



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

<b>Date:</b>	<b>May 25, 2017</b>
<b>Location:</b>	<b>Gibsons Public Market 473 Gower Point Road Gibsons, BC</b>
<b>Members Present</b>	<b>Susan Morrison, Chair Dan Rogers, Local Trustee Kate-Louise Stamford, Local Trustee</b>
<b>Staff Present</b>	<b>David Marlor, Director of Local Planning Services Sonja Zupanec, Island Planner Ann Kjerulf, Regional Planning Manager (via telephone 1:47pm - 2:06 p.m.) Diane Corbett, Recorder</b>
<b>Also Present</b>	<b>Members of the Public – 5</b>

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

Chair Morrison called the meeting to order at 10:45 a.m. and thanked everyone for coming. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations. The Chair introduced trustees and staff in attendance, and acknowledged the presence of former Local Trustees Kim Benson and Jan Hagedorn.

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

The following addition to the agenda was presented for consideration:

- Addendum 12.1 Bowyer Island – Orchid Creek Development Permit Area – Staff Report

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

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

A Keats Island resident commented on an advisory initiative.

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

### **5. PUBLIC HEARING – None**

### **6. MINUTES**

#### **6.1 Local Trust Committee Meeting dated April 27, 2017**

The following amendments to the minutes were presented for consideration:

- Page 3, section 10.2: delete bullet 3 (“Islands Trust...staff report.”);
- Page 4, bullet 3, part of sentence before semicolon should read as follows: “DL 696 occupies a large portion of Keats Island and contains a large proportion of the population”.

**GM-2017-020**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee rescind motion GM-2017-014.

**CARRIED**

**GM-2017-021**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee replace the rescinded motion GM-2017-014 with the following motion:

that the Gambier Island Local Trust Committee support the David Suzuki Foundation’s request to Parks Canada for a feasibility study for a national park on Gambier Island on the understanding that any feasibility process engage early and meaningfully with the First Nations, who have asserted Aboriginal rights and title on Gambier Island.

**CARRIED**

**GM-2017-022**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee approve the minutes of April 27, 2017 as amended.

**CARRIED**

**6.2 Section 26 Resolutions-Without-Meeting Report – None**

**6.3 Advisory Planning Commission Minutes – None**

**7. BUSINESS ARISING FROM MINUTES**

**7.1 Follow-up Action List dated May 17, 2017**

Trustees and staff discussed the Follow-up Action List dated May 17, 2017. It was agreed that a motion would be made later in the meeting regarding working with Islands Trust staff with respect to incorporation of Coast Salish location names into agendas and other documentation.

**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-2017.2 (Scholefield) - Staff Report

Island Planner Zupanec provided an overview of a Development Variance Permit (DVP) request requiring two variances to Gambier Island Land Use Bylaw Regulation 3.3(1) in order to reduce the setback from natural boundary of the sea from a minimum of 15 metres to: a minimum of 6.59 metres for a proposed accessibility tram structure, and a minimum of 0.0 metres for the location of an existing dock deck structure.

Staff responded to trustee inquiries. Points raised by trustees included:

- Bylaws on Gambier are silent on trams. Gambier topography makes the island somewhat inaccessible. If looking at long-term accessibility, need to look at this.
- Concern about making the islands accessible to people who might require medical evacuation.
- Gambier Official Community Plan (OCP) review is looking at livability; how do you make Gambier livable in terms of an aging population?
- The tram would probably allow applicant access to property for another twenty years. It is a low profile tram: small, not a big mechanized unit. It starts lower down; the topography of it was changed as the applicants wanted it to be less intrusive. Saying no to proposals like this is saying you cannot stay on the island any longer. There should be a discussion of how the OCP allows this kind of development.
- Both the neighbours support it.
- It would not have a big impact on the environment.

#### **GM-2014-023**

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

that the Gambier Island Local Trust Committee approve issuance of Development Variance Permit GM-DVP-2017.2 with the following variances to the Gambier Island Land Use Bylaw No. 86, 2004:

- a. To reduce the natural boundary of the sea setback from 15 m to 6.59 m to permit construction of a new accessibility tram structure on the subject property; and
- b. To reduce the natural boundary of the sea setback from 15 m to 0.0 m to permit the location of an existing dock deck structure.

