



Gambier Island Local Trust Committee Minutes of a Regular Meeting

Date of Meeting: July 10, 2014
Location: Gambier Island Community Centre
 Andy's Bay Road, Gambier Island, BC

Members Present: David Graham, Chair
 Jan Hagedorn, Local Trustee
 Kate-Louise Stamford, Local Trustee

Staff Present: Sonja Zupanec, Island Planner
 Aleksandra Brzozowski, Island Planner
 Diane Corbett, Recorder

Media and Others Present: Eoin Finn, Bowyer Island, Howe Sound
 Ruth Simons, Future of Howe Sound Society
 Peter Scholefield, Gambier Island Conservancy
 14 members of the public – a.m.
 6 members of the public – p.m.

1. CALL TO ORDER

Chair Graham called the meeting to order at 10:55 am and introduced trustees and staff in attendance.

Chair Graham noted that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 19.1 Community to Community Forum discussion
- 19.2 *Annapolis* update

By general consent the Agenda was approved, as amended.

3. QUESTIONS AND ANSWERS FOR PROPOSED BYLAW NO. 126, CITED AS “GAMBIER ISLAND LAND USE BYLAW 86, 2004, AMENDMENT NO. 2, 2014”

The proposed bylaw would amend the Gambier Island Land Use Bylaw to require a Statutory Right of Way with the Strata, Sunshine Coast Regional District (SCRD) and

Gambier Island Local Trust Committee (LTC) over land for park use in lieu of dedication of specified parkland to the SCRD. No Official Community Plan amendments would be required.

Planner Zupanec explained that the public hearing would be an opportunity for trustees to hear peoples' opinions on the proposed bylaw. The public hearing binder was available for review on the table at the front of the room.

Planner Zupanec provided background information on the proposed bylaw and inquired if the public had any questions.

Michelle Hall-McCaffrey of Sea Ranch wondered, once the right of way is in place for the park area, if the trail comes under someone else's jurisdiction.

Planner Zupanec explained that the land would still be owned by the Strata. The bylaw gives a legal right of way for use of the parkland, and Gambier Island Local Trust Committee and Sunshine Coast Regional District to maintain and manage that. Planner Zupanec recommended, if there are already parks objectives in the Sea Ranch strata documents, that the Strata communicate with the SCRD and Gambier Island LTC so there is an opportunity for collaboration and if there is a need for early consultation.

Planner Zupanec reviewed the bylaw process and next steps. It is anticipated that final reading would happen in the fall. She asked if there were any questions.

There were no further questions from the public or trustees.

4. RECESS FOR PUBLIC HEARING FOR PROPOSED BYLAW NO. 126

Chair Graham recessed the meeting for the public hearing for proposed Bylaw No. 126 at 11:13 am.

5. RECONVENE

Chair Graham reconvened the meeting at 11:27 am.

For the convenience of the public, Item 17 was discussed upon recommencement of the business meeting, as follows.

17. **BYLAWS**

17.1 **Proposed Bylaw No. 126, cited as “Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2014”**

The proposed bylaw would amend the Gambier Island Land Use Bylaw to require a Statutory Right of Way with the Strata, Sunshine Coast Regional District (SCRD) and Gambier Local Trust Committee over land for Park use in lieu of dedication of specified parkland to the SCRD.

Planner Zupanec noted there was no staff report, and distributed a paper copy of late submissions on the proposed bylaw.

Regarding the Agricultural Land Commission referral comment on the proposed bylaw, Planner Zupanec indicated that this should be considered by the LTC and would be clarified by staff prior to final adoption.

Planner Zupanec noted the LTC had received information from the Islands Trust Fund to consider a conservation covenant for 3.8 hectares of parkland. She pointed out that the applicant responded that this would be a barrier for this application. Planner Zupanec considered that it was not necessarily appropriate or imperative at this time to have a conservation covenant as a condition for adoption.

Trustee Stamford commented that, given the goals and history of Sea Ranch, she did not see a conservation covenant as a burning issue at this time, and perhaps this could be looked at in the future if it were to arise again.

