



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: November 19, 2015
Location: Gleneagles Community Centre
 6262 Marine Drive, West Vancouver, BC

Members Present: Susan Morrison, Chair
 Kate-Louise Stamford, Local Trustee
 Dan Rogers, Local Trustee

Staff Present: Aleksandra Brzozowski, Island Planner
 Ann Kjerulf, Regional Planning Manager
 Diane Corbett, Recorder

Others Present: Members of the Public – 7

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:39 a.m. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. She introduced trustees and staff in attendance, and thanked members of the public for attending.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 11.5 Riparian Areas Regulation for Thormanby Islands
- 14.3 Late Items of Correspondence Pertaining to Letter to Member of Parliament
- 14.5 Sea-to-Sky Clean Air Society
- 14.6 Gambier Woodlots Community Engagement (if time permits)

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Cindy Wilding enquired about the LNG environmental approval process and whether the proponent's mitigation plans that will be reviewed by the BC Environmental Assessment Office can be reviewed by Islands Trust before being approved and submitted to the public.

Trustees indicated they would follow up on this and invited Ms. Wilding to contact them if she had further comment. This topic would be discussed later in the meeting in item 14.3.

Kent Bodell expressed his concern about the Riparian Areas Regulation (RAR) assessment on his property. He perceived a lack of ability for the public to question their assessment based on fundamental information, such as slope of the land and whether it goes into a fish-bearing stream.

Ms. Wilding recommended that Islands Trust receive input from people who have creeks that may be impacted by the RAR, prior to establishment of the bylaw. She suggested that the Madrone Report not be viewed as the only report, and that a process be put in place by Islands Trust to allow a second QEP opinion for public inquiries about creeks that are questionable, before proceeding with the bylaw.

There was consensus that further discussion would continue within the context of agenda items dealing with the RAR.

4. COMMUNITY INFORMATION MEETING – none

5. PUBLIC HEARING – none

6. MINUTES

6.1 Local Trust Committee Meeting dated October 1, 2015

The following amendment to the minutes was presented for consideration:

- Page 8: Change next meeting date in title of 15.1 to November 19.

By general consent the minutes were adopted as amended.

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, 2015

Received. Discussion ensued regarding an enquiry at Trust Council as to whether Bylaw Enforcement would “process the foreshore enforcement complaints for the foreseeable future until active work begins on draft regulations for priority project #3”.

Bylaw Enforcement Staff responded later during the meeting to confirm that enforcement would move forward.

7.2 Community-to-Community Forum Meeting with Squamish and Tsleil-Waututh Nations

Island Planner Brzozowski remarked that there was no update, and that the intent was to organize a meeting or meetings for January 2016.

8. DELEGATIONS – none

9. CORRESPONDENCE

Trustee Rogers commented on the Correspondence section of the agenda, noting that correspondence is not reflected in the meeting agenda and is not on the web page, and requested further discussion about the process for correspondence. Island Planner Brzozowski explained that correspondence for an application is part of the application package. Further discussion ensued.

GM-2015-050

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee take steps to clarify the practice on correspondence by the next Gambier Island Local Trust Committee meeting, and make that information public.

CARRIED

10. APPLICATIONS AND REFERRALS – none

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Riparian Areas Regulation for Keats Island

11.1.1 Staff Report dated October 29, 2015

Island Planner Brzozowski reviewed the staff report regarding implementation of Riparian Areas Regulation on Keats Island and discussed the changes to the draft bylaw as considered at the October 1, 2015 meeting.

Island Planner Brzozowski was asked to forward a report on the RAR to trustees as soon as possible after attending a meeting with the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) meeting on

November 23, 2015, to discuss RAR. There also was a request for clarification regarding institutions under RAR, and why some are included and some are not.

Points from the discussion included:

- Raised farm beds
- Exemption for farming under the *Farm Practices Protection (Right to Farm) Act*
- Bylaw enforcement by a complaint-based process except in the case of environmental infractions
- Lack of clarity and how to obtain further information
- Concern over hiring an independent QEP
- RAR controlled by the Province, and the QEP is the bottom line
- Discussion about creating a list of exemptions
- Dr. Tom Watson, a Registered Professional Biologist with extensive experience with RAR assessments as a QEP since the Regulation was established, gave his views on the RAR and provided background on RAR assessments. He agreed with the Madrone Report description of stream attributes and urged the LTC to accept the Provincial RAR and let the QEP speak for itself. He remarked that it should be made clear that these assessments are part of the Regulation, and noted an exemption list would be “tough”.
- Request that the bylaw have a provision for a QEP to say what the setback should be, instead of having a standard 30-metre setback

Island Planner Brzozowski indicated she would include the above points in the meeting with FLNRO staff.

