Advocacy

Policy 10.5 The buy-back of existing water licenses on fish bearing streams is encouraged and surface water license applications should not be supported until a Water Management Plan has been completed.

BL 85

Advocacy

Policy 10.6 Agencies with jurisdiction should ensure that minimum standards for potable water supply for new buildings and new lots proposed for a single family residence and for changes in use of existing buildings and cumulative impacts of development that can lead to cross contamination of wells and water resource depletion are developed, maintained, implemented and communicated.

Sewage Disposal

BL 85

Policy 10.7 If existing lots cannot achieve the sewage disposal requirements established by regulation, then the proposed land uses should not be permitted and consolidation of the lot with adjacent properties to increase opportunities for soil percolation is encouraged.

Policy 10.8 The use of alternative technology to the traditional septic field and the safe recycling of grey water is supported 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 10.9 Septic fields shall be set back from any well, spring, stream, lake or high water mark, in accordance with health regulations.

Policy 10.10 The amount of land area that is developed with impervious materials should be kept to a minimum and natural drainage systems should be maintained to allow for maximum absorption of groundwater and to minimize any increase in sedimentation or contamination of surface water.

Policy 10.11 The impacts of surface water runoff and septic systems should be addressed when considering a rezoning application near the natural boundary of the sea.

Advocacy

Policy 10.12 Property owners are encouraged to maintain their sewage disposal systems to prevent contamination of potable water supplies.

Advocacy

Policy 10.13 The Ministry of Health Services is encouraged to:
i. investigate and allow innovative, safe, effective, non-polluting alternatives to septic fields; and
ii. ensure that effluent flow from septic fields is monitored and controlled so as not to contaminate surface or groundwater.

Advocacy

Policy 10.14 The Ministry of Water, Land and Air Protection and Coast Garibaldi Community Health Services are requested to not permit any ocean dumping of untreated sewage.

BL 85

Advocacy

Policy 10.15 Agencies with jurisdiction should ensure that minimum standards for effluent disposal for new buildings and subdivisions and for changes in use of existing buildings and provision of back up of sewage disposal capability to cover the cumulative impacts of development from soil infiltration and cross contamination to adjacent properties are developed, maintained, implemented and communicated.

Solid Waste Management

BL 85

Policy 10.16 A managed land fill site should not be established in the Gambier Island Planning Area until the number of permanent residents in the planning area is considered to be sufficient to warrant the associated expense.

Policy 10.17 As a means of reducing the need for a land fill site, communities in the planning area should formulate solid waste management strategies such as recycling or other means.

Advocacy

Policy 10.18 The Sunshine Coast Regional District is requested to provide annual removal of large bulk waste such as stoves and refrigerators to be picked up at public wharves and private landings through the establishment of a waste collection service financed within the fiscal policy of the regional district.

Fire Protection and Safety

Policy 10.19 Community fire protection efforts should be supported as the most effective means of providing fire protection service in the planning area.

Policy 10.20 Proposals for new residential development should include provisions for fire fighting equipment and for emergency water storage.

Advocacy

Policy 10.21 Fire protection should be extended as soon as practicable to those residential areas not currently served.

Advocacy

Policy 10.22 Residents and visitors are encouraged to work with the RCMP to develop crime prevention strategies.

Advocacy

Policy 10.23 The Sunshine Coast Regional District is encouraged to:
i. support the development and maintenance of search and rescue services for the Gambier Island Planning Area; and
ii. invite residents of the planning area to be involved in the ongoing development of an Emergency Response Program.

Advocacy

Policy 10.24 The RCMP, Canadian Coast Guard and search and rescue organizations are requested to be responsive to planning area needs and to set up adequate safety, protection and communication mechanisms for the public.

Advocacy

Policy 10.25 Additional police service from the RCMP and fire protection awareness and services from the Ministry of Forests is requested during the peak recreation season, which is approximately from May 15th to September 15th.

Utilities

Policy 10.26 Where telephone and hydro are provided, they should where feasible be placed underground within existing hydro or road rights-of-way.

Policy 10.27 The creative use of alternate technologies to provide utility services is encouraged as a means of assisting residents in their attempts to be less dependent on traditional sources of power.