Trustee Hagedorn commented on her observations at Sea Ranch of the restoration of the eelgrass and the stewardship of the land.

GM-2014-039

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give second reading to proposed Bylaw No. 126, cited as “Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2014”.

CARRIED

GM-2014-040

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give third reading to proposed Bylaw No. 126, cited as “Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2014”.

CARRIED

GM-2014-041

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee forward the proposed Bylaw No. 126, cited as “Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2014” to the Executive Committee for consideration.

CARRIED

Planner Zupanec advised the trustees they would no longer receive further information on the proposed bylaw. Any new information should be re-directed to planning staff who could vet it for trustees.

Trustee Stamford extended thanks to Planner Zupanec and to Sea Ranch.

By general consent, the meeting recessed at 11:38 am.

Chair Graham reconvened the meeting and moved into closed meeting at 11:47 am.

6. CLOSED MEETING

The Gambier Island Local Trust committee closed the next part of the July 10, 2014 business meeting to discuss matters pursuant to Section 90(1)(d) of the *Community Charter* to consider adoption of closed meeting minutes and 90(1)(f) and (i) of the *Community Charter* to consider a Bylaw Enforcement update and to receive advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and that Staff be invited to attend this meeting.

7. RECALL TO ORDER

The Gambier Island Local Trust Committee re-opened the meeting to the public at 12:09 pm. subject to Section 89 of the *Community Charter*.

8. MINUTES

8.1 Gambier Island Local Trust Committee Meeting Minutes dated May 22, 2014

The following amendments to the minutes were presented for consideration:

- page 4, second paragraph after bulleted list: delete “which he had done”
- page 4, item 8: delete “Keats and”
- page 5, resolution GM-2014-030: replace “Stanford” with “Stamford”

By general consent the minutes were adopted as amended.

8.2 Section 26 Resolutions Without Meeting

By general consent, the Section 26 Resolutions Without Meeting logs dated July 2, 2014 and July 9, 2014 were received.

8.3 Gambier Island Advisory Planning Commission Minutes – none**9. BUSINESS ARISING FROM MINUTES****9.1 Follow-up Action List dated July 2, 2014**

Planner Brzozowski provided an update on the Follow-Up Action List dated July 2, 2014.

10. CHAIR'S REPORT – none**11. TRUSTEES' REPORT**

Trustee Stamford reported on recent activities:

- On May 27, Trustee Hagedorn and Trustee Stamford met with Chief Bill Williams at the Squamish Mosquito Creek office to discuss Local Trust Area issues specifically the woodlots and how the Squamish Nation's interests fit with local concerns. Chief Williams outlined the process of First Nation referrals with woodlot leases. He noted that the Squamish Nation would be primarily interested in archeological sites when any management plan was referred to them.
- On May 30 Trustee Stamford attended a meeting that Forestry, Lands and Natural Resource Operations (FLNRO) put on for specific "interested parties" around the woodlot issue on Gambier Island. Although no one from Islands Trust was invited, it was determined that Local Trust presence was important given the planning implications of what happens in Gambier's Wilderness Conservation Zone, so Trustee Stamford attended. At the meeting, there was discussion around the difference between public consultation and informing the public and several attendees said that the meeting was not a public consultation meeting as the Gambier Island Conservancy and various children's camps were not represented, nor were any records being kept. Trustee Stamford was encouraged to note that it was indicated at the meeting that there may be an opportunity to move the boundaries of the new woodlots.
- Jun 17-19 – Attended Trust Council Meeting on Saturna Island.
- July 3 – SCR/Islands Trust Protocol meeting – SCR Staff and Area Directors met with the LTC and Northern Islands Trust staff. There were discussions around jurisdictional issues and the provincial government's proposed Cumulative Effects Framework for the Howe Sound area as everyone agreed

there was an unprecedented array of industrial projects being proposed in the region.

- Trustee Stamford also participated in follow-up interviews with Bowen Undercurrent and Mountain FM about issues on Gambier Island.