GM-2015-051

It was MOVED and SECONDED,

by the Gambier Island Local Trust Committee, that Draft Bylaw No. 130, section 9.1.3 d) be amended by removing the word “immediate”.

CARRIED

GM-2015-052

It was MOVED and SECONDED,

by the Gambier Island Local Trust Committee to amend draft Bylaw No. 130 to add to section 9.1.3 k): “iv. creation of a fire break in accordance with the *Wildfire Act*.”

CARRIED

GM-2015-053

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee accept the letter summarizing the comments of the Qualified Environmental Professional.

CARRIED

GM-2015-054

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give First Reading to Draft Bylaw No. 129 cited as “Keats Island Official Community Plan, Bylaw 77, 2002, Amendment No. 1, 2015” and Draft Bylaw No. 130 cited as “Keats Island Land Use Bylaw, Bylaw 78, 2002, Amendment No. 1, 2015”, as amended.

CARRIED

GM-2015-055

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee refer Proposed Bylaw Nos. 129 and 130 as amended, to the Islands Trust Fund, Islands Trust, Bylaw Enforcement, Ministry of Transportation and Infrastructure, Ministry of Forests, Lands and Natural Resource Operations, Ecosystems Branch, Agricultural Land Commission, Sunshine Coast Regional District, Bowen Island Municipality, Fisheries and Oceans Canada, Squamish Nation, and Tsleil-Waututh Nation, with a cover letter indicating that there may a pre-determined Streamside Protection Enhancement Area attached to the forthcoming bylaw.

CARRIED

11.2 Riparian Areas Regulation for Bowyer and Anvil Islands

11.2.1 Staff Report dated October 26, 2015

The process of the RAR assessment on Anvil, Gambier, Keats and Bowyer was discussed.

Cindy Wilding commented on Champside Creek. She explained she has a water license on that creek where it has a different name than Champside Creek. Her concern was that, when the new *Water Sustainability Act* regulations come into effect in 2016, if this stream is designated as RAR, residents would not be able to access this water as drinking water in low flow situations. She inquired how this was being

addressed. It was recommended that camps and residents needed to come up with other options for drinking water.

Ms. Wilding inquired about a QEP doing an additional assessment on the creek regarding the Streamside Protection and Enhancement Area (SPEA), and what Islands Trust would go with if there were two different conclusions. Island Planner Brzozowski responded that the differing conclusions would go to FLNRO for a final determination.

GM-2015-056

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend the Draft Bylaw Nos. 131 and 132 in advance of First Reading as follows:

- Amend Plan No. 1 to Bylaw No. 131 to remove from the map the second smaller creek on the south west side of Anvil Island;
- Amend Bylaw No. 132, section 9.1.3 d) by removal of the word “immediate”;
- Amend Bylaw No. 132, section 9.1 3 k) by adding a section iv. to read: “creation of a fire break in accordance with the *Wildfire Act*.”

CARRIED

GM-2015-057

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give First Reading to Draft Bylaw No. 131 cited as “Gambier Associated Islands Official Community Plan, Bylaw No. 109, 2010, Amendment No. 1, 2015”, Draft Bylaw No. 132 cited as “Gambier Associated Islands Land Use Bylaw, Bylaw No. 120, 2013, Amendment No. 1, 2015”, and Draft Bylaw No. 133 cited as “Bower and Passage Islands Land Use Bylaw, Bylaw No. 114, 2011, Amendment No. 1, 2015”, as amended.

CARRIED

GM-2015-058

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee refer Proposed Bylaws No. 131, No. 132, and No. 133 to the Islands Trust Fund, Islands Trust, Bylaw Enforcement, Ministry of Transportation and Infrastructure, Ministry of Forests, Lands, and Natural Resource Operations, Ecosystems Branch, Agricultural Land Commission, Sunshine Coast Regional District, Bowen Island Municipality, Fisheries and Oceans Canada, Squamish Nation, and Tsleil-Waututh Nation.

