



## **Gambier Island Local Trust Committee Minutes of Regular Meeting**

<b>Date:</b>	<b>April 27, 2017</b>
<b>Location:</b>	<b>John Braithwaite Community Centre 145 West 1st Street North Vancouver, BC</b>
<b>Members Present</b>	<b>Laura Busheikin, Chair Dan Rogers, Local Trustee Kate-Louise Stamford, Local Trustee</b>
<b>Staff Present</b>	<b>Ann Kjerulf, Regional Planning Manager Kate Emmings, Ecosystem Protection Specialist, Islands Trust Fund Fiona MacRaild, Islands Trust Senior Intergovernmental Policy Advisor, Marine and First Nations Sonja Zupanec, Island Planner (via telephone, 11:03-11:50 a.m.) Diane Corbett, Recorder</b>
<b>Others Present</b>	<b>Nina Morrell, Contractor, Coastal Douglas-fir Conservation Partnership Members of the Public – 8</b>

### **1. CALL TO ORDER**

Chair Busheikin called the meeting to order at 10:45 a.m. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations. She introduced trustees and staff in attendance.

### **2. APPROVAL OF AGENDA**

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

### **3. TOWN HALL AND QUESTIONS**

Chair Busheikin surveyed members of the public who were interested in speaking, and directed that they could comment during discussion of their agenda item of interest.

### **4. COMMUNITY INFORMATION MEETING – None**

### **5. PUBLIC HEARING – None**

### **6. MINUTES**

**6.1 Local Trust Committee Meeting dated February 2, 2017**

**By general consent** the Local Trust Committee meeting minutes of February 2, 2017 were adopted.

**6.2 Local Trust Committee Special Meeting dated February 2, 2017**

The following amendments to the minutes were presented for consideration:

- Page 4, bullet 2, line 3: Change “woman” to “resident”.

**By general consent** the minutes were adopted as amended.

Trustee Stamford requested that the Special Meeting minutes be posted separately to the website.

**6.3 Section 26 Resolutions-Without-Meeting Report dated April 20, 2017**

Received.

**6.4 Advisory Planning Commission Minutes dated March 13, 2017**

The draft Gambier Island Advisory Planning Commission minutes of March 13, 2017 were received for information.

**7. BUSINESS ARISING FROM MINUTES**

**7.1 Follow-up Action List dated April 20, 2017**

The Regional Planning Manager reviewed the Follow-up Action List.

**8. DELEGATIONS – None**

**9. CORRESPONDENCE – None**

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

**10. APPLICATIONS AND REFERRALS**

**10.1 GM-DVP-2017.1 (Celaram Consulting Inc. [Scott Waldrum] and Murdlaw Holdings Ltd. [Alexander Waldrum])**

Scott Waldrum, applicant, outlined the request for a variance of the Gambier Island Land Use Bylaw No. 86, 2004 regulation 5.1(9)(a) to reduce the rear lot line setback from a minimum of 7.5 metres to a minimum of 2.0 metres, for the construction of a new single family dwelling on a Strata Lot property in Douglas Bay on Gambier Island.

The Regional Planning Manager reviewed the staff report dated April 27, 2017.

The applicant responded to trustee questions regarding site topography and neighbours.

**GM-2017-012**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee approve issuance of Development Variance Permit GM-DVP-2017.1 with the following variance to Gambier Island Land Use Bylaw No. 86, 2004:

- a. To reduce the rear lot line setback from 7.5 m to 2.0 m to permit construction of a new single family dwelling.

**CARRIED**

**10.2 GM-RZ-2004.1 (District Lot 696, Keats Island)**

Island Planner Zupanec reviewed the staff report dated April 13, 2017, with an update to the Local Trust Committee (LTC) on the status and next steps of application GM-RZ-2004.1 (Convention of Baptist Churches). Staff will prepare a comprehensive report for the May 25, 2017 LTC meeting to recommend a community consultation process to be aligned with the legislative process for the proposed bylaws, as well as identify any outstanding issues and bylaw amendments the LTC should consider.