PART 11 – CLIMATE CHANGE ADAPTATION AND MITIGATION

Background

Climate change results from the increasing concentration of heat-trapping greenhouse gases in the atmosphere as the result of human activities— primarily the burning of fossil fuels and large-scale deforestation. A 2007 report from the Intergovernmental Panel on Climate Change reveals that between 1970 and 2004, greenhouse gas emissions have increased by 70%. This dramatic rise in atmospheric greenhouse gas concentrations has in turn triggered an increase in the average temperatures of near-surface air and ocean water, with temperatures projected to rise 1.1° to 6.4° C over the next century. Although seemingly slight, these temperature changes will have dramatic and negative impact on ecological systems around the globe.

In response to climate change issues, the provincial government gave Royal Assent to Bill 27 [*Local Government (Green Communities) Statutes Amendment Act, 2008*] on May 29, 2008. Bill 27 amends the *Local Government Act* and other Provincial regulations to provide new tools for local governments. Most significantly, Bill 27 requires that all local governments include in their Official Community Plans targets to reduce greenhouse gas emissions and policies and actions to achieve these targets.

The following targets, objectives, policies and actions are the first step to ensuring that the reduction of greenhouse gas emissions specifically and the impact of climate change in general become part of the planning process for Gambier Island.

This part of the Plan contains objectives and policies relating to the reduction of greenhouse gas emissions and the broader topic of climate change adaptation and mitigation.

This plan sets the following targets:

- *To reduce greenhouse gas emissions by 33% by 2020 and 85% by 2050 from 2007 levels. Within the local trust area this reduction will be achieved by actions resulting from individual and community initiatives, the actions of other levels of government, technological changes, and changes to land use policies and regulations*

CLIMATE CHANGE ADAPTATION AND MITIGATION OBJECTIVES

- | | |
|---------------|--|
| Objective 6.1 | to give consideration to the impacts of climate change when making land use decisions; |
| Objective 6.2 | to support actions in land use, site planning, and construction that will result in the reduction of greenhouse gas emissions; |
| Objective 6.3 | to consider new ways to support alternative transportation that is less impactful on climate change; |

- Objective 6.4 to maintain public docks in their current location to ensure greatest efficiencies in location and use; and
- Objective 6.5 to protect our forest resources, both from the impact of forest fires and as places for carbon sequestration.

CLIMATE CHANGE ADAPTATION AND MITIGATION POLICIES

- Policy 6.1 The Local Trust Committee should consider the development of new criteria for assessing official community plan or zoning amendment applications from the perspective of climate change adaptation and mitigation. These criteria should address issues such as the impact of proposed density on reducing greenhouse gas emissions, the land use and the form of development, building materials and construction methods, energy efficiency and sources, and the long-term potential for the development to decrease footprint on the landscape. The criteria should also include a comprehensive cost benefit analysis to illustrate the benefits of a green approach to land use and development.
- Policy 6.2 The Local Trust Committee encourages residents to consider the establishment of programs for vegetable exchanges and the expansion of local markets for produce.
- Policy 6.3 The Local Trust Committee supports renovation, not replacement, as an overall policy for buildings and construction on the Island.
- Policy 6.4 The Local Trust Committee supports the protection of forest resources by reducing fuel loads and putting early succession forests on a faster track toward less fire prone old growth characteristics, both to protect the trees from forest fires and to allow for forests to sequester carbon.
- Policy 6.5 The Local Trust Committee supports new, shared meeting points that improve the ability of residents to ride share on boat trips.
- Policy 6.6 The Local Trust Committee encourages the use of small, fuel efficient vehicles such as gators, and alternative forms of shared transportation.
- Policy 6.7 The Local Trust Committee supports cycling and walking trails that permit non-automobile forms of travel, where they are safe, easy to travel, and can be well maintained.
- Policy 6.8 A number of Climate Change Adaptation and Mitigation Policies have been identified by the community that can only be achieved through initiatives resulting from individuals and the community, the actions of other levels of government, technological changes, and changes to land use policies and regulations. The following actions are encouraged to reduce greenhouse gas emissions:
- i) The Local Trust Committee should develop improved methods of determining and assessing the energy efficiency and climate change impacts of proposed

development when it is processing land use applications. Application checklists should be revised to include climate change mitigation and adaptation criteria, such as energy efficiency, renewable energy and carbon sequestration impacts.

- ii) The Local Trust Committee encourages the amendment of Provincial and National Building Codes to include the requirement for water storage with every dwelling unit, and requests that Provincial authorities consider additional methods for recognizing the impacts of climate change within building code regulations.
- iii) The Local Trust Committee encourages residents to work beyond the requirements of Provincial and National Building Codes and find new ways to incorporate high energy efficiency into building design and construction. In addition, residents are encouraged to seek out new ways of reducing their own greenhouse gases emissions through alternative transportation methods, reduced use of fossil-fuel burning engines or generators, and increased use of low impact alternative energy sources.
- iv) The Local Trust Committee encourages Trust Council to add a “carbon neutral calculator” to the Islands Trust website to assist residents in calculating their personal and household greenhouse gases emissions. Ideally, residents should 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.
- v) The Local Trust Committee encourages the Province to consider property tax credits (as opposed to tax increases or increased assessment value) when residents upgrade their dwelling to reduce carbon emissions.
- vi) The Local Trust Committee encourages insurance companies and provincial regulators to amend regulations in order to encourage green roofs and other alternative forms of construction that contribute to the reduction of greenhouse gas emissions.
- vii) The Local Trust Committee encourages insurance companies to recognize the reduced fire risk on Gambier Island brought about by community actions and consider the reduction to insurance premiums for individuals who have taken effective actions.
- viii) The Local Trust Committee encourages residents and visitors to take all available actions to limit the potential for forest fires. It is encouraged that prior to tree removal, forest ecologists be consulted to provide recommendations on spacing, debranching, and debris removal to create and maintain a fire safe property.
- ix) The Local Trust Committee encourages the Ministry of Forests to implement a “fire smart” public education campaign on Gambier Island on how to maintain a fire safe property within a forested area, and to reinforce the dangers of smoking, open flames, and fireworks in wooded areas.
- x) The Local Trust Committee encourages residents to establish a “boat share” mechanism for shared trips to and from the Island. This may take the form of a website or notice board, to be determined at the discretion of local residents.

- xi) The Local Trust Committee encourages Provincial authorities to examine existing legislation that does not support small fuel efficient vehicles and similar forms of transportation from the perspective of promoting climate change adaptation and mitigation.
- xii) The Local Trust Committee encourages the continued use of the Langdale float by the public in order to maintain efficiencies in travel.

PART 12 PERMITS AND DEVELOPMENT APPROVAL INFORMATION

Development Permit Areas (DPAs) are established, pursuant to Section 488 of the *Local Government Act*, for the protection of the natural environment, its ecosystems and biological diversity.

This section designates development permit areas and provides justification for the designations. This section also specifies development approval information that may be required for designated development permit areas.

DEVELOPMENT PERMIT AREAS

12.1 Development Permit Area No. 1: Watershed Areas

12.1.1 Designated Area

The Local Trust Committee may issue development permits to protect the natural environment, its ecosystems and biological diversity for areas designated as Development Permit Area No. 1 on Schedule I.

12.1.2 Justification

This development permit area includes streams, lakes, wetlands, groundwater catchment areas and watershed areas that have been identified as important as fish, wildlife and plant habitats and as water supplies or water recharge areas for rural and residential use. The objectives of this designation are:

1. to conserve biological diversity and habitat values of riparian and aquatic ecosystems;
2. to prevent the degradation of existing and future water supplies in the Gambier Island Planning Area; and
3. to maintain groundwater recharge capability in the Gambier Island Planning Area.

Riparian areas are important wildlife habitat. Riparian forests and other vegetation perform essential functions in maintaining the quality of aquatic habitat. Trees and shrubs shade streams, preventing high water temperatures that can be harmful to fish and other aquatic animals and provide cover that enables fish to avoid predators. Mature trees along streams provide a source of large organic debris that maintains pools and cascades used by fish. Plant roots and ground-covering vegetation stabilise stream banks and help to maintain high water quality by filtering sediments and pollutants throughout a drainage system. Riparian and aquatic habitats are unique and necessary to many species of plants and animals.

The management of watershed areas is important as the removal of vegetation and the development of impervious surfaces, such as roads, buildings or the compaction of soil from vehicle use can accelerate surface water flows and introduce larger volumes of water into streams, lakes and wetlands.

Accelerated water flows also act to collect ground surface contaminants including:

- run-off from construction debris, in particular from drywall;
- lignin and tannin released from felled trees left to rot rather than removed to a less vulnerable area;
- faecal coliform from the introduction of pets and farm animals;
- nitrates from fertilizers and pesticides from vegetable and ornamental gardens;
- wood preservation chemicals that leach from fences and other soft-wood (cedar) constructed structures;
- manure and associated residues from gardens;
- oil, gas, transmission fluids and other hydro carbon compounds from vehicle maintenance and use;
- garbage accumulation that provides residues and which also attracts rodents and mammals which leave wastes;
- PCP's and dioxin which can be produced from burning green wet garden refuse along with plastic bags;
- salts which may be applied on icy roads and driveways;
- leaching from spent containers of paint and preservatives and from these materials as they are applied to garages, sheds, green houses, boats etc.;
- movement of septic tank effluent in absorption fields to surface run-off;
- run-off from wastes and eroded terrain that occurs from home occupations, swimming pool construction, residential development, driveways, and recreational and farm vehicle use; and
- biological contaminants such as giardia lamblia and salmonella and viruses such as Hepatitis A.

Land use activities in the higher elevations of Gambier Island can also impact the ability of the island to recharge its groundwater supplies. Large land use activities that accelerate surface water flows or compact the soils decrease the ability of the ground to absorb rainfall. This rainfall in the higher elevations of the island seeps through the soil and ultimately provides the groundwater supply in the lower elevations where much of Gambier Island's groundwater demands exist from residential development.

12.1.3 Development Approval Information

- (a) Development approval information shall be required for the area that is subject to Development Permit Area 1.
- (b) Applicants for a development permit in Development Permit Area 1 must provide development approval information when applying for a development permit.

- (c) Development Permit Area 1 protects the natural environment and specifically the water quality and quantity of streams, lakes, wetlands, and groundwater catchment areas. Development approval information is required to determine under what circumstances and conditions development permits may be issued to manage development that potentially has significant impact on the natural environment and water quality and quantity. The potential cumulative impact will be assessed in relation to pre-existing impacts in order to protect the overall resiliency of the watershed.

12.2 Development Permit Area No. 2: Shoreline Protection Area (Brigade Bay Area)

12.2.1 Designated Area

The Local Trust Committee may issue development permits to protect the natural environment, its ecosystems and biological diversity for Marine and Foreshore designated areas considered to have potential fishery resource values. The area designated as Development Permit Area No. 2 (Brigade Bay Area) on Schedule I is a development permit area for protection of the natural environment, its ecosystems and biological diversity.

12.2.2 Justification

The development permit area includes an area 15 metres upland of the natural boundary of the sea and an area 30 metres seaward of the natural boundary of the sea that represent an area that is important for fish habitat or is within an area of potential impact on such habitat. The objectives of the designation are:

1. to conserve biological diversity and habitat values of marine ecosystems;
2. to ensure no net loss in fisheries values; and
3. to ensure that any development in the upland portion of the development permit area has no impacts on adjacent fisheries values.

Maintenance of vegetation in upland areas can minimize siltation of shoreline zones and assist in preventing erosion of existing shoreline. Eelgrass beds, rocky shoreline and variable substrate can provide opportunity for fish habitat and protection from predators.

The management of the shoreline and immediate upland area in the vicinity of areas of fish habitat is important to maintain the integrity of the habitat and allows for the ongoing maintenance of the fishery resource.

12.2.3 Development Approval Information

- (a) Development approval information shall be required for the area that is subject to Development Permit Area 2 (Brigade Bay Area).
- (b) Applicants for a development permit in Development Permit Area 2 (Brigade Bay Area) must provide development approval information when applying for a development permit.
- (c) Development Permit Area 2 protects the natural environment and specifically fish habitat values in marine areas. Development approval information is required to determine under what circumstances and conditions development permits may be issued to manage development that potentially has a significant impact on the natural environment and fish values.

12.3 Development Permit Area No. 3: Riparian Areas

Terms used in this section that are defined in the *Riparian Areas Regulation (RAR)*, *BC Riparian Areas Protection Act* are intended to be interpreted in accordance with the definition given in the *Regulation*.

12.3.1 Designated Area

Development Permit Area No. 3 applies to all *streams* as defined in the RAR and encompasses any of the following on Gambier Island that provides fish habitat:

- (a) watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek or brook; or
- (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

For a stream that is not located in a ravine, the development permit area is a 30 metre strip on both sides of the stream measured from the high water mark;

For a stream located within a ravine that is less than 60 metres wide, the development permit area is a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank;

For a stream located within a ravine that is 60 metres wide or greater, the development permit area is a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank;

For a lake, wetland or other water body, the development permit area is 30 metres around the water body measured from the high water mark of the water body.

12.3.2 Justification

This development permit area contains streams, lakes and wetlands and their associated riparian areas, which have been identified as potential fish habitat. Riparian areas are necessary for stream and watershed health.

It is a policy of the Islands Trust Council that local trust committees shall in their Official Community Plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or water courses, wetlands or riparian zones and to protect aquatic wildlife.

Furthermore, the Province of British Columbia's *Riparian Areas Protection Act*, requires that local governments establish regulations to protect riparian areas. This designation is intended to protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fish life processes. The objectives of this designation are:

1. To protect the biological diversity and habitat values of riparian and aquatic ecosystems;
2. To protect the natural environment necessary to conserve productive fish habitat, including both streams and the adjacent land and vegetation; and
3. To minimize adverse impacts of land use practices on wildlife habitats and plant habitats in riparian areas.

Riparian ecosystems perform a number of valuable services to humans, plants and animals alike. They support a diversity of plants and animals, provide important refuges and migration routes for birds and wildlife, and support fish life processes. Vegetation in riparian areas moderates the volume and rate of water flowing through the watershed and stabilizes stream banks by holding soil in place. Plant root systems enhance the soil's ability to absorb water by making it more porous. This allows water to be stored and released slowly into the watercourse, reducing potential for erosion and flooding. Soils also filter impurities and sediment from runoff water, improving water quality in the stream channel.

Riparian vegetation provides food and shelter for fish. Shade from trees within the riparian area regulates water temperatures within the stream, which is critical for salmon, trout and other fish species that need cool water to survive. Logs and other woody debris fall into streams from the riparian area influencing stream channel morphology, dissipating the stream's natural erosive energy and providing habitat for a diverse range of species. Land use practices, including land clearing, road building, construction of buildings and structures, and location of septic systems in or near riparian areas, can jeopardize these habitats and water quality. Protection of riparian vegetation and watercourses is therefore necessary to protect the natural environment, ecosystems and biological diversity of Gambier Island.

12.3.3 Development Approval Information

- (a) Development Permit Area 3 is designated as an area for which development approval information may be required as authorized by Section 485 of the *Local Government Act*.
- (b) Development approval information in the form of an assessment report as defined in the RAR submitted by a Qualified Environmental Professional (QEP) as defined in the RAR will be required for applicable development activities.
- (c) Development Permit Area 3 protects the natural environment and specifically fish habitat values. Development approval information is required to determine under what circumstances and conditions development permits may be issued to manage development that potentially has a significant impact on the natural environment and fish habitat. ”

PART 13 GLOSSARY

“Affordable Housing” means housing provided for residential use at a rent under a tenancy agreement that is less than the rent for similar types of housing within a geographic area defined by a housing or similar agreement; such rents to be determined through a housing or similar agreement; or alternatively housing, that by design, location or other factors can be purchased at a price that is typically lower than other housing in the immediate area or lower than the average house price in the Gambier Island Planning Area.

“Aquatic” means something of, found in or produced in or upon fresh water.

“Associated Secondary Dwelling” means a single family residential dwelling regulated in the land use bylaw as to use, size and other conditions so as to attribute criteria that insure it is a secondary and associated use and structure to the principle dwelling on a lot.

“Biodiversity” means the diversity of life, including genetic diversity within species, diversity of species, and diversity of ecological communities and ecosystems. Biodiversity also encompasses the diversity of ecological processes and functions.

“Community Forest” means a forest managed pursuant to a community forest agreement established pursuant to the requirements of the *Forest Act*.

“Community – held values” – means the community goals, objectives and policies as expressed within this official community plan.

“Country Lanes” means a narrow, perhaps one lane, constructed unpaved road typically designed for predominantly pedestrian or equestrian and infrequent motor vehicle use.

“Crown Reserve” means the one chain (66 feet or 20 metre) wide strip of crown land bordering part of the coastline of Gambier Island that is not dedicated as highway right of way.

“Cultural and Historical” means any building, structure, area; property, place or thing that is significant in the history, architecture, archaeology or culture of the Gambier Island Planning Area or has been so designated to have such characteristics by statute or bylaw.

“Development” means any activity carried out in the process of preparing a site, erecting structures or providing services for human use, and includes: the cutting and removal of trees; clearing or disturbance of vegetation; grading, removal, deposit or moving of soil or other material; construction of a new structure or expansion of an existing structure; paving, landscaping; installation of drainage or underground services; and the extraction of water.

“Foreshore” means the area of land between the high and low water marks of the sea.

“General Objective” means an objective of this Plan that all policies of this Plan are to be consistent with and is applicable to all activity and regulation implemented pursuant to this Plan.

“Grey Water” means water that has been used for domestic purposes as wash water but does not include water used in water closets (toilet fixtures).

“Groundwater” means water that is found in a subsurface layer or zone of permeable rock or soil that permits the passage of water.

“Marine” means something of, found in or produced in or upon the sea.

“Natural Boundary ” means the visible high water mark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself; and in the case of a legal surveyed boundary, that boundary must be deemed to be the natural boundary provided the legal surveyed boundary is land-ward of the natural boundary.

“Old Growth Forest” means a slowly changing but dynamic ecosystem, generally including Ministry of Forest ecosystem classifications of age class 7,8 and 9, including climax and other forests that display the following attributes:

- b. large trees for species and site
- c. wide variation in tree sizes and species
- d. accumulations of large size dead standing and fallen trees
- e. multiple canopy layers
- f. canopy gaps and understory patchiness
- g. decadence in the form of broken or deformed tops or boles and root decay.

“Potable Water” means water that meets the standards established by Ministry of Health Services regulations and is safe to drink and fit for domestic purposes without further treatment.

“Rental Housing” means housing provided for residential use under a tenancy agreement for a period of not less than one month.

“Riparian” means the area of the streambank or bank of a lake or wetland, including any side channels and associated banks, and the area of influence, which contains upland areas not normally inundated during high water conditions.

“Road” means an open way of public passage that is designed and commonly used for motor vehicle passage.

“Significant” means something noteworthy or of considerable amount or effect or importance.

“Small-scale visitor accommodation” means a commercial service that provides accommodation services to visitors and tourists to the Gambier Island Planning Area at a scale slightly larger than a temporary overnight accommodation and which may provide meals to the patrons of the accommodation units.

“Special Needs Housing” means housing designed for persons with specific housing requirements such as housing with special design for accessibility or housing to accommodate group residency of persons with similar needs.

“Sustainable Use” means use that is capable of being maintained indefinitely without depleting the diversity, integrity, or productive capacity of any natural system that is subjected to such use.

“Temporary Overnight Accommodation” means a home occupation, that allows for the short term accommodation of paying guests within single family residential dwellings, regulated by land use bylaw as to size, location or number of rooms that may be occupied, meals that may be served and other conditions so as to insure that the use does not detract from the residential character of the property nor become a commercial visitor accommodation outlet.

“Trail” means a pedestrian corridor suitable for walking and which may be suitable for emergency vehicle access.

“Community Water Supply System” or **“Community Water System”** or **“Water Supply System”** means a system of water supply including its source, treatment, storage, transmission and distribution facilities, where water is furnished or offered for domestic purposes, but does not include a water supply serving only one single family residence

“Wilderness” means land in a relatively undisturbed state of nature, as distinguished from improved or cultivated land.

“Wildlife” means non-domesticated and native plants and animal species.

