



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: October 10, 2019
Location: John Braithwaite Community Centre
 145 West 1st Street
 North Vancouver, BC

Members Present: Sue Ellen Fast, Chair
 Dan Rogers, Local Trustee
 Kate-Louise Stamford, Local Trustee

Staff Present: Heather Kauer, Regional Planning Manager
 Bronwyn Sawyer, Planner 2 (by telephone, 12:30-2:15 pm)
 Jaime Dubyna, Planner 2 (by telephone, 1:35-2:15 pm)

Also Present: Diane Corbett, Recorder
 Members of the Public – 6 (in part); 1 agent by telephone 2:03-2:08 pm)

1. CALL TO ORDER

“Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change.”

Chair Fast called the meeting to order at 12:02 pm. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

Chair Fast introduced Trustees, Staff and the Recorder, and announced that planners from the Gabriola office would be joining the meeting by telephone.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 11.6 Second phase Islands 2050 engagement meeting
- 11.7 SCR D protocol meeting

By general consent the agenda was approved as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Stamford reported on the following:

- Stated she had sent out her report the previous day; it would be posted to the website.
- Still awaiting word on the Squamish First Nation’s intent in moving forward with the New Brighton dock.

Trustee Rogers reported on the following:

- Since the summer he had been involved in a lot of executive work, including meetings on other islands.
- At the Union of BC Municipalities (UBCM) conference in September, he spent time interacting with Sunshine Coast Regional District (SCRD) representatives regarding issues relevant to the islands.
- Was in the process of setting up time to make a presentation to the SCRD regarding what is happening on the islands.
- SCRCD has a new contractor for its docks, who did some substantial work to the Eastbourne dock.
- Has been encouraging people to remove material from beaches and docks as the storm season is approaching; there was much debris in the water last winter due to storms.

3.2 Chair's Report

Chair Fast reported on the following:

- Trust Council was on Bowen Island last month; twenty-six trustees came together in Howe Sound for two days.
- Some issues discussed were provided by islanders.
- Next meeting will be in December in Victoria.
- All three members of the Gambier Island Local Trust Committee (LTC) went to UBCM, where attendees voted on resolutions to recommend to the Province that included resolutions on Development Permit Areas and enforcement, and cumulative marine effects. Trustees met with several provincial ministers. There was an Islands Trust breakfast that brought together MLAs from around the Trust Area, including MLA Sheila Malcolmson, and members of Bowen Council.

3.3 Electoral Area Director's Report – none

Trustee Stamford noted in her written report that Sunshine Coast Regional District Director, Mark Hiltz, had nominated Camilla Berry, full-time resident of Gambier Island, as Alternate Director for Area F.

4. TOWN HALL

There were no speakers for the Town Hall session.

5. MINUTES

5.1 Local Trust Committee Meeting dated July 25, 2019

By general consent the Local Trust Committee meeting minutes of July 25, 2019 were adopted.

5.2 Local Trust Committee Special Meeting Minutes dated July 25, 2019

The following amendment was proposed:

- p. 2, third paragraph in middle of page, end of sentence should read: “within 15 metres, a Development Permit *and* Development Variance Permit *are* required.”

By general consent the Local Trust Committee Special Meeting minutes of July 25, 2019 were adopted as amended.

5.3 Local Trust Committee Public Hearing Record dated July 25, 2019

Received.

5.4 Section 26 Resolutions-Without-Meeting Report dated October 1, 2019

Received.

5.5 Advisory Planning Commission Minutes – none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated October 1, 2019

Received.

Trustee Stamford requested confirmation regarding whether the activity for 27-Apr-2017 was completed. Discussion ensued. It was noted the activity pertained to the first version for Bylaws 140 and 141; trustees wanted to see what was done with respect to the adopted bylaws of July 25, 2019.

The Regional Planning Manager will follow up.

By general consent, the order of agenda items was changed as follows:

- Move 6.2 to after 8.1

(Item 6.2 was moved to after 8.1 in the minutes.)

7. APPLICATIONS AND REFERRALS

7.1 GM-RZ-2019.1 (South Keats Investments Ltd. – 255 Esplanade Rd, Keats Island)

Planner 2 Sawyer reviewed the staff report on an application proposing a bylaw text amendment for the Comprehensive Development 1 (CD1) zone in order to legalize three existing docks.

Jim Maynard, current president of South Keats Investment Ltd., clarified the applicant's participation and involvement in the Islands Trust planning process since 1992. He noted the applicant's history of trying to be conforming and doing what is right. The intent of the applicant was that each of the lots that have been there for 35-40 years would still have access, and that the zoning recognizes the three docks that are already there. Mr. Maynard emphasized that this was not an effort to try to do something new, but rather to recognize history.

Further comments on the history of the property and the zoning were offered by some of the strata owners.

