



## Gambier Island Local Trust Committee Minutes of Regular Meeting

**Date:** November 19, 2020

**Location:** Electronic Meeting

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

**Staff Present:** Heather Kauer, Regional Planning Manager  
Marnie Eggen, Island Planner (part)  
Jaime Dubyna, Planner 2  
Courtney Simpson, Consulting Planner (part)  
Diane Corbett, Recorder

**Also Present:** Mark Hiltz, Area F Director, Sunshine Coast Regional District (part)  
Andrew Appleton, Riparian Areas Protection Regulation Coordinator (part)  
Members of the public – 6 (am); 3 (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 10:30 am. She acknowledged that the meeting was being held digitally in territory of the Coast Salish First Nations. Chair Fast introduced trustees and staff in attendance.

### 2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

- 12.7 Letter to MLAs

**By general consent** the agenda was approved as amended.

#### 2.1 Resolution to Continue Holding Electronic Meetings

##### **GM-2020-044**

##### **It was MOVED and SECONDED**

that in order to meet the principles of openness, transparency, and accessibility, meetings of the Gambier Island Local Trust Committee will be held electronically until Ministerial Orders under the *Emergency Program Act* and requirements or recommendations under the *Public Health Act* change regarding public attendance at trust body meetings; and that such meetings be live streamed, and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair.

**CARRIED**

### 3. REPORTS

#### 3.1 Trustee Reports

Trustee Stamford reported on:

- Work being done with the New Brighton Dock committee that was struck by the Gambier Island Community Association (GICA) to look at ways to move a resolution toward public ownership of the New Brighton dock;
- GICA plans to present a delegation at the Sunshine Coast Regional District (SCRD) Planning and Community Development Committee meeting on December 10;
- Responding to inquiries about development due to a lot of change over of ownership on Gambier Island;
- Attended the Howe Sound/Atl'ka7tsem Community Forum on October 23.

Trustee Rogers reported on:

- Budget coming to Trust Council in December; consultation to commence in early 2021;
- Work on review of Islands Trust Policy Statement;
- Participation on working group on affordable housing, working on directives around affordable housing;
- Efforts to remove dumped vehicles off Keats Island;
- Successes related to subdivision of DL 696 (Keats Camp property):
  - Protection for four to five acres around Sandy Beach area through transfer to Islands Trust Conservancy; now in discussions with Squamish Nation involving them in co-management of the area;
  - Protection for Salmon Rock, where there is a covenant that protects it from development in perpetuity.
- Turnover of ownership on Keats; lots of new people arriving, many wanting to live full-time on the island. Trustee Rogers had been working on a 'Living on Keats' primer for new arrivals.

#### 3.2 Chair's Report

Chair Fast reported on:

- Islands Trust Conservancy met since last meeting. She recognized Trustee Stamford as chair of the Islands Trust Conservancy;
- Trust Council meeting December 1-3; public is invited to attend via Zoom. The first session will be town hall and delegation session in the evening;
- Attended webinar on glass sponge reefs and conservation areas;
- Attended zero waste conference.

#### 3.3 Electoral Area Director's Report – *See item 12.4*

### 4. DELEGATIONS – none

### 5. TOWN HALL

There were no speakers for the Town Hall.

## 6. MINUTES

### 6.1 Local Trust Committee Meeting dated October 1, 2020

The following amendments to the minutes of October 1, 2020 were presented for consideration:

- page 3, item 3.1, last bullet: replace “instant” with “incident”.
- page 3, item 5, first sentence of last paragraph: replace “is that false science makes other plans” with “was the quality of the science”;
- 8.1, bullet 1, line 3: replace “is the only person on the island” with “is one of the only people in the area”;

#### **GM-2020-045**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee adopt the minutes of October 1, 2020, as amended.

**CARRIED**

### 6.2 Section 26 Resolutions-Without-Meeting – none

### 6.3 Advisory Planning Commission Minutes – none

## 7. BUSINESS ARISING FROM MINUTES

### 7.1 Follow-up Action List dated November 10, 2020

Received.