Discussion ensued. Points included:

- Concern of a trustee about the Sunshine Coast Regional District (SCRD) request to delete “outdoor recreation use is not permitted” as pertaining to the park. it was noted that the concern of the Camp and residents is that it not become a destination park.
- Need for further analysis on how the SCRCD defines recreation. There will be further analysis in the May report.
- Regarding a process to address waterfront issues, staff hoped to identify this in the May report.
- Community consultation meetings – The proponent sponsored two public consultations during the summer of 2016 and submitted a summary of the events to Islands Trust. There also will be community information meeting(s) conducted by Islands Trust as part of the bylaw process.
- Concern was expressed by the applicant’s agent regarding the need for further public consultation, in light of previous efforts in spring and summer of 2016 to develop a communications strategy and consult with the public; also noted concern that the SCRCD would not commit to taking Triangle Park. Advocated moving to second reading and public hearing. Perceived that the consultation process was being restarted.
- The Island Planner clarified that her role was to maintain the integrity of the legislative review process, and ensure questions are answered well in advance of a public hearing. The consultation strategy used to date is valid and has served an important purpose in preparation of the bylaws. At this point of the bylaw process there is new information; any information that the LTC considers must be available to all interested parties. Islands Trust would

not be waiting for the public hearing for the public to access the information. There is critical information that the LTC needs to have; referral responses are critical to convey in a way that is transparent and helpful. Need to hear from Ministry of Transportation and Infrastructure (MoTI) and a hydrogeological assessment. The community needs a chance to review new information if moving forward to ensure transparency.

- A trustee clarified that the proponent's communications plan was not officially adopted by the LTC in July 2016, when it was put before the LTC and was received for information. The application document was not available when the public information meetings were being held in August 2016. The application was first received by the LTC in October 2016.

Comments on the DL 696 application process:

- As part of the rezoning process in 2007, some lots were overdeveloped, some had nonconforming structures; some do not meet the Land Use Contract in terms of setback, so a lot of variances were needed. There have been changes since 2007. There are considerations of water, wastewater, access and public amenities. There has to be certainty of legality. The development variance permit piece needs updated information.
- DL 696 occupies a large portion of Keats Island and contains a large portion of the population; this development involves signing off on a process that will affect future generations. This public process is for helping people to understand what is proposed and how it will affect them, and to give informed input to the Trust Committee. Information is needed to make an informed decision. Encouraged the LTC to get the process done right and well.

Comments were made on the overall project comments on DL 696:

- There were 110 lots in the Camp by the 1950's, when 60-80 houses were there.
- 1978: adoption of Bylaw 4, and Bylaw Nos. 77 and 78 controlling land use.
- This is the third rezoning for this property. The process stopped when the subdivision could have happened.
  - 2005: Bylaw Nos. 89 and 90 got to second reading.
  - 2008: Bylaw Nos. 99 and 100 got to fourth reading.
- In the current OCP, it says that there is an existing condition out there, and we support its current configuration.
- There have been some changes but most are still reflected in bylaws that are there now.
- The applicant has conducted many professional studies for the rezoning applications; they indicate "suitable for intended use". This is the normal measure.
- The rezoning process does not create permission for 110 units. That already exists in the zoning. The rezoning is clarifying boundaries.

### **10.3 SCRD Gambier Island Southwest Peninsula Trails Task Force Update**

The Regional Planning Manager announced that Islands Trust had received notification from the SCRD advising them that the SCRD had initiated a SCRD Gambier Island Southwest Peninsula Trails Task Force of six or seven

community volunteers, formed to develop a plan for trails. The process will run through October 2017.

Trustee Stamford noted the Task Force has quite specific Terms of Reference, and there may be opportunities that emerge out of this work. She also reported that she had been asked to sit on this committee as an alternate for SCRD Area F Director Winn, and that she wanted to ensure that this was acceptable to all parties.