Trustee Hagedorn noted that the proposed Woodfibre LNG project is requesting public comments by July 27, 2014.

Trustee Hagedorn attended the Town Hall on Keats organized by SCRD West Howe Sound Director Lee Turnbull. Director Turnbull will not be running next term.

At Trust Council on Saturna Island, Trustee Stamford and Trustee Hagedorn each brought forward motions that were accepted regarding the environmental assessment process on the proposed LNG project and regarding protocol agreements with the Ministry of Forests, Lands, and Natural Resource Operations.

At the SCRD/Islands Trust Protocol meeting, there was discussion about Gambier trails and woodlots, docks costs and repairs, Squamish Nation, BURNCO, and the proposed Woodfibre LNG project. Trustee Hagedorn noted the SCRD was very happy with the waste clean up that is happening on the islands.

12. DELEGATIONS

12.1 Eoin Finn regarding LNG Tanker Traffic through Georgia Strait

Eoin Finn, a 30-year resident of Bowyer Island, gave a presentation about his and others' concerns regarding the proposed Woodfibre LNG project to ship liquefied natural gas from Squamish through Howe Sound and Georgia Strait. He remarked how the transiting of tankers affects every community in Howe Sound.

Mr. Finn reminded the trustees about a Union of BC Municipalities resolution in 2008 "that UBCM urge the federal government to ban the passage of LNG tankers in the waters of the Malaspina, Georgia, Juan de Fuca and Haro Straits, and Boundary Pass".

Mr. Finn noted how the proposed LNG operations and shipping would happen close to a population centre, within a narrow waterway and an existing residential and recreational base. Mr. Finn commented on transportation issues for a tanker in Howe Sound.

The public has until July 27, 2014 to respond during this consultation phase of the application.

Trustee Hagedorn noted the proponent has to show an alternate route and wondered if there was more information available. She expressed concern about the depth/shalowness of the water along the transportation route.

Mr. Finn responded that the paucity of information from the BC government and proponent had been one of the concerns raised.

12.2 Ruth Simons, Future of Howe Sound Society, regarding the process of Value Components for Cumulative Effects Assessments

Ruth Simons, Executive Director for the Future of Howe Sound Society, addressed the LTC regarding comprehensive land and marine planning for Howe Sound, and information from the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO) on its next steps in the Cumulative Effects Assessment.

Ms. Simons highlighted the commitment of the Society to the conservation and stewardship of Howe Sound for current and future generations. She outlined the Society's purpose/objectives, background developments and activities over the past year.

Ms. Simons noted that a FLNRO representative had indicated the next steps pertaining to the Cumulative Effects Assessment would be a presentation from the Province outlining the results of a scoping exercise it will have undertaken involving key stakeholders. These results will be presented at the next Howe Sound Community Forum to be held in October, a delay from September 12, 2014.

Ms. Simons referred to the Howe Sound Community Forum Principles for Cooperation, which the LTC had signed, and its reference to the value in transcending jurisdictions to work collaboratively.

In light of local elections coming up, Ms. Simons asked that the LTC start considering the following:

1. ensure the knowledge of the work of the Howe Sound Community Forum and Principles for Cooperation are included in the succession plans for Board members and Trustees;
2. a budget is allocated for participating in future forums and playing a role as host community;
3. a budget is allocated for meaningful contribution for planning for Howe Sound.
4. to advocate and negotiate with the Province to remove the threat of natural resource development that contradicts the economic, social, and environmental values expressed through the Official Community Plan.

Trustees expressed support for the Howe Sound Community Forum and suggested Ms. Simons make a presentation to Trust Council at its September meeting to be held on Keats & Gambier.

12.3 Peter Scholefield, Gambier Island Conservancy, regarding the Gambier Island Woodlots

Peter Scholefield, president of the Gambier Island Conservancy, thanked the LTC for the support received in the group's endeavors opposing the woodlots. Mr. Scholefield distributed and discussed background information on this work.