## 8. APPLICATIONS AND REFERRALS

### 8.1 GM-RZ-2019.1 (South Keats Investments Ltd.)

Consulting Planner Simpson reviewed the staff report on an application to amend the CD1 zone of Keats Island to allow three docks in the marine area. The purpose of the report was to recommend changing the maximum float area in the proposed bylaw *from 100 square metres to 120 square metres* and to give second reading as amended.

Discussion ensued. There was concern that the LTC was in the midst of a Keats foreshore protection review and that this could set up expectation regarding other docks. Had there been consideration by staff as to whether as a standard going forward this is an appropriate size? Staff indicated there would be no formal precedent set.

Dave Mowat from the applicant group thought the staff report was well summarized, and indicated the applicant had nothing to add. The original application had been reconsidered by the group. It was noted the existing docks were in different types of water; some areas are more protected. After some consideration by the group, the amount requested was 120 square metres.

Trustee Rogers thanked the applicants for giving some thought to what would be needed for their various docks, and for doing the environmental study. The dock that serviced the whole area was in need of repair and replacement, and was heavily used.

The other docks were substantially smaller than what is currently allowed under the bylaws for individual property owners.

**GM-2020-046**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee Bylaw No. 152, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2020” be amended as follows: to Section 2.1 delete “100 square metres (1,076 square feet)” and replace with “120 square metres (1,292 square feet)”.

**CARRIED**

**GM-2020-047**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee Bylaw No. 152, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2020” be read a second time, as amended.

**CARRIED**

**9. COMMUNITY INFORMATION MEETING**

***Bowyer Island (Orchid Creek) Riparian Areas Development Permit Area***

**9.1 Planner Presentation**

Island Planner Eggen gave a PowerPoint presentation that outlined: the project background; Local Trust Committee work to date; *Riparian Areas Protection Regulation* framework; and Orchid Creek’s status as a “stream” under the *Riparian Areas Protection Regulation*.

**9.2 Presentation from Ministry of Forests, Lands, Natural Resources and Rural Development**

Andrew Appleton, Riparian Areas Protection Regulation (RAPR) Coordinator, Ministry of Forests, Lands, Natural Resources and Rural Development, gave a presentation examining the issue of whether Orchid Creek qualifies as a stream under the *Regulation*. Points included:

- The watercourse need not be inhabited by fish to qualify as a stream under the *Regulation*. It qualifies if it supports fish habitat.
- The default classification for any given stream under the *Regulation* is that it is fish bearing. The recommendation for a Qualified Environmental Professional (QEP) is to assume fish bearing. It needs to be established that a stream is not fish bearing in order not to qualify as a stream under the *Regulation*.
- There needs to be confirmation from a QEP that the barrier to the fish passage on Orchid Creek is due to the natural barrier on the watercourse (a culvert is not qualified as a natural barrier). There also needs to be sampling to an appropriate level of rigor to determine the absence of fish.
- To be classified as non-fish bearing, it must be determined that: there are no fish in the system and there is a natural barrier that impedes access by fish.

Mr. Appleton responded to trustee inquiries.

### 9.3 Questions and Answers

The public was invited to question RAPR Coordinator Appleton.

Seeing no questioners, Chair Fast thanked Mr. Appleton for sharing his expert opinion and answering questions from trustees.

Mr. Appleton left the meeting at 11:54 am.

Chair Fast closed the Community Information Meeting at 11:55 am.

## 10. LOCAL TRUST COMMITTEE PROJECTS

### 10.1 Gambier Associated Islands (Anvil & Bowyer) Streamside Protection and Riparian Areas Development Permit Areas

Island Planner Eggen reviewed staff recommendations pertaining to the Gambier Associated Islands Streamside Protection and Riparian Areas Development Permit Areas Project (Anvil, Bowyer, and S. Thormanby Islands) and related Proposed Bylaw Nos. 145, 146 and 147.

The Island Planner responded to trustee questions. Discussion ensued.