No objections were raised regarding the trustee accepting the role as a possible alternate for Director Winn on this committee.

## 11. BREAK

**By general consent**, the Local Trust Committee amended the agenda as follows:

- Switch the order of 12.1 and 12.2.

Chair Busheikin recessed the meeting at 12:02 p.m., and reconvened the meeting at 12:20 p.m.

## 12. LOCAL TRUST COMMITTEE PROJECTS

### 12.2 Bowyer Island: Orchid Creek RAR Assessment

The Regional Planning Manager gave a summary of the staff report dated April 27, 2017 on the Bowyer Island Orchid Creek RAR (Riparian Areas Regulation) Assessment.

Chair Busheikin invited Brian Clark, a Professional Biologist representing Kildaire Estates, Bowyer Island, to comment as follows:

He expressed that both of the Qualified Environmental Professional (QEP) reports indicated a 15% gradient, which presents a barrier to fish movement. He recommended that the Local Trust Committee move forward with the second QEP report, which determined that Orchid Creek is not RAR applicable, as there was more extensive information gathered in that study than in the first report. He described how roads, docks, recreation and the water supply are located in the stream setback area at Kildaire Estates. There are no plans for further development or roads. He proposed that RAR is the wrong tool to use to protect Orchid Creek and recommended that agencies should use the proper tools.

The Regional Planning Manager indicated that, left with two opposing points of view in the reports, the LTC was not in a position to overturn the original RAR assessment. Staff proposed the LTC could take an alternative approach of looking at other values of Orchid Creek and proceed with a general development permit area (DPA) for streamside protection.

Discussion included the following:

- Reflection on the process to date for Orchid Creek;

- Looking at other values for protection, as suggested in the second QEP report, such as water in the stream or wetland protection;
- Consideration of process and language to create a DPA;
- Example of Gambier Island DPA for protection of watercourses;
- Do not want a DPA to negatively impact the community;
- Mapping available through Madrone Report and Islands Trust ecosystem mapping.

**GM-2017-013****It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee request staff to draft a bylaw to amend the Gambier Associated Islands Official Community Plan, 2009 to designate a development permit area for Orchid Creek on Bowyer Island.

**CARRIED****12.1 Gambier Island OCP****12.1.1 Coastal Douglas-fir Conservation Partnership Mapping**

Ecological mapping was presented by Ecosystem Protection Specialist, Kate Emmings and Coastal Douglas-fir Conservation Partnership contractor, Nina Morrell. The presentation outlined what the Coastal Douglas-fir Conservation Partnership is, its interaction with local governments, and mapping projects being worked on – with the intent to show how the mapping is useful, to seek input from the Gambier Island LTC to help refine the mapping, and to look at how it could work to serve the Gambier LTC. The Coastal Douglas-fir Conservation Partnership will work with the Gambier Island Planner to provide options for integration into the Gambier Island OCP.

Trustees offered comment. There was consensus that discussion on the mapping be continued at a future meeting with the assistance of a planner, and that the mapping tool be shared by staff with the Squamish Nation.

**12.1.2 Further Recommendations to APC**

Trustee Stamford reported on her attendance at two Gambier Island Advisory Planning Commission (APC) meetings where members considered policies regarding liveability and economic development on Gambier and gave recommendations for OCP changes as well as questions for a second survey of Gambier residents.

Trustees agreed that a further referral to the APC be deferred until a new planner is hired who could focus on the OCP process.

Ms. Morrell left the meeting at 2:20 p.m.

**By general consent**, the Local Trust Committee amended the agenda as follows:

- Move 14.1 and 14.2 to before 12.3.

#### **14.1 Regional Conservation Plan Update**

The staff report on the Regional Conservation Plan Update (the Plan) was received for information. The Plan looks at the natural landscape of the Islands Trust Area and ways to maintain biological diversity. The Ecosystem Protection Specialist reported that a survey would be going out to trustees inquiring about conservation issues in their region, and that the Plan would be referred to Local Trust Committees for comment.

