



## Gambier Island Local Trust Committee Minutes of Regular Meeting

**Date:** May 19, 2016  
**Location:** Gambier Island Community Centre  
 Andy's Bay Road, Gambier Island, BC

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

**Staff Present** Aleksandra Brzozowski, Island Planner  
 Diane Corbett, Recorder

**Also Present** Members of the Public – 7

### 1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:48 a.m. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. Chair Morrison introduced trustees and staff in attendance.

### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 7.6 Coastal Douglas Fir Conservation Partnership - Funding Application to Real Estate Foundation of BC
- 7.6.1 Email dated May 12, 2016 from Kate Emmings, Ecosystems Protection Specialist, Islands Trust Fund
- 7.6.2 Draft Letter of Support for Review
- 13.9 Trust Fund Board Report - May 2016
- 14.2 Request for Decision - 2015/16 Annual Report
- 14.4 Fence at West Bay

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

### 3. TOWN HALL AND QUESTIONS

Concern was raised regarding a barbecue that had been placed at the old dock at New Brighton. The use of the barbecue was for a planned weekly social event and the fact that it was unattended for a lot of the rest of the time was viewed as a potential fire

hazard. Trustee Stamford was asked to report this to her contact with the Gambier Island volunteer fire brigade.

#### 4. COMMUNITY INFORMATION MEETING

Island Planner Brzozowski gave a presentation on implementation of the Riparian Areas Regulation (RAR) on Gambier Island, which included a review of the following topics:

- Description of “riparian area” and associated values;
- Timeline on development of BC regulations for protection of riparian areas and watersheds;
- How the RAR works;
- Islands Trust RAR implementation;
- Watersheds and watershed mapping on Gambier Island;
- Initial newsletter to Gambier residents for public feedback;
- Decision to create a blanket Development Permit Area (DPA) for Gambier Island, with all mapped and unmapped streams on Gambier Island designated as DPA-3 (Riparian Areas);
- Development Permit process, RAR assessment, activities requiring a Development Permit and exemptions;
- The bylaw process and community input period.

A question and answer session followed, during which the following points were raised:

- Description and comparison of a simple QEP (Qualified Environmental Professional) assessment and a detailed QEP assessment;
- Costs of QEP assessments and determining whether to choose a simple or detailed assessment (a checklist to decide simple versus detailed was requested);
- Enquiry about changing watercourses and RAR;
- Erosion, washout and sedimentation flowing from roads onto properties and the role of the Ministry of Transportation and Infrastructure;
- Madrone report with information about Gambier watersheds (available on website);
- Enquiry on how to get streams pulled out of the RAR before the bylaw is in place, and the role of the QEP in that action;
- A Ministry of Forests, Lands and Natural Resource Operations (FLNRO) review board exists in cases where development proposals cannot meet the RAR regulations on a property;
- Work done within a watercourse falls under other legislation than RAR;
- Discussion about setbacks in the land use bylaw.

Chair Morrison thanked the public for the good questions and the Island Planner for the presentation.

5. PUBLIC HEARING – none

6. MINUTES

6.1 Local Trust Committee Meeting dated March 17, 2016 for adoption

The following amendments to the minutes were presented for consideration:

- Page 4, line 1: correct spelling to read “Curt Shepard” not “Kurt Shepherd”.

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated May 12, 2016

Received.

6.3 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated May 10, 2016

Received.

7.2 Howe Sound Community Forum

Trustees Rogers and Stamford commented on a successful Howe Sound Community Forum at Camp Fircom on April 29, 2016. The event was under budget, with over 85 people in attendance, including MLA Sturdy and MP Goldsmith-Jones, and was a day of celebration and information sharing. Trustees will present a report on the forum to Trust Council in June.

**GM-2016-024**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee release \$200 to Camp Fircom for the use of facilities for the Howe Sound Community Forum on Friday, April 29, 2016.

**CARRIED**

7.3 Community-to-Community Forum

Trustees discussed highlights of the Community-to-Community Forum with the Squamish Nation and the Gambier community, held on Gambier Island on March 31, 2016.

**GM-2016-025****It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee write a letter of thank you to the Squamish Chiefs and Council outlining the topics discussed at the Community-to-Community Forum on March 31, 2016, and recommend further avenues for ongoing communication.

**CARRIED**

For the next meeting, it was proposed that a topic of discussion be how to utilize the Squamish language more formally on the islands, such as on signage and in geographical names.

**7.4 Industrial Applications in Howe Sound****7.4.1 Memorandum dated May 9, 2016**

The BURNCO working group has started screening the BURNCO application, scheduled for completion by June 7, 2016. Trustee Stamford and Island Planner Brzozowski are on the steering committee. Following the screening and submission of the final application, there will be forty-five days for the public review period. Updated information will be posted on the Gambier latest news webpage when the public review period begins.