#### **GM-2020-048**

#### **It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee amend Bylaw No. 147, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2017”, as follows:

- a. Deleting item 2.1 that amends PART 1 – INTERPRETATION, Section 1.1 DEFINITIONS which inserts a new definition of “landscaped area”.
- b. Adding a new item 2.1 that amends PART 1 – INTERPRETATION, Section 1.1 DEFINITIONS by deleting the definition of “landscaped area”.
- c. Item 2.2 that amends SCHEDULE A – Land Use Bylaw Regulations PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES which inserts a new subsection 9.2 DP-2 STREAMSIDE PROTECTION is renumbered to 2.6.
- d. Adding a new item 2.2 that amends SCHEDULE A – Land Use Bylaw Regulations PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES DP-1 RIPARIAN AREAS Definitions (1) by replacing reference “*Riparian Areas Regulation*” with “*Riparian Areas Protection Regulation*”.
- e. Adding a new item 2.3 that amends SCHEDULE A – Land Use Bylaw Regulations PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES DP-1 RIPARIAN AREAS Applicability (2) by replacing the list of activities (a) through (g) with a new list (a) through (f) that align with the language in the *Riparian Areas Protection Regulation*.
- f. Adding a new item 2.4 that amends SCHEDULE A – Land Use Bylaw Regulations PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES DP-1 RIPARIAN AREAS Exemptions (3) by replacing the list of exemptions (a) through (o) with a new list (a) through (n) that align with the language in the *Riparian Areas Protection Regulation*, that addresses the Ministry of Forests, Lands, Natural Resource Operations and

Rural Development recent comments, and that incorporates wording from Gambier Island DP3 Riparian Areas.

- g. Adding a new item 2.5 that amends SCHEDULE A – Land Use Bylaw Regulations PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES DP-1 RIPARIAN AREAS Guidelines (4) by replacing the list of guidelines (a) through (e) with a new list (a) through (k) that align with the language in the Riparian Areas Protection Regulation, that addresses the Ministry of Forests, Lands, Natural Resource Operations and Rural Development recent comments, and that incorporates wording from Gambier Island DP3 Riparian Areas.

**CARRIED**

**GM-2020-049**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee Bylaw No. 147, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2017”, be read a first time, as amended.

**CARRIED**

**GM-2020-050**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 147, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2017”, is not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED**

**GM-2020-051**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to refer Bylaw Nos. 145, 146, and 147 to the following agencies and First Nations: Ministry of Forests, Lands, Natural Resource Operations and Rural Development, Ministry of Transportation and Infrastructure, Sunshine Coast Regional District, Greater Vancouver Regional District (Metro Vancouver), Squamish First Nation, Tsleil Waututh Nation, Musqueam Nation and Sechelt Nation.

**CARRIED**

**GM-2020-052**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request that the First Nations referrals have a minimum of a 60 day referral period.

**CARRIED**

**10.2 Keats Shoreline Project**

Planner Dubyna reviewed recommendations of the staff report on the Keats Island Shoreline Protection Project Charter. Discussion ensued.

**GM-2020-053**

**It was MOVED and SECONDED**

that the Keats Island Shoreline Protection Project Charter Phase 3 be amended to provide for early referral of draft bylaws to relevant First Nations, and to provide for a Community Information Meeting and Public Hearing in July 2021.

**CARRIED**

Trustees acknowledged the contribution and the work done by the Working Group in helping to move the project forward.

**GM-2020-054**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee endorse the “Keats Island Shoreline Protection Project Phase 3” Project Charter v.1, dated November 19, 2020, as amended.

**CARRIED**

**GM-2020-055**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee deem ‘Phase 2’ of the Keats Island Shoreline Protection Project to be complete and amend the Top Priorities item to read, “Keats Islands Shoreline Protection Project Phase 3”.

**CARRIED**

**11. CORRESPONDENCE**

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

Chair Fast recessed meeting at 12:25 pm and recalled the meeting to order at 1:00 pm.

**12. NEW BUSINESS**

**12.1 Climate Change Mitigation and Adaptation**

Trustees acknowledged work related to climate change mitigation and adaptation was being done at a Trust wide level in various programs, projects and actions.