#### **14.2 "Shared Narrative of Place" with Fiona MacRaid, Senior Intergovernmental Policy Advisor, Marine and First Nations Issues**

Senior Intergovernmental Policy Advisor, Fiona MacRaid responded to comments and questions from trustees regarding the staff report dated April 27, 2017 on developing a shared narrative of Gambier Island with local First Nations.

It was determined through discussion that amendments were needed on the proposed Shared Narrative of Place Project Charter. It was agreed that the Senior Intergovernmental Policy Advisory should come back to the LTC with a revised report after interviews with the Local Trustees, and include place names to bring forward and a draft introductory section for the Gambier OCP.

**By general consent**, it was agreed that a recommendation on this item would be made by Resolution-Without-Meeting.

Ms. Lemmings and Ms. MacRaid left the meeting at 2:35 p.m.

**By general consent** the Local Trust Committee amended the agenda as follows:

- Move 14.3 and 14.4 to before 12.3.

#### **14.3 National Park Feasibility Study for Gambier Island**

Trustee Stamford reported there was a request for support by the David Suzuki Foundation via the Howe Sound Community Forum to conduct a feasibility study for a national park on Gambier Island. Discussion ensued.

It was noted by a member of the Future of Howe Sound Society that on March 31, 2017, the David Suzuki Foundation and Squamish Nation signed an agreement entitled "Howe Sound Memorandum of Understanding".

#### **GM-2017-014**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee supports a feasibility study by Parks Canada for a national park on Gambier Island.

**CARRIED**

#### 14.4 UN Biosphere Designation for Howe Sound

Trustee Rogers discussed a motion distributed to the LTC prior to the meeting regarding a UN Biosphere Designation for Howe Sound.

A committee member who has worked for the past year exploring the possibility of a UN Biosphere Designation for Howe Sound, remarked that a boundary had been established for the Howe Sound Biosphere that aligns with the Cumulative Effects Assessment. She reported that the group met with the Squamish Nation in November; the Nation had received an update since then, and the group would continue to keep the conversation going.

She advised that the Suzuki Foundation has incorporated the Coast Salish word for Howe Sound, "Atl' Kitsem", into its documentation. In light of this, the Future of Howe Sound Society would propose an update to include this name in the wording of the Principles of Cooperation for the Howe Sound Community Forum.

##### **GM-2017-015**

**It was MOVED and SECONDED,**  
by the Gambier Island Local Trust Committee that:

Whereas the Gambier Island Local Trust Committee is a signatory to the Howe Sound Community Forum Principles for Cooperation; and

Whereas the values stated in the Principles for Cooperation align with the objectives of a United Nations Educational Scientific Cultural Organization Biosphere Region:

Whereas, UNESCO Biosphere Regions are effective tools for implementing United Nations Conventions including the United Nations Declaration on the Rights of Indigenous Peoples, contribute to the conservation of landscapes, ecosystems, species and genetic variation; provide a development function - to foster economic and human development which is socio culturally and ecologically sustainable; and a logistic function - to provide support for research, monitoring, education and information exchange related to local, national and global issues of conservation and development;

Therefore be it resolved that on the condition that the initiative is supported by the First Nations whose unceded territory encompasses what is known as Howe Sound/ Atl' Kitsem, the Local Trust Committee supports in principle the ongoing initiative to nominate Howe Sound as a UNESCO Biosphere.

**CARRIED**

#### 12.3 Gambier Island Bylaw Nos. 140 and 141

The Regional Planning Manager gave a verbal report on Gambier Island Bylaw Nos. 140 and 141.



**GM-2017-016**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee request staff to prepare written communication materials for distribution to Gambier Island residents regarding the adoption of Bylaw Nos. 140 and 141.