As a result of taking the lead in this opposition, the Conservancy discovered there is opposition to the woodlots on the island and concern about this plan. A main objective of the Conservancy regarding the woodlots is to address the need for proper consultation on this issue.

At the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO)'s May 30, 2014 meeting on the woodlots, the LTC, the Gambier Island Conservancy and the Burrard Yacht Club were not invited. The Conservancy does not consider that meeting being adequate consultation. On June 24, 2014 FLNRO Assistant Deputy Minister Craig Sutherland announced that consultation would be offered after the successful bidders were selected.

The Conservancy responded by taking legal action to draft up a judicial review. The Province then indicated they would delay and arranged a public meeting for July 24, 2014 at a location in West Vancouver. Mr. Scholefield has emailed Assistant Deputy Minister Sutherland saying this is not a convenient location and suggested a meeting at a different time and location.

The Conservancy has established a Gambier Crown Land Management Planning Advisory Group that identified groups involved in activities in Howe Sound, and the Advisory Group is in the process of identifying contacts regarding land management issues on Gambier Island.

The Conservancy's intention is to improve and expand the trail network, to demonstrate to the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO) and others that this area of Gambier as a source of economic input would be better left for recreation.

Mr. Scholefield concluded that the process is flawed, does not include the community, and needs to be reviewed.

13. TOWN HALL SESSION

Kathy McTaggart, West Bay, Gambier Island, director of Gambier Island Conservancy, pointed out that, regarding Item 15.3 in the proposed Woodfibre LNG project document, the proponent had concentrated on the non-Sunshine Coast portion of the Sound and did not refer to the Howe Sound Landscape Unit, which contains Gambier Island. The Gambier Island woodlots had not been included in the proponent's long list of projects being reviewed for cumulative effects.

Ms. McTaggart urged the LTC to ask for a response to the issue of the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO) coordinating meetings that are inaccessible to Gambier and Sunshine Coast residents who are directly part of and

involved in the consultation, and to write a letter of support for Mr. Scholefield's request that the July 24, 2014 meeting be rescheduled.

Ms. McTaggart also thought it would be useful for Islands Trust to recommend to FLNRO that, in a debated issue like the woodlots, it would be useful to move to consultation and discussion, even to joint collaborative action in designing activities and policies. She observed that FLNRO was not following its own guidelines on consultation to encourage participation for remote areas.

Dan Rogers, Keats Island, supported Ruth Simon's recommendation that Islands Trust include participation in planning for Howe Sound as part of its planning process, and noted that local communities have to put resources behind this. Mr. Rogers encouraged Islands Trust to take a leadership role.

Graeme Wickham, Gambier Island, inquired about the assumption of the maintenance of the New Brighton dock by the Squamish Nation.

Trustee Stamford explained the Squamish Nation had been given \$750,000 from the Federal government to maintain the dock. As to how the dock would be funded after this initial funding has been spent, Trustee Stamford did not have further information.

Ruth Simons remarked how all of the Howe Sound Islands are stakeholders in the proposed Woodfibre Howe Sound LNG project. The Future of Howe Sound Society was encouraging local governments to stress to the Province that there need to be answers regarding safety and the siting of this project. A meeting on the topic of Coal Transfer and Tanker Safety was tentatively scheduled for July 24, 2014 with the federal Minister of Transport that would include Ms. Simons and two others.

Peter Scholefield brought attention to some positive conservation initiatives of the Conservancy, a proposal to establish another major reserve on Gambier Island with a sponsored Crown grant, as well as other work with FLNRO to establish trails on Gambier Island.

Trustee Stamford pointed out that there is a strong move to have an addition to a park in Halkett Bay where there is a glass sponge reef. Trustee Hagedorn remarked that BC is the only place on the planet where glass sponge reefs are found.

Mr. Finn pointed out that glass sponge is susceptible to siltation, such as would be the case if the proposed BURNCO operations were approved.

Chair Graham recessed the meeting at 1:58 pm.