Islands Trust has one more climate change webinar coming up.

**12.2 2021 Local Trust Committee Meeting Schedule**

Trustees considered the proposed meeting schedule for 2021.

**GM-2020-056**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee schedule its regular business meetings on the following dates in 2021: February 4, April 1, May 27, July 22, September 30, and November 4.

**CARRIED**

**12.3 Gambier Island Advisory Planning Commission**

Planner Dubyna introduced the staff report, deferred at the October 1, 2020 meeting, regarding the Gambier Island Advisory Planning Commission (APC). The planner identified revisions to dates on pages 65 and 66 of the agenda; expressions of interest could be considered at the LTC meeting of February 4, 2021.

Trustee Stamford explained it was her understanding when the staff report was deferred on October 1, 2020 that there was a request to look at options of having a working group as opposed to a formal APC, especially in light of how well the Keats

Working Group operated and seemed to have more flexibility. Formation of APCs in the Gambier area is challenged by regulations that govern APCs; more than 85% of Gambier landowners are not resident landowners. It is a large island with dispersed communities. The trustee perceived that a working group or groups would be a more effective means of getting robust information back from the community.

Discussion ensued on working groups, advisory planning commissions, community consultation and the dispersed nature of Gambier Island communities. Trustees would need to consider terms of reference for a working group, and how much staff resourcing would be requested. The successful use of a working group on Lasqueti Island's OCP review was mentioned (report of the working group available on website).

It was noted that Islands Trust's Regional Planning Team, which would be addressing elements of OCP reviews, would be forming at the end of November. Deferment of this discussion to the February meeting was proposed, when a report on the RPT's work plan could be received.

**GM-2020-057**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to write to the current Advisory Planning Commission members thanking them for their service, and indicating the LTC will be looking at different models in the new year in anticipation of an Official Community Plan review.

**CARRIED**

SCRD Director, Mark Hiltz, was acknowledged as present at 1:38 pm.

**12.4 Subdivision Service Delivery – Issues with Long Term Management of Subdivisions on Gambier**

Trustee Stamford commented on a trend observed in the case of some water access only communities: a subdivision is created; there are structural issues related to infrastructure that have to be sorted out by the community, but there is no structure by which the community can work out those issues. Amenities may be part of the agreement, but there may be no requirement that those amenities are implemented. Thus, the subdivision finds itself in a difficult position where they cannot maintain the subdivision to a level of expectation. Some communities had been left with financial burdens that they have no way of accommodating. Road maintenance, sewer and water were cited as examples of where issues have arisen.

Regional Planning Manager Kauer reported she would follow up on whether there is a subdivision and servicing bylaw for Gambier.

Director Hiltz reported on the RCMP's efforts to arrange the stationing of a vehicle on Gambier Island.

**12.5 Anticoagulant Rodenticides – Notice of Motion**

There was discussion of a Notice of Motion from West Vancouver pertaining to the use of anticoagulant rodenticides, and the impact of anticoagulant rodenticides on domestic animals and wildlife.



A resource link was forwarded for information: [www.raptorsarethesolution.org](http://www.raptorsarethesolution.org), that included suggestions on how to control rats without using dangerous rodenticides and chemicals.

**12.6 Ocean Watch Action Committee - Recommendation for Howe Sound Community Forum (HSCF)**

Trustee Stamford discussed a recommendation for Howe Sound Community Forum (HSCF) from Ocean Watch Action Committee, dated October 23, 2020, that encouraged local and regional governments to make motions of support for a presence in a new organization called the Ocean Watch Action Committee, and to support a person attending those meetings.

**GM-2020-058**

**It was MOVED and SECONDED**

by the Gambier Island Local Trust Committee that the Ocean Wise Ocean Watch 2020 Edition and resulting Action Items be received;

And that participation by Gambier Island Local Trust Committee representative Trustee Kate-Louise Stamford in the Ocean Watch Action Committee be supported in order to continue to advance identified recommended actions in the Ocean Wise Howe Sound Ocean Watch 2020 Edition;

And that the Howe Sound Biosphere Region Initiative Society be recommended as host society for the Ocean Watch Action Committee.