**CARRIED**

**13. REPORTS**

**13.1 Work Program Reports**

13.1.1 Top Priorities Report dated April 20, 2017

Received.

13.1.2 Projects List Report dated April 20, 2017

Received.

**13.2 Applications Report**

Received.

**13.3 Trustee and Local Expense Report dated February, 2017**

Received.

**13.4 Adopted Policies and Standing Resolutions**

Received.

**13.5 Local Trust Committee Webpage**

Items to post to the Local Trust Committee webpage will be sent by Trustee Stamford to Islands Trust web posting staff.

**13.6 Chair's Report**

Chair Busheikin reported on:

- Format of an interactive mapping party combined with a talk about First Nations by the Senior Intergovernmental Policy Advisor, conducted on Lasqueti Island.
- AVICC conference resolution requesting higher levels of government to regulate all foam in the environment.
- Executive Committee meeting with Malahat First Nation regarding proposed Steelhead LNG project.
- Planning for Trust Council on Lasqueti in June.

**13.7 Trustee Reports**

Trustee Stamford distributed a report via email prior to the meeting. Additional activities from the previous week were reported:

- SCRD-Gambier Island Local Trust Committee protocol meeting.
- Attendance at Community Connections day at Camp Fircom.

Trustee Rogers distributed a report via email prior to the meeting. He noted he would attend a meeting of the Howe Sound Community Forum the following week in Lion's Bay.

**13.8 Electoral Area Director's Report – none****13.9 Trust Fund Board Reports**13.9.1 Report dated February, 2017

Received.

13.9.2 Report dated April, 2017

Received. Trustee Stamford commended the work being done by staff.

**14. NEW BUSINESS****14.5 2016/17 Islands Trust Annual Report****GM-2017-017****It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee endorse the annual report submission as amended:

In 2016-2017, the Gambier Island Local Trust Committee held six regular meetings and two public hearings, and also held a special meeting with Squamish First Nation representatives in support of the Gambier Island Official Community Plan (OCP) update. In addition to work on the OCP, the Local Trust Committee continued to engage in advocacy for Howe Sound in response to large-scale industrial proposals. The Local Trust Committee also made significant progress towards achieving compliance with the Provincial Riparian Areas Regulation. As a result, bylaws have been adopted to designate a new Development Permit Area on Gambier Island; also, bylaws for other islands within the Local Trust Area, including Keats, Anvil and South Thormanby, are pending adoption as they await Ministerial approval. The Local Trust Committee continued to consider one major application for rezoning on Keats Island (District Lot 696) with that application continuing as the Committee continues to gather information and public input on this significant proposal.

**CARRIED**

**15. UPCOMING MEETINGS**

**15.1 Next Regular Meeting Scheduled for Thursday, May 25, 2017 at 10:45 am**

**GM-2017-018**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee schedule the May 25 business meeting to a location in Gibsons if available.

**CARRIED**

**15.2 Meeting Venues for 2017**

May 25 – Gibsons

July 27 – Keats

August 31 – Gambier

October 26 – TBD

November 30 – TBD

**16. TOWN HALL – none**

**17. CLOSED MEETING**

**17.1 Motion to Close the Meeting**

**GM-2017-019**

**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) and (f) for the adoption of in camera minutes dated November 17, 2016; and Bylaw Enforcement and that the recorder and staff attend the meeting.

**CARRIED**

Chair Busheikin called a recess to move to closed meeting at 3:30 p.m.

**17.2 Recall to Order**

Chair Busheikin re-called the meeting to order in open meeting at 3:41 p.m.

**17.3 Rise and Report**

Chair Busheikin reported that the Local Trust Committee adopted the in-camera minutes of November 17, 2016, and received information about bylaw enforcement.

**18. ADJOURNMENT**

**By general consent** the meeting was adjourned at 3:42 pm.

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Laura Busheikin, Chair

Certified Correct:

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Diane Corbett, Recorder