Discussion ensued:

- Clarity regarding the zoning;
- The rezoning application and process;
- Keats Shoreline Protection Project currently underway;

- Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) policy and permitting; and
- History of the planning process for this property. It was emphasized that one dock for water access, as permitted in the current CD1 zoning, would not work for this property due to geographic/topographic reasons.

The applicant was encouraged to review the staff report, read the zoning carefully, and note that there were other structures within the setback.

The Regional Planning Manager recommended that trustees give thought to how the docks are maintained and whether they would be expanded; the rezoning application could be used as an opportunity to look at environmental impacts for the application.

GM-2019-043

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee:

1. Request the applicant to provide a plan signed by a B.C. Land Surveyor showing the present natural boundary of the sea in proximity to existing and proposed structures within 7.5 metres of the natural boundary of the sea;
2. Request the applicant to provide a biologist report assessing the environmental impact of the docks and will use the Marine Guide to Small Boat Moorage Fact Sheet checklist prepared by Fisheries and Oceans Canada to determine if any modifications to the docks are necessary to reduce environmental impacts;
3. Request staff to draft a Comprehensive Development 1 (CD1) Zone amendment to the Keats Island Land Use Bylaw, 2002 permitting a maximum of three docks in the marine area abutting PID 008-861-102.

CARRIED

Chair Fast recessed the meeting at 1:26 pm and recalled the meeting to order at 1:35 pm.

7.2 GM-DVP-2019.3 and GM-DP-2019.1 (McDonnell and Barlow – Andy's Bay Road, Gambier Island)

Planner 2 Dubyna reviewed the staff report on GM-DVP-2019.3 and GM-DP-2019.1 proposing to vary the front lot line setbacks for an existing building and amend a Development Permit which authorized construction of a Single Family Dwelling with attached deck located within Development Permit Area (DPA) No. 3 – Riparian Areas.

There were no issues raised by trustees.

GM-2019-044

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee:

1. Approve issuance of Development Variance Permit GM-DVP-2019.3;
2. Approve issuance of Development Permit GM-DP-2019.1.

CARRIED

7.3 **GM-BP-2019.18 (Spindrift Properties (Keats) Inc. – 477 and 479 Skyline Road, Keats Island)**

Planner Sawyer reviewed the staff report on SCRDP building permit referral GM-BP-2019.18 for construction of a second house on Strata Lot 1, DL 1467, Group 1, NWD Strata Plan BCS1947 together with an interest in the Common Property in proportion to the unit entitlement of the strata lot.

Discussion ensued on the statutory right of way (SROW) and the lack of clarity regarding its actual location and whether it was a new SROW, in addition to the right of way granted with the original subdivision. There was difficulty interpreting the mapping provided in the staff report, and concern that the SROW may not have been ground-truthed. There was concern about a lack of information regarding the geographic conditions and connectivity with existing trails.

The agent responded to questions and agreed to meet with Trustee Rogers to look at the property and the location of the statutory right of way. Trustee Rogers will report back to staff.

GM-2019-045

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee move that this matter be deferred to next Local Trust Committee meeting, and that a more detailed map be provided for the Local Trust Committee showing the trail connections.

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Keats Shoreline Protection Project

Planner 2 Dubyna gave a verbal update on activities of the Keats Shoreline Protection Project Working Group.

- Met in August for boat tour of the Keats shoreline; stopped at points of interest. Members shared local history and expertise.
- Next Working Group meeting will be at 8:00 am, October 22. Topics will include why changes to the Land Use Bylaw will be needed, and information on foreshore islands similar to Keats. Staff is reviewing OCP policies that could be relevant to the project.
- Working Group will be asked to review draft engagement and consultation strategy.

Trustees suggested topics of discussion for the Working Group should include:

- What members would like to explore;
- Types of docks; and
- Winter storms.

6.2 Meeting Participation Guidelines – Memorandum dated June 13, 2019 and suggested changes

Chair Fast reviewed the memorandum regarding Meeting Participation Guidelines. In ensuing discussion, trustees expressed support for guidelines to give some timelines for staff, and an interest in the guidelines providing flexibility for the LTC to adjust the agenda.

GM-2019-046**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee endorse the Guidelines for Public Participation as received at the Local Trust Committee meeting of October 10, 2019.

CARRIED**GM-2019-047****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request that staff include the Guidelines for Public Participation during Local Trust Committee Meetings on the Local Trust Committee webpage.

CARRIED**9. DELEGATIONS**

Members of the public discussed application GM-RZ-2019.1 during section 7.1 of the agenda.

10. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

11. NEW BUSINESS**11.1 Climate Change Mitigation and Adaptation****11.1.1 Climate Change Adaptation and Mitigation Strategies Memorandum**

Trustee Rogers explained that this item was on the agenda because of a motion passed at Trust Council. Trustees considered where to focus regarding climate adaptation and mitigation actions. The resolutions made by the LTC on July 25, 2019 were noted, regarding having climate change adaptation and mitigation as a standing LTC agenda item, and that recommendations on climate change adaptation and mitigation be included within staff reports on applications and projects.

Trustee Stamford expressed interest in moving forward on the Gambier OCP and noted that a lot of things to consider regarding climate have to be done through OCPs. The Trustee wanted to see a focus on maintaining the forest canopy on Gambier, as supporting climate action. This could include workshops for building awareness and supporting maintenance of the forest on Gambier, one of the major assets of Gambier.

Trustee Rogers noted there is also the Douglas Fir Toolkit that could be a useful source for resolutions pertaining to climate action.

11.2 District of Sechelt – Request for Support for Union of BC Municipalities (UBCM) Community to Community Funding

Correspondence from the Mayor of the District of Sechelt dated September 11, 2019 regarding an opportunity to apply for funding from UBCM to support upcoming meetings was received. Trustees noted:

- The LTC would not be bound by an SCRDP regional growth strategy;

- Support for the SCRD work on regional water conservation; and
- Interest in staying on the SCRD mailing list.

GM-2019-048**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee respond to the Mayor of Sechart's letter of September 11, 2019, thanking them for consideration of the Local Trust Committee.

CARRIED

The Chair will draft a letter for staff to forward to the mayor.

11.3 Request to Support the Alt'kat7sem/Howe Sound Biosphere Initiative

Discussion ensued regarding the request in the letter dated August 5, 2019 from Howe Sound Biosphere Region Initiative Society to support the Alt'kat7sem/Howe Sound Biosphere Initiative.

GM-2019-049**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee authorize Chair Sue Ellen Fast to sign the endorsement section of the UNESCO Alt'kat7sem/Howe Sound Biosphere Initiative application.

CARRIED**11.4 2020 Local Trust Committee Meeting Schedule**

Trustees considered the proposed meeting schedule for 2020.

GM-2019-050**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee schedule its regular business meetings on the following dates in 2020: January 30, March 26, May 28, July 23, October 1, and November 19.

CARRIED**11.5 Metro Vancouver Regional District Protocol Meeting**

Trustees discussed the upcoming Metro Vancouver Regional District Protocol meeting; date to be confirmed.

11.6 Second Phase Islands 2050 Engagement Meeting

There was discussion of the feasibility of conducting a second phase Islands 2050 engagement on the local ferry over the winter season, and consensus that it would be more appropriate to focus on other engagement opportunities in the spring.

Trustees discussed the Islands 2050 engagement process, and ways to reach and engage with more residents within the Local Trust Area.

Trustee Rogers will take this discussion to the Executive Committee.

GM-2019-051**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request a second Islands 2050 engagement process be considered using *Stormaway*.

CARRIED**11.7 SCRD Protocol Meeting**

Discussion ensued regarding the SCRD Protocol meeting scheduled for Tuesday, November 19, 2019.

12. REPORTS**12.1 Trust Conservancy Report**

Trustee Stamford reported that Islands Trust Conservancy presented at a breakfast at UBCM. Most of the work done through the Conservancy is done in camera, and may involve ongoing negotiations. The Conservancy had a very active summer, and hoped to have a new manager soon.

12.2 Applications Report dated October 1, 2019

Received.

12.3 Trustee and Local Expense Report dated August, 2019

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 First Nations Activities

Trustee Rogers was part of an Islands Trust contingent that met with the Minister of Indigenous Relations at the legislature after UBCM. There was discussion of the work Islands Trust is doing in reconciliation. The Minister shared that the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) legislation is going to be extremely meaningful and impactful, and will put a lot of obligations on local governments. There was a motion at UBCM wanting to know the responsibilities as local governments.

12.6 Local Trust Committee Webpage

Staff will post the public participation principles (mentioned in item 6.2).

Trustee Stamford planned to attend a meeting the following day with the Islands Trust Director of Trust Area Services and consultants combing Islands Trust and Islands Trust Conservancy webpages.

13. WORK PROGRAM**13.1 Top Priorities Report dated October 1, 2019**

Received.

There was discussion regarding moving forward on the Gambier Island Official Community Plan. The Regional Planning Manager will follow up with the Director of Local Planning Services regarding this item.

13.2 Projects List Report dated October 1, 2019

Received.

14. CLOSED MEETING – none

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, November 21, 2019 at 4:30 pm at Delbrook Community Centre, Oak Room, 851 West Queens Road, North Vancouver, BC

16. ADJOURNMENT

By general consent the meeting was adjourned at 3:25 pm.

Sue Ellen Fast, Chair

Certified Correct:

Diane Corbett, Recorder