**CARRIED**

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

Island Planner Zupanec gave a presentation with an update on the status of the GM-RZ-2004.1 (District Lot 696, Keats Island) application in the rezoning process and the related subdivision application process. The update was intended to provide the Local Trust Committee with information regarding possible changes to proposed amending bylaws, agency and First Nation referral updates, clarification of next steps, and a timeline of deliverables by the applicant/owners.

The presentation slides and notes were posted on the Islands Trust website at: [www.islandstrust.bc.ca/media/343988/gm-2017-05-25-ltc-agd-post-mtg-add-pkg.pdf](http://www.islandstrust.bc.ca/media/343988/gm-2017-05-25-ltc-agd-post-mtg-add-pkg.pdf).

Topics to be reviewed were outlined:

1. Squamish First Nation/Arch Branch referral response update;
2. Recommended revisions to Proposed Bylaw 143 Land Use Bylaw (LUB) based on Sunshine Coast Regional District (SCRD) referral response;
3. Update on the status of Ministry of Transportation and Infrastructure (MoTI) interests in the rezoning and subdivision application;
4. Update on the status of the hydrogeological assessment terms of reference;
5. Update on Local Trust Committee (LTC) covenants requirements;
6. Update on the status of the DVP application;
7. Recommended consultation schedule during legislative process for bylaw review;
8. Recommended timeline of deliverables prior to bylaw adoption;
9. Overview of a draft "Frequently Asked Questions" (FAQ) document to assist in public consultation; and
10. Recommended LTC considerations for next steps.

The Island Planner reported that Islands Trust had adopted a new policy regarding First Nations reconciliation and had acknowledged the importance of addressing known concerns of First Nations regarding development in their "core territory". Some sites on DL696 would require permits under the *Heritage Conservation Act* and monitoring by an archaeologist. The Archaeological Branch had recommended the conduct of a new archaeological assessment prior to rezoning and subdivision to assess the current state of heritage sites on the property.

The Island Planner also reported on:

- Site specific use and density regulations for the proposed Keats Landing Park and suggestions for bylaw amendments to reflect the changes;
- Public road and trail dedications;
- Park dedication and the nature reserve;
- Subdivision layout – applicant proposed one strata subdivision and remainder lot for the Camp, serviced by three wells and four sewage disposal systems; septic systems under one strata corporation. Staff advised preliminary review by MoTI;

- Proof of water at subdivision; groundwater license; *Water Sustainability Act* changes; hydro-geologic assessment and its terms of reference;
- Building encroachments onto lot lines; non-conforming buildings and structures; shoreline structures;
- Marine area zoning;
- Zoning; rezoning; the Land Use Contract; and subdivision;
- Public consultation process and timeline for deliverables prior to bylaw adoption.

Chair Morrison recessed the meeting at 12:38 p.m. and reconvened the meeting at 12:53 p.m.

Planning staff was in the process of developing a FAQ document for distribution following review by trustees.

The Island Planner presented a list of items and recommendations for trustee consideration at this stage of the process, currently at first reading, and received feedback from trustees. Throughout the presentation, staff fielded questions and comments from trustees regarding the application, regulatory processes, and timing of events.

A Keats resident voiced support for staff recommendations, and noted concerns about the proposed location for septic disposal.

**GM-2017-024**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee request staff to schedule a Community Information Meeting or Special Meeting for GM-RZ-2004.1 on July 27 on Keats Island.

**CARRIED**

**GM-2017-025**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee request staff to prepare a draft "Frequently Asked Questions" for trustee review related to GM-RZ-2004.1 prior to the Community Information Meeting.

**CARRIED**

**GM-2017-026**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee request staff to clarify the Salmon Rock covenant requirements and explore recommendations regarding enhancement of the Private Conservation zone on GM-RZ-2004.1.

**CARRIED**

**GM-2017-027**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee request staff to provide recommendations to amend Bylaw No. 143 to replace the CR2 and PI1 zones with a land-based Comprehensive Development zone.

**CARRIED**

**GM-2017-028**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee request staff to prepare an amendment to Bylaw No. 143 to reflect Sunshine Coast Regional District requests regarding the dedicated Sunshine Coast Regional District parkland for GM-RZ-2004.1.