SCHEDULE “G”

QUALITATIVE CRITERIA FOR ENVIRONMENTALLY SENSITIVE AREAS

Environmentally sensitive areas are areas that meet certain qualitative criteria that suggest that the area would be sensitive to development and should be managed or protected. Quantitative data may also be used to substantiate whether a site qualifies, but policies can be based upon qualitative data. These criteria should be used in the review of any site or development proposal in addition to any good planning practices in order to meet the Community Goals outlined in Part 2 of this Plan. If any area of land within the Plan meets these qualitative criteria, then the objectives and policies of Part 8 of this Plan will apply. These criteria are to be applied in the field as a qualitative assessment of environmental sensitivity on a site-specific basis.

Ecological Criteria

1. **Uniqueness**
These would be unique habitats with limited representation within the Plan area or landscape unit (as defined by the Ministry of Sustainable Resource Management or the Ministry of Water, Land and Air Protection) or is a small remnant of a much larger habitat. In general these would be natural areas that are uncommon in the Gambier Island Planning Area.
2. **Location**
The area is important for its proximity to similar or complementary sites. For example a riparian ecosystem is a potentially important wildlife corridor linking separate geographic areas.
3. **Geological Stability**
The area may be susceptible to erosion or is poorly drained. Development or other disturbances may accelerate erosion or result in instability.
4. **Fragility**
The area is particularly susceptible to disturbance due to the sensitivity of the species that are present. E.g. Bird nesting areas or vegetation that is slow to recover from damage.
5. **Ecological Significance**
These are areas that are significant in a broader geographical context for their contributions to regional ecological structures and processes.
6. **Rare and Endangered Species**
These are provincially designated yellow/blue/red listed animal, plant and plant communities.
7. **Critical Wildlife Habitat**
These are habitats of rare and endangered fish and wildlife species and those species that breed in traditional locations, in large concentrations and in scarce

habitat or those that are particularly susceptible to disturbance. Important wildlife corridors are also critical wildlife habitat.

8. Diversity of Species
These are areas that provide a diversity of habitat types, which support a diversity of communities and species.

Cultural/Social Criteria

- a. Community Value
An area that contains ecological sites valued by local citizens for their recreational, aesthetic, intrinsic or scenic features. E.g. a local beach.
- b. Cultural Significance
Areas that contain archaeological or historical features that require protection. These areas are often associated with significant natural areas. E.g. abandoned homesteads that provide old field habitat that attracts a diversity of species.
- c. Public Health
Areas that contribute to the protection of public health such as ecological processes that maintain drinking water quality. E.g. community watersheds.

Levels of Sensitivity

A useful but non binding categorization of levels of environmental sensitivity is provided as follows and can be used in any land use or development decision making process. The Local Trust Committee is not bound by this categorization and can make land use decisions that relate to environmentally sensitive areas based simply on a site meeting one of the above criteria. This categorization is useful for comparative assessment purposes.

High Category

An area is in a high category if it fulfills the uniqueness criterion; or the critical wildlife habitat criterion; or meets public health criteria; or four or more ecological criteria; or a community value or cultural significance criteria together with two or more ecological criteria.

Medium Category

An area is in a medium category if it fulfills the fragility criterion; or the geological stability criterion; or fulfills three ecological criterion; or has at least one cultural/social criterion and one ecological criterion.

Low Category

These area areas that fulfill a low number of criterion (1-2) and are areas with low species diversity that are not associated with major hydrological processes.

SCHEDULE “H”

PRINCIPLES OF SUSTAINABILITY OF ENVIRONMENTAL FEATURES

OBJECTIVES

- Objective 1 To protect lands from irreversible disturbance
- Objective 2 To protect, restore and enhance existing ecosystems.

SUSTAINABLE LAND USE PRINCIPLES

ECOLOGICAL

- Principle 1 Maintaining Ecosystem Integrity - Sustainable use of land and its resources depends on maintaining the ecological integrity of its ecosystems; that is, maintaining functioning self-sustaining ecosystems. The key requirements for maintaining ecosystem integrity are outlined in principles 2 to 7 in this Section.
- The more human activities cause conditions and processes to differ from those of a natural state, the more these activities are likely to damage the ecological integrity. The challenge of sustainable land use is to find ways of using land that pose an acceptably low level of risk to ecosystem integrity.
- Principle 2 Ecological Limits - Maintaining ecosystem integrity requires that the intensity and frequency of human activities, including the extraction of natural resources from the land, not exceed the capacity of the land to support those resources over long periods of time. Ecosystem integrity can also suffer from the cumulative effects of human activities. While individual initiatives may fall within the thresholds that would allow for sustained resource yields, there are limits to the amount of cumulative impact an ecosystem can absorb, beyond which it can no longer recover its ability to be sustainable. Every ecosystem has limits to its ecological capacity to support human uses. For some ecosystems, these limits are so low that, in a practical sense, no extraction is sustainable.
- Principle 3 Ecological Integrity of Natural Resources - The ecological integrity of a natural resource is most likely to be maintained if human alterations of the resource lead to maintenance or, where necessary and feasible, restoration of the following characteristics in a condition similar to those likely to have occurred due to natural processes:
- diversity of resource structure and composition;