**7.5 Trustee Rogers' Report on Salish Sea Ecosystem Conference**

Trustee Rogers reported on his attendance at workshops at the Salish Sea Ecosystem Conference, an event that happens every two years, coordinated by the University of Western Washington, attended mostly by academics, planners, and people working "in the field". The geographic area referenced is from the bottom of Puget Sound to Cortes Island. The trustee noted there is a lot of ecosystem repair being conducted, especially in Washington State. Trustee Rogers remarked there is "lots of scary information" about the state of the oceans, toxins, and micro-plastics. He commented that he came away with believing in the need to get rid of Styrofoam docks.

*For the convenience of the public, Chair Morrison moved item 12.2 forward for discussion at 12:33 p.m.*

Chair Morrison recessed the meeting at 1:00 p.m. and reconvened the meeting at 1:20 p.m.

**7.6 Coastal Douglas Fir Conservation Partnership - Funding Application to Real Estate Foundation of BC**

7.6.1 Email dated May 12, 2016 from Kate Emmings, Ecosystems Protection Specialist, Islands Trust Fund

The Local Trust Committee considered the nature of participation with Coastal Douglas Fir Conservation Partnership (CDFCP), and implications of this in the Gambier Island OCP review process. There was discussion of the LTC making a contribution to the CDFCP funding application to the Real Estate Foundation of BC. Key deliverables would be to develop mapping and to assist with development of goals and language for policies that would go into the OCP and that have a basis in science.

**GM-2016-026**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee provide \$1000 from the 2016-17 OCP project budget to the Coastal Douglas Fir Conservation Partnership bid for a grant from the Real Estate Foundation in order to provide mapping and policy language for the Gambier Island OCP review.

**CARRIED**

7.6.2 Draft Letter of Support for Review

**GM-2016-027**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee authorize the Chair to send the draft letter, as provided, to the Real Estate Foundation of BC, specifying a contribution amount of \$1000.

**CARRIED**

**8. DELEGATIONS – none**

**9. CORRESPONDENCE**

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

**10. BREAK**

**11. APPLICATIONS AND REFERRALS – none**

**12. LOCAL TRUST COMMITTEE PROJECTS**

**12.1 Gambier Island Riparian Areas Regulation (RAR)**

12.1.1 Staff Report dated April 11, 2016

Island Planner Brzozowski responded to questions and comments from the LTC regarding RAR. Trustees proposed suggestions for clarity in Draft Bylaws No. 140 and No. 141.

There was a public request that the LTC hold a community meeting with trustee(s) and a knowledgeable person present to respond to questions from the public in order to help people know about the process they have to go through.

Chair Morrison commented on the possibility that Denman Island may be developing a RAR brochure that could be available as a model.

**GM-2016-028**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee amend Draft Bylaw No. 140, in advance of First Reading, by amending Plan No. 1 to clarify the boundaries of Development Permit Area No. 3.

**CARRIED**

**GM-2016-029**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee amend Draft Bylaws No. 140 and No. 141, in advance of First Reading, by removing all reference to “feet” as a unit of measurement.

**CARRIED**

**GM-2016-030**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee amend Draft Bylaw No. 141 prior to First Reading to add “information notes” regarding “Qualified Environmental Professionals or other professional”, and regarding the review process under Ministry of Forests, Lands and Natural Resource Operations for properties entirely affected by Riparian Areas Regulation.

**CARRIED**

**GM-2016-031**

**It was MOVED and SECONDED,**

by the Gambier Island Local Trust Committee that Bylaw No. 140, cited as “Gambier Island Official Community Plan, Bylaw 73, 2001, Amendment No. 1, 2016”, be read, as amended, a first time.

**CARRIED**

**GM-2016-032**

**It was MOVED and SECONDED,**

by the Gambier Island Local Trust Committee that Bylaw No. 141, cited as “Gambier Island Land Use Bylaw, Bylaw 86, 2004, Amendment No. 1, 2016”, be read, as amended, a first time.

**CARRIED**

**GM-2016-033**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee request staff to refer Bylaws No. 140 and No. 141, 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, Squamish Nation, and Tsleil-Waututh Nation.

**CARRIED**

**12.2 Riparian Areas Regulation for Keats, Anvil, Bowyer and Thormanby Islands**

Island Planner Brzozowski gave a verbal update on the RAR for Keats, Anvil, Bowyer and Thormanby Islands. The Sechelt Nation had responded that they would review the bylaw proposed for Anvil, Bowyer and Thormanby Islands. There has been agency response to the proposed Keats bylaws. Staff noted she was waiting to hear feedback on whether a pre-determined setback is a preferred option for two Keats properties.

Qualified Environmental Professional (QEP) Tom Watson gave an overview of his and Curt Shepard’s meeting in Victoria with Andrew Appleton (RAR Coordinator at FLNRO) to clarify some points regarding the RAR. Mr. Watson shared RAR-related information in light of his experience as a QEP. Mr. Watson and Mr. Shepard discussed their concerns regarding the determination of setbacks from watercourses, questioning why they would differ from a SPEA.