Chair Graham reconvened the meeting at 2:08 pm.

14. CORRESPONDENCE – none

15. LOCAL TRUST COMMITTEE PROJECTS

15.1 Foreshore Protection and Outreach

Discussion ensued on possibilities for the provision of foreshore development education prior to the end of this term. There was consensus that contractors in the Gambier Trust Area would be an appropriate target audience for a workshop, especially contractors engaged with people losing their foreshore. Planner Brzozowski planned to develop a letter or poster and trustees will identify contractor champions.

15.2 Implementation of Official Community Plan Policies

15.2.1 Community Woodlots on Gambier Island

15.2.2 Environmental Assessment Processes for Howe Sound Application

Trustees discussed their current priorities in the implementation of Official Community Plan policies.

GM-2014-042

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to write a letter in response to the public information meeting announcement dated July 9, 2014 from Craig Sutherland, Deputy Minister of Tenures, Ministry of Forestry, Lands, and Natural Resource Operations, requesting that an alternate time and location be considered, to better reflect the needs of people living on Gambier Island, and that consideration of different models of consultation be added into their public information process.

CARRIED

GM-2014-043

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee write a letter to the Premier and associated ministers regarding the higher level values that Wilderness Conservation zoned lands represent to Howe Sound and BC as a whole, with copies to the appropriate people.

CARRIED

GM-2014-044

It was MOVED and SECONDED,

That the Gambier Island Local Trust Committee request the Executive Committee consider the Chair's attendance, or alternative Executive Committee representative, at an upcoming transport meeting with MP John Weston and Executive Director of Future of Howe Sound Society Ruth Simons in regards to Howe Sound LNG project, possibly as soon as July 24, 2014.

CARRIED

GM-2014-045

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee requests staff to bring a progress report and Local Trust Committee role around the several advocacy topics for Howe Sound to the next meeting.

CARRIED

GM-2014-046

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee move number 1 activity from the Follow-up Action Report titled "Site specific water zones" and move it to the Gambier Island Comprehensive Planning Project on the Projects List.

CARRIED

15.3 Environmental Assessment for Proposed Liquid Natural Gas Project (Woodfibre)

15.3.1 Cumulative Effects for Woodfibre LNG

15.3.2 RFD Chair letter re: Woodfibre LNG Environmental Assessment

Planner Brzozowski reviewed the staff report dated July 2, 2014 regarding an update on the Woodfibre Liquefied Natural Gas project.

16. APPLICATIONS AND PERMITS – none

17. BYLAWS – See following item 5.

18. REPORTS

18.1 Work Program Reports

13.1.1 Top Priorities Report and Project List dated July 2, 2014

Received for information.

18.2 Applications Log

18.2.1 Report dated July 2, 2014

Received.

18.3 Trustee and Local Expenses

18.3.1 Expenses posted to end of May 2014

Received.

19. NEW BUSINESS

19.1 Community to Community Forum Discussion

The LTC was invited to attend the Friday, July 25, 2014 Community to Community Forum at the Sechelt Nation's long house in Sechelt. Islands Trust staff will be in attendance and Local Trustees intend to attend.

19.2 Annapolis Update

Discussion ensued on the current status of the *HM Annapolis*.

19.3 Questions Regarding Invitation to Squamish Nation

Trustee Stamford inquired about protocols related to extending an invitation to the Squamish Nation Chief and Council to come to Gambier Island to meet informally with the LTC and Gambier Community Association.

Planner Brzozowski indicated she would bring back further information on protocols upon consulting with Squamish Nation staff.

20. ISLANDS TRUST WEBSITE

20.1 Gambier Web Pages – none

21. NEXT MEETING

Thursday, September 18, 2014 at 10:30 a.m. at Keats Camp Pilot House, Keats Island, BC.

22. ADJOURNMENT

By general consent the Gambier Island Local Trust Committee meeting was adjourned at 3:25 pm.

David Graham, Chair

CERTIFIED CORRECT:

Diane Corbett, Recorder