- productivity and diversity of elements that contribute to the resource, in terms of physical, chemical, and biotic properties; and
- atmospheric and hydrologic function.

- Principle 4 Ecological Integrity of the Landscape - The ecological integrity of the landscape is most likely to be maintained if the following characteristics are maintained or, where necessary and feasible, restored:
- aquatic and wetland ecosystems in natural condition;
 - all native biodiversity;
 - the full range of natural habitats in the landscape, including old growth forests and forest corridors, in proportions similar to those typical of a natural landscape; and
 - connectivity of forest habitats sufficient for the dispersal needs of native species.
- Principle 5 Invasive Non-native Species - Protection of native biodiversity may include measures to reduce or eliminate invasive non-native species.
- Principle 6 Natural Disturbances and Recovery - Agents of natural disturbance, such as fire, disease, and insects, are important elements of ecosystems, as are the natural processes of recovery from disturbance, such as soil development and the regeneration and growth of plants.
- Protection of native biodiversity is most likely to be achieved if natural disturbances are allowed to proceed without interference. However, forest fires and other natural disturbances that threaten vital human interests are controlled in the Gambier Island Planning Area. Where actual processes are not maintained, it may be appropriate for management activities to emulate the historical role of natural disturbances in creating habitats for native species.
- Principle 7 Reserve Areas - Native biodiversity is most likely to be preserved if adequate areas are designated as reserves in which natural ecosystems are allowed to develop without extractive uses or other intensive activities.

PLANNING AND MANAGEMENT

- Principle 8 Ecosystem Priority - The first requirement of sustainable land and resource use is to maintain and, where necessary and feasible, restore the ecological integrity of the ecosystem. Therefore, sustainable use starts by defining what elements of the land and its resources should be maintained or restored, before deciding what resources may be used.

- Principle 9 Precautionary Principle - In cases where knowledge of the effects of activities is inadequate, it is better to proceed cautiously, preferring to err on the side of protecting ecosystem integrity.
- Principle 10 Learning - Sustainable land use requires the assimilation of new knowledge and understanding, and their application in plans and activities. Valuable insights can be obtained through a variety of approaches, which are within the constraints of the principles of sustainable use.
- Principle 11 Ecosystem-based Planning and Monitoring - Sustainable use of land requires planning before activities are undertaken and requires ongoing monitoring and evaluation to ensure that all activities meet the goals of sustainable use and ecosystem integrity.
- Principle 12 Time Frame - Planning for sustainable land use requires a long-term perspective, that is, consideration of processes that occur over hundreds of years.
- Principle 13 Stands and Landscapes - Sustainable use of land and its resources requires that human activities are planned and their effects evaluated to maintain and, where necessary and feasible, restore the ecological integrity of the land and its resources
- Some aspects of ecosystem integrity, such as soil productivity, are properties of individual resources or locations. Others, such as the availability of habitat for a broad range of native species, must be considered from a perspective encompassing the whole landscape.
- Principle 14 Restoration - In cases where some vital aspect of an ecosystem has been lost or damaged due to previous human use, sustainable land use may require restoration of ecological integrity. In most cases, restoration is best accomplished through natural processes acting over time with little or no additional intervention.

OTHER SCHEDULES (MAPS)
(ATTACHED TO SCHEDULE A)

- Schedule B Land Use Designations**
- Schedule C Environmentally Sensitive Areas**
- Schedule D Roads, Trails, Parks and Areas of Crown
Land**
- Schedule E Hazard Lands**
- Schedule F Watersheds and Watercourses**
- Schedule I Development Permit Areas**