Staff described distinctions between the land use bylaw and RAR setbacks.

Mr. Watson handed a letter to the LTC with comments on the RAR.

### **12.3 Gambier Island Official Community Plan Review**

Island Planner Brzozowski gave a verbal update on recent developments pertaining to the Gambier Island OCP review.

- Staff had reported to the Ministry of Community, Sport and Cultural Development about the meeting with the Squamish Nation, and forwarded a report and summary regarding the Community-to-Community Forum to the Tsleil-Waututh Nation and the Union of BC Municipalities (Forum funders).
- Staff has enquired if the Squamish would like to meet with Gambier residents on August 25, but has not heard back to date.
- The community survey is almost complete, and will include an advertisement for the Advisory Planning Commission.

There was discussion of the timeline for the survey.

#### **GM-2016-034**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee review the timeline on the Gambier Island Official Community Plan Project Charter at the next Gambier Island Local Trust Committee meeting.

**CARRIED**

## **13. REPORTS**

### **13.1 Work Program Reports**

#### **13.1.1 Top Priorities Report dated May 10, 2016**

Received.

#### **13.1.2 Projects List Report dated May 10, 2016**

Received.

**GM-2016-035**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee amend proposed Bylaws No. 129 and No. 130 to include protection for Silver Creek, which has been identified as a sensitive ecosystem in the Madrone Report.

**CARRIED**

**13.2 Applications Report dated May 10, 2016**

Received.

There was a request to staff for an update on GM-DVP-2011.2. Staff noted the Sandy Beach covenant would not likely come forward to the Trust Fund Board until 2017.

**13.3 Trustee and Local Expense Report - March, 2016**

Received.

**13.4 Adopted Policies and Standing Resolutions**

Received.

**13.5 Local Trust Committee Webpage**

Staff was requested to post a list of Squamish names in the "Trustee Corner".

**13.6 Chair's Report**

Chair Morrison reported on the following:

- She announced that the transition plan likely would not be ready for the June, 2016 Trust Council meeting, and that a visioning session would likely be done at that time.

**13.7 Trustee Reports**

Trustee reports were distributed by email prior to the meeting.

Trustee Rogers reported on the following:

- It has been a very busy month on Keats with the BC Hydro shed construction, which is almost complete. Some of the materials from the old shed were re-utilized to re-roof two fire sheds.
- Roadwork was done, including the road to the dock in Eastbourne.

- The barge ramp at Coopers Green has no solution yet.

There was discussion of a three-day all-inclusive event with an open bar being planned for Camp Latona; concerns around health, safety and licensing were raised.

**GM-2016-036**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee request a staff report regarding recreational use in Recreation Service S3 zone in light of third party rentals.

**CARRIED**

**GM-2016-037**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee write a letter to the owner of Camp Latona and to the third party renter of the facility regarding concerns around the “Wild Rumpus Weekend”, June 30-July 3, 2016.

**CARRIED**

Trustee Stamford reported on the following:

- Director Winn attended a meeting at the SCRD regarding a questionnaire to go out on trails in the southwest peninsula of Gambier Island. Broader community dialogues are planned for the summer.
- There is minor reduction in SCRD property taxes.
- The SCRD is looking at significantly increasing building permit fees for people who do not get a permit before construction.

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

**13.9 Trust Fund Board Report - May, 2016**

Received. It was noted that the Trust Fund Board is looking for new board members.

**14. NEW BUSINESS**

**14.1 Letter to Province regarding Halkett Bay Marine Park Expansion**

Not discussed. Add to next agenda.

**14.2 Request for Decision - 2015/16 Annual Report**

**GM-2016-038**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee approves the attached text for inclusion in the 2015-2016 Annual Report for approval by Trust Council and submission to the Minister of Community, Sport and Cultural Development.

**CARRIED**

**14.3 Changes to 2016 Meeting Schedule**

**GM-2016-039**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee amend the meeting schedule to move the September 22 meeting in Gibsons to August 25 on Gambier Island.

**CARRIED**

**14.4 Fence at West Bay Dock**

There was discussion of a fence that was constructed by a private party at West Bay dock that is understood to jut out into public land. Trustee Stamford had spoken with the Ministry of Transportation and Infrastructure earlier in the day about the matter. Staff was requested to forward a report by email regarding how the Islands Trust could be involved to help resolve this.

**15. UPCOMING MEETINGS**

**15.1 Next Regular Meeting Scheduled for Thursday, July 28, 2016 at 10:45 am at Keats Camp, Keats Island, BC**

**16. TOWN HALL**

**17. CLOSED MEETING – none**

**18. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:58 pm.

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Susan Morrison, Chair

Certified Correct:

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Diane Corbett, Recorder