**CARRIED**

The leadership of Trustee Stamford as Co-Chair and participation of Chair Fast in the Ocean Watch discussions was acknowledged.

**12.7 Letter to Members of the Legislative Assembly (MLAs) - Nicholas Simons and Jordan Sturdy**

**GM-2020-059**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee send letters of congratulations to re-elected Members of the Legislative Assembly, Nicholas Simons and Jordan Sturdy, under the signature of the Chair.

**CARRIED**

**13. REPORTS**

**13.1 Trust Conservancy Report dated October 10, 2020**

The Trust Conservancy Report dated October 10, 2020 was received.

Trustee Stamford reported that Islands Trust Conservancy (ITC) is looking for a new board member; there is contact information on the website.

There has been internal structural work to accommodate and advance the funding ITC received through the *Species at Risk Act*. ITC is looking at hiring a coordinator for those programs early in the New Year and to have specific programs running soon after that.

The funding has stretched current staff, looking at how to make that work through the ITC mandate.

**13.2 Applications Report dated November 10, 2020**

Received.

**13.3 Trustee and Local Expense Report dated September, 2020**

Received.

**13.4 Adopted Policies and Standing Resolutions**

Received.

**13.5 First Nations Activities**

Trustee Rogers reported that, during an Executive Committee meeting, the Senior Intergovernmental Policy Advisor had informed him that Islands Trust met the previous day with the Squamish Nation regarding working on a co-management agreement for the Sandy Beach Nature Reserve. This would be an opportunity to leverage information education around the indigenous presence in this area, and to begin a dialogue regarding the history and reconciliation for the area.

Trustee Stamford announced she would be bringing this up at the upcoming Islands Trust Conservancy meeting.

**GM-2020-060**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request that Senior Intergovernmental Policy Advisor Wilcox work with the Local Trust Committee to explore education and reconciliation activities in the Gambier Local Trust Area and in particular around the acquisition and management of the Sandy Beach Nature Reserve by the Conservancy.

**CARRIED**

**13.6 Local Trust Committee Webpage – none**

**14. WORK PROGRAM**

**14.1 Top Priorities Report dated November 10, 2020**

Received.

**14.2 Projects List Report dated November 10, 2020**

Received.

**15. INFORMATION ITEMS**

**15.1 Letter dated October 2, 2020 from Islands Trust to The Honourable Claire Trevena and the Honourable Marc Garneau regarding New Brighton Dock, Gambier Island, BC - for information**

**15.2 Letter dated October 14, 2020 from Kevin Richter, Acting Deputy Minister in response to Letter sent October 2, 2020 from Islands Trust regarding New Brighton Dock - for information**

Trustee Stamford explained that these letters were part of an advocacy strategy to bring different levels of government to some kind of solution regarding the New Brighton dock. The trustee received word from the Squamish Nation that they want to dispose of the dock.

Director Hiltz reported SCR D had a preliminary budget session in early November. One proposal was a review of the New Brighton dock on Gambier, scope and funding to be determined. Electoral Areas B, D, E and F are the participating areas. This would go to round two in February.

Trustee Stamford reported Gambier Island Community Association was scheduled to appear as a delegation at the SCR D Planning and Community Development Committee December 10<sup>th</sup> meeting. The New Brighton dock committee has published a petition to the federal government to support funding a coordinated resolution to the long-term ownership of the dock.

**15.3 Coastal Western Hemlock Forests - for information**

**15.4 Map of Potential Privately Managed Forest Land (PMFL) - for information**

Trustee Stamford explained that what the map shows is that the whole of Gambier, except reserves and regional parks, is vulnerable to forestry of different kinds. Much of the island is Crown land.

**16. CLOSED MEETING – none**

**17. UPCOMING MEETINGS**

**17.1 Next Regular Meeting to be held on February 4, 2021**

**18. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:32 pm.

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Sue Ellen Fast, Chair

Certified Correct:

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Diane Corbett, Recorder