CARRIED

Chair Morrison recessed the meeting at 12:36 p.m. and reconvened the meeting at 12:44 p.m.

11.3 Riparian Areas Regulation for Gambier Island

Island Planner Brzozowski advised that a letter had been sent to all affected property owners within the eleven watersheds, followed up by an email, this past month.

Trustee Stamford received comments from some landowners, including the following:

- Questions about who to speak to at FLNRO about the RAR
- What to do next
- Questions about the methodology
- Questions from Mr. Bodell and Camp Latona regarding their properties which were not mapped as part of the Madrone contract.

Island Planner Brzozowski gave background on the approach to the study, explained the RAR assessment methodology for the eleven identified watersheds, and discussed the process utilized by Islands Trust staff for the mapping.

Discussion ensued including the following points:

- Camp Latona understands that a detailed assessment for three streams on their property would cost \$5,000 - \$7,000.
- The land may be too steep at Camp Latona for it to be RAR applicable.
- It was Mr. Bodell's understanding that there was a mistake in reading the map as it pertained to his property.
- There is a swampy area in a Gambier watershed, and some properties would be completely in the RAR and potentially a SPEA. Staff indicated that QEP reports would address these situations if they arise with recommendations. Island Planner Brzozowski was requested to check on this type of situation.

There was further discussion regarding implementation of development permit areas on watercourses.

Mr. Bodell was asked to follow up with Island Planner Brzozowski with his land survey information so it can be forwarded to mapping staff.

GM-2015-059

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee endorse the revised Project Charter.

CARRIED

11.5 Riparian Areas Regulation for Thormanby Islands

A letter regarding the RAR will be sent to Thormanby Island landowners from both trustees. Discussion ensued.

12. BREAK

Chair Morrison called a recess at 1:25 p.m. and reconvened the meeting at 1:40 p.m.

11.4 Gambier Island Official Community Plan Review

11.4.1 Staff Report dated November 2, 2015

Island Planner Brzozowski outlined the report updating environmental protection information and policies of the Gambier Island OCP.

Discussion ensued with the following points:

- Initial approach in public consultation
- Survey
- Coastal Douglas Fir Conservation Partnership report
- Increasing public understanding of and receptivity to regulations
- Need to hear what is important to Gambier Islanders
- Review of land use designations outside Wilderness Conservation is out of scope
- Policies to promote economic development through planning.

GM-2015-060

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend in scope, a portion of the Gambier Official Community Plan Review Bylaw Amendment Phase Project Charter to combine bullet 6 and 7 to state "land planning policies to promote revitalization of New Brighton area."

CARRIED

GM-2015-061

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee endorse the revised Project Charter.

CARRIED

GM-2015-062

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to review current Official Community Plan policies against technical information gathered in recent years, and to draft proposed policies to protect sensitive ecosystems for Local Trust Committee consideration.

CARRIED

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated November 10, 2015

Received.

13.1.2 Projects List Report dated November 10, 2015

Received.

13.2 Applications Report dated November 10, 2015

Trustee Rogers inquired whether documents were received for signature regarding District Lot 696. Staff advised there were some technical problems and that the LTC would be looking at this in January.

13.3 Trustee and Local Expense Report dated October 2015

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

The trustee newsletter was posted last month.

13.6 Chair's Report

Chair Morrison reported on the following:

- There was a stakeholder meeting on Denman Island with shellfish growers. Other attendees included:
 - Ministry of Transportation and Infrastructure
 - FLNRO
 - Department of Fisheries and Oceans
 - Two shellfish growers
- Met with Minister Fassbender
- Trust Fund Board will meet this week
- Financial Planning Committee meeting was held November 18
- Chair Morrison will attend a Relocation Committee meeting soon

13.7 Trustee Reports

Trustee Rogers reported on the following:

- The Howe Sound Forum was well attended in Squamish, where he spoke with Chief Ian Campbell a few times.
- The main message coming out of that meeting was that there are an enormous number of development proposals for Howe Sound that are not only industrial, but residential and commercial development that will impact land regionally.
- There is no body looking at how to manage growth and resources in the Howe Sound corridor. There are proposals for tens of thousands of people to come to the area and no management oversight.