**CARRIED**

A representative of the applicant who was present declined comment and had no questions.

**11. BREAK**

**12. LOCAL TRUST COMMITTEE PROJECTS**

**12.1 Bowyer Island – Orchid Creek Development Permit Area**

Regional Planning Manager Kjerulf reviewed the staff report dated May 25, 2017, entitled “Gambier Associated Islands Streamside Protection DPA”. The LTC was asked to consider Bylaw No. 145 to amend the Gambier Associated Islands OCP to designate Development Permit Area 2 (DP-2): Streamside Protection for the purpose of protection of the natural environment, its ecosystems and biodiversity.

Further to the staff report, it was noted that email correspondence from Brian Clark, President, Kildare Estates Ltd., regarding the use of a DPA for watercourse protection, was received earlier in the day by Trustee Rogers and forwarded to Gambier Local Trustees and the Regional Planning Manager.

Trustees expressed concern about the lack of notice and rationale given to Anvil Island in regard to the proposed bylaw OCP amendment, and desired feedback on this from Anvil Islanders prior to proceeding with First Reading. Trustee Rogers commented on feedback from an Anvil Island resident regarding this new proposed creek protection.

**GM-2017-029**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee defer the action requested in the staff report on Bowyer and Anvil Islands to the July Local Trust Committee meeting; and that staff work with Trustee Rogers to prepare correspondence and rationale to the residents of Anvil Island for the proposed Development Permit Area on Unnamed Creek on Anvil Island.

**CARRIED**

**13. REPORTS**

**13.1 Work Program Reports**

13.1.1 Top Priorities Report dated May 17, 2017

Received.

13.1.2 Projects List Report dated May 17, 2017

Received.

**13.2 Applications Report dated May 17, 2017**

Received.

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

Received.

**13.4 Adopted Policies and Standing Resolutions**

Received.

**13.5 Local Trust Committee Webpage**

Trustee Rogers will submit a report for the Gambier LTC webpage.

**13.6 Chair's Report**

- Trustee Morrison discussed the visit to Lasqueti Island by Kevin Richter of the Ministry of Transportation and Infrastructure.
- Preparations were underway for Trust Council on Lasqueti in a few weeks.

**13.7 Trustee Reports**

Trustee Rogers:

- Commented on the participation of Islands Trust management staff at the recent Howe Sound Community Forum. Working groups have been set up to engage in activities to protect Howe Sound.

- Assisted with the revision of the “Principles of Cooperation” to incorporate Squamish Nation names into the document; it is hoped this will be signed off by October.

Trustee Stamford:

- Commented on perceived frustration of the Advisory Planning Commission in being unable to move forward with OCP initiatives presently.
- The SCRCD is working with a local trails task force developing potential trail initiatives in the southwest peninsula of Gambier Island.
- Attended BC Ferries meetings; they are starting a survey for route 3, looking at how to make the service more workable.

**13.8 Electoral Area Director's Report – None**

**13.9 Trust Fund Board Report – None**

Chair Morrison reported the Trust Fund Board would be meeting the following week.

**GM-2017-030**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee request the Senior Intergovernmental Policy Advisor to work with Squamish language advisors to develop appropriate place names in the Gambier Trust Area for use in Local Trust documents and communications.

**CARRIED**

**GM-2017-031**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee request the Senior Intergovernmental Policy Advisor to work with the Communications Specialist to prepare a primer on the actions being taken by Trust Council and the Gambier Island Local Trust Committee to enhance relations with local First Nations.

**CARRIED**

**14. NEW BUSINESS – None**

**15. UPCOMING MEETINGS**

**15.1 Next Regular Meeting Scheduled for Thursday, July 27, 2017 at 9:45 am at Keats Camp, Pilot House, Keats Island**

**16. TOWN HALL**

A Keats Island resident noted that in July it would be ten years since the public hearing for District Lot 696; all three readings were moved by the LTC, and it was sent to the Executive Committee, who voted in favour.



17. **CLOSED MEETING – None**

18. **ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:21 p.m.

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Susan Morrison, Chair

Certified Correct:

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Diane Corbett, Recorder