Trustee Stamford reported on the following:

- Concurred with Trustee Rogers' summary of the Howe Sound Forum discussion. She noted that there is also now the potential for a "fixed link" in the Howe Sound.
- She encouraged the LTC to keep pushing for a comprehensive management plan for the Howe Sound Corridor. The Cumulative Effects Assessment Framework is a small fraction of what needs to be done in this area.

GM-2015-063

It was MOVED and SECONDED,

by the Gambier Island Local Trust Committee, that the Executive Committee be requested to correspond with the provincial and federal governments expressing concern about the lack of a comprehensive management strategy for the Howe Sound Corridor.

CARRIED

13.8 Electoral Area Director's Report – none

13.9 Trust Fund Board Report dated October, 2015

Received.

14. NEW BUSINESS

14.1 2016 Local Trust Committee Meeting Dates

14.1.1 Memorandum dated November 2, 2015

A list of possible dates for the 2016 Gambier Island Local Trust Committee business meetings was considered.

Discussion ensued. It was agreed to change July 21 to July 28 due to a scheduling conflict.

Trustee Stamford requested that there be flexibility in terms of the length of the meetings.

GM-2015-064

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee schedule its 2016 regular business meetings beginning at 10:30 AM on the following dates:

- Thursday, January 21, 2016
- Thursday, March 17, 2016
- Thursday, May 19, 2016
- Thursday, July 28, 2016
- Thursday, September 22, 2016
- Thursday, November 17, 2016.

CARRIED

14.2 Meeting with Metro Vancouver Planning Staff and Electoral Area "A" Director

The local trustee meeting with Metro Vancouver planning staff and the Electoral Area A Director is scheduled for November 20, 2015 from 9:30 to 11:30 a.m.

14.3 Letter to Member of Parliament, Pamela Goldsmith-Jones

Trustee Rogers commented on a letter dated November 9, 2015, which he read aloud, from Bowen Island Council to Member of Parliament Pamela Goldsmith-Jones regarding the Woodfibre LNG project, requesting a delay in the decision on the Environmental Assessment Certificate for the project until there has been time for the government to review the Assessment. Discussion ensued.

GM-2015-065

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request Executive to correspond with Member of Parliament Pamela Goldsmith-Jones and the Honourable Minister of Environment and Climate Change Catherine McKenna requesting a delay in the Federal Ministry of Environment and Climate Change decision on the Environmental Assessment Certificate for the Woodfibre LNG project until the new government has had time to review the Assessment.

CARRIED

14.4 Coastal Douglas-Fir Conservation Strategy

14.4.1 Briefing Report - November 10, 2015

Received.

GM-2015-066

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee write to the Coastal Douglas Fir Conservation Strategy Partnership volunteering the Gambier Island Official Community Plan review process to be part of the Coastal Douglas Fir Conservation Strategy Partnership test case.

CARRIED

14.5 Sea-to-Sky Clean Air Society

Trustee Rogers referred to correspondence from Sea-to-Sky Clean Air Society requesting membership. Chair Morrison explained that the Executive Committee

had received the request and would respond saying there would be no membership application, due to the request to pay for membership. This could not be done at the Local Trust Committee level.

- 14.6 Gambier Woodlots Community Engagement** – Not discussed due to time constraints.

15. UPCOMING MEETING

- 15.1 Next Regular Meeting Tentatively Scheduled for Thursday, January 21, 2016 at 10:30 a.m.,** location to be announced.

16. TOWN HALL – none

Trustee Rogers requested that the LTC address Ms. Wilding's question regarding an Islands Trust review of the Woodfibre LNG mitigation plans prior to public submission.

17. CLOSED MEETING

- 17.1 Motion to Close the Meeting**

GM-2015-067

It was MOVED and SECONDED,

by the Gambier Island Local Trust Committee, that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90 (1)(d) for the purpose of adoption of In-Camera Meeting Minutes dated February 12, 2015 and that the recorder and staff attend the meeting.

CARRIED

The meeting was closed to the public at 2:29 pm

- 17.2 Recall to Order**

The meeting was reopened to the public at 2:31 p.m.

17.3 Rise and Report – none

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:31 p.m.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder