



Gambier Island Local Trust Committee

Minutes of Regular Meeting

Date: October 1, 2024

Location: Electronic Meeting

Members Present: Peter Luckham, Chair
Kate-Louise Stamford, Trustee
Joe Bernardo, Trustee

Staff Present: Sonja Zupanec, Island Planner
Marlis McCargar, Island Planner
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were no members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 10:00 a.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. REPORTS

3.1 Trustee Reports

Trustee Stamford indicated that she provided a written report to community members.

Trustee Bernardo reported attendance at Trust Council during which a letter to the Province requesting a governance review was endorsed.

3.2 Chair's Report

Chair Luckham reported recent attendance at Trust Council and the Union of BC Municipalities conference.

3.3 Electoral Area Director's Report

Electoral Area Director Stamford reported the following:

- Attended local Truth and Reconciliation event and acknowledged the history and impacts of St. Augustine's residential school that operated in Sechelt;
- Attended Sunshine Coast Regional District board meeting during which the budget status report was reviewed;
- Noted Sunshine Coast Regional District is facing infrastructure issues due to aging and climate change impacts; and

- Attended Union of BC Municipalities conference and had opportunity to advocate New Brighton dock issue.

4. PUBLIC COMMENTS - None

5. MINUTES

5.1 Local Trust Committee Meeting dated July 30, 2024 - for adoption

By general consent, the Local Trust Committee meeting minutes of July 30, 2024 were adopted.

5.2 Local Trust Committee Meeting dated July 31, 2024 - for adoption

By general consent, the Local Trust Committee meeting minutes of July 31, 2024 were adopted.

5.3 Local Trust Committee Public Hearing Record dated July 31, 2024 - for receipt
Received for information.

5.4 Section 26 Resolutions-Without-Meeting Report dated September 23, 2024
Received for information.

5.5 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated September 23, 2024
Received for information.

6.2 Gambier Island Advisory Planning Commission Bylaw No. 159 - Staff Report
The Planner summarized the staff report.

Discussion ensued and the following points were noted:

- Local Advisory Planning Commission (APC) cannot operate effectively with an in-person meeting restriction;
- Members can attend electronically but would not be allowed to vote;
- Local Trust Committee can appoint APC members to a working group which would allow them to meet electronically; and
- Islands Trust Act requires amendment to allow APC to hold electronic meetings.

GM-2024-035

It was MOVED and SECONDED

that Gambier Island Local Trust Committee proceed no further with Bylaw No. 159, cited as "Gambier Island Local Trust Committee Advisory Planning Commission Bylaw, 2018, Amendment No. 1, 2024."

CARRIED

7. DELEGATIONS

7.1 Coastal Flood Mapping Project - Sunshine Coast Regional District

Sunshine Coast Manager of Sustainable Development Raphael Shay provided a presentation about the coastal flood mapping project and highlighted the following:

- Climate change will lead to storm intensification;
- Coastal flooding will increase due to sea level rise;
- Intent of project is to develop a map to identify erosion susceptibility and provide a better understanding of flood probability when king tides occur;
- Outreach and education programs are in progress; and
- Mapping will highlight majority of the coastlines of Keats and Gambier Islands.

8. APPLICATIONS AND REFERRALS - none

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Minor Project: Keats Shoreline Protection Project - Bylaw Nos. 153 and 154 - Post Public Hearing for Second and Third Readings - Staff Report

The Planner summarized the staff report.

Trustees requested proposed technical amendments be reviewed.

GM-2024-036

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 153, cited as 'Keats Island Official Community Plan, 2002, Amendment No. 1, 2021', be amended as follows:

- a. Schedule 1, Section 1.1, Part A – ADMINISTRATION AND INTERPRETATION, add “Subsection 3.5” after the word “INTERPRETATION”;
- b. Schedule 1, Section 1.2, Part B – GOALS, OBJECTIVES AND POLICIES, add “Subsection 5.11” after the word “POLICIES”; and
- c. Schedule 1, Section 1.4, PART C – DEVELOPMENT PERMIT AREAS, Justification Section, add the words “including the construction of” before “buildings or structures should not result in a loss of significant marine or coastal habitat.”

CARRIED

Bylaw 154 amendments were reviewed and it was agreed that the following changes would be made:

- Section 1.9: “Despite Subsection 4.1.6, the maximum float area may be increased by 30 square metres (322.9 square feet) per residential dwelling served by the dock, up to a maximum float size of 1.54 square metres (1,130.2 square feet), provided a covenant is registered on the dock prohibiting the use or construction of a dock on or from that residential lot and identifying the property on which the shared dock shall be situated and an easement is registered on title to the lot where the shared dock is located granting the occupants of each participating property the right to use of the shared dock freely.”; and
- Section 5(j): correct spelling of word contaminants.

The meeting was recessed for a break at 11:22 p.m. and reconvened at 11:30 p.m.

Trustee Bernardo provided additional amendments for consideration.

GM-2024-037

It was MOVED and SECONDED

that proposed Bylaw No. 154 be amended by the insertion of the following exemption as subsection 9.3.2(c): "Additions to pre-existing buildings, structures, and utilities situated between 7.5 metres and 15 metres from the natural boundary of the sea, provided always that:

- i. no part of the work may involve the use of earth moving machinery or the removal of native tree species;
- ii. the addition does not exceed 50 square metres (540 square feet) in area and must be erected on previously disturbed land; and
- iii. the work does not result in environmental degradation of any kind anywhere within DP3 or to the ecology of the foreshore.

(TABLED)

Trustee Bernardo spoke to continued concerns voiced by some Keats Island community members at the Public Hearing and noted that the justification for the bylaw has been to enhance environmental protection of the shores but he has not heard any rationale for said justification, and any potential addition would be built on land already developed and therefore, should not need a Development Permit.

Discussion ensued and the following points were made:

- Property owners can apply for a variance based on individual factors;
- Additions increases the footprint of structures within a sensitive area within the setback;
- Squamish Nation has requested a larger setback than that proposed by the Local Trust Committee;
- Development Permit Areas are created to encourage people to develop outside of sensitive areas; and
- Proposed maximum of 540 square feet is arbitrary and an alternative maximum size could be proposed.

The meeting was recessed for a break at 12:45 p.m. and reconvened at 1:15 p.m.

Planner reiterated that the Local Trust Committee cannot hear any new information post public hearing and that it is possible the proposed amendment cannot be adopted unless the Local Trust Committee convenes another public hearing. The Planner will confer with management and report back to the LTC.

Chair Luckham deferred further discussion to a future meeting.

GM-2024-038

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 154 cited as 'Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021" be amended as follows:

- a) Schedule 1, Section 1.2 b), replace "1.2a)" with "2.7.3" and delete the word "above" after "setback";
- b) Schedule 1, Section 1.9, delete in its entirety and replace with the following: "Despite Subsection 4.1.6, the maximum float area may be increased by 30 square metres (322.9 square feet) per residential dwelling served by the

dock, up to a maximum float size of 154 square metres (1,130.2 square feet), provided a covenant is registered on the dock prohibiting the use or construction of a dock on or from that residential lot and identifying the property on which the shared dock shall be situated and an easement is registered on title to the lot where the shared dock is located granting the occupants of each participating property the right to use the shared dock freely.”;

- c) Schedule 1, Section 1.12, delete in its entirety and replace with the following:
“Despite Subsection 4.4.6, the maximum float area may be increased by 30 square metres (322.9 square feet) per residential dwelling served by the dock, up to a maximum float size of 154 square metres (1,130.2 square feet), provided a covenant is registered on the dock prohibiting the use or construction of a dock on or from that residential lot and identifying the property on which the shared dock shall be situated and an easement is registered on title to the lot where the shared dock is located granting the occupants of each participating property the right to use the shared dock freely.”;
- d) Schedule 1, Section 1.20, delete in its entirety and replace with the following:
“Despite Subsection 4.6.5, Despite Subsection 4.1.6, the maximum float area may be increased by 30 square metres (322.9 square feet) per residential dwelling served by the dock, up to a maximum float size of 154 square metres (1,130.2 square feet), provided a covenant is registered on the dock prohibiting the use or construction of a dock on or from that residential lot and identifying the property on which the shared dock shall be situated and an easement is registered on title to the lot where the shared dock is located granting the occupants of each participating property the right to use the shared dock freely.”;
- e) Schedule 1, 9.3 DP-3 Shoreline, Applicability Subsection .1, third bullet, delete the word “new”;
- f) Schedule 1, 9.3 DP-3 Shoreline, Exemptions Subsection .2, article a) add the words “land within” after “the ecology of”;
- g) Schedule 1, 9.3 DP-3 Shoreline, Exemptions Subsection .2, article i), clause ii) delete the word “wide” after “1 metre or less”;
- h) Schedule 1, 9.3 DP-3 Shoreline, General Guidelines Subsection .3 delete the words “to applications” after “guidelines apply” and add “within the DP-3 area” after “permits”;
- i) Schedule 1, 9.3 DP-3 Shoreline, General Guidelines Subsection .3, article a) delete the word “negative” before “impacts on the ecological”;
- j) Schedule 1, 9.3 DP-3 Shoreline, General Guidelines Subsection .3, article b) delete the word “new” before “construction”;
- k) Schedule 1, 9.3 DP-3 Shoreline, General Guidelines Subsection .3, article c) delete the word “new” before “development”;
- l) Schedule 1, 9.3 DP-3 Shoreline, General Guidelines Subsection .3, article d) delete in its entirety and replace with “Consideration should be given to minimizing the impacts of sea level rise and storm surges.”;

- m) Schedule 1, 9.3 DP-3 Shoreline, General Guidelines Subsection .3, article f) add “(as defined by the *Species At Risk Act* (SARA))” before “including terrestrial or aquatic”;
- n) Schedule 1, 9.3 DP-3 Shoreline, Guidelines - Construction and Replacement of Docks and Ramps, Subsection .4, add “The following guidelines apply to applications for development permits within the DP-3 area:” before article a);
- o) Schedule 1, 9.3 DP-3 Shoreline, Guidelines - Construction and Replacement of Docks and Ramps, Subsection .4, article b), delete in its entirety and renumber accordingly;
- p) Schedule 1, 9.3 DP-3 Shoreline, Guidelines - Shoreline Modifications, Subsection .5, add “The following guidelines apply to applications for development permits within the DP-3 area:” before article a);
- q) Schedule 1, 9.3 DP-3 Shoreline, Guidelines - Shoreline Modifications, Subsection .5, article b), replace “allowed” with “undertaken”;
- r) Schedule 1, 9.3 DP-3 Shoreline, Guidelines - Shoreline Modifications, Subsection .5, article j) replace “contaminated material” with “contaminants”; and
- s) Schedule 1, 9.3 DP-3 Shoreline, Guidelines - Vegetation Management and Restoration, Subsection .6, add “The following guidelines apply to applications for development permits within the DP-3 area:” before article a).

CARRIED

GM-2024-039

It was MOVED and SECONDED

that Trustee Bernardo’s motion GM-2024-037 be tabled to next meeting of the Local Trust Committee.

CARRIED

GM-2024-040

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 153, cited as 'Keats Island Official Community Plan, 2002, Amendment No. 1, 2021', be read a second time, as amended.

CARRIED

GM-2024-041

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 154, cited as 'Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021', be read a second time, as amended.

CARRIED

GM-2024-042

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee ask staff to determine the consequences of Motion GM-2024-037 brought to the Local Trust Committee by Trustee Bernardo.

CARRIED

9.2 Major Project: Gambier Island Official Community Plan and Land Use Targeted Review Project - Staff Report

The Planner summarized the staff report and indicated plans for public engagement are outlined in the project charter and Local Trust Committee business meetings, agenda packages, minutes, and Advisory Planning Commission recommendations are available for public information.

Discussion ensued.

GM-2024-043

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee affirms its support for the implementation of the following OCP/LUB project recommendations from Squamish Nation listed in Table 1 attached to the staff report dated October 1, 2024 and request staff to prepare draft language for applicable polices/regulations for LTC consideration of subsequent steps: Table 1 Recommendations A1; A2; A3; A4; A5; B2; B3; B5; B6; B9; C1; C3; C4; D3 and D5.

CARRIED

GM-2024-044

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request that staff refer the following project recommendations listed in Table 2, attached to the staff report dated July 30, 2024 to the Gambier Island Advisory Planning Commission for review and comment, to inform the LTC's consideration of subsequent steps: Table 2 recommendations 5.2, 5.3, 5.4 and 5.5.

CARRIED

GM-2024-045

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee affirms its support for the implementation of Squamish Nation recommendation A6 and requests:

- The Board of the Islands Trust Conservancy to prioritize the allocation of necessary resources to seek approval for a translation request from Squamish Nation for the installation and maintenance of Squamish language signage on ITC Nature Reserves on Gambier Island; and
- Staff to prepare a draft advocacy letter under the signature of the LTC Chair to other local funding organizations and the Heritage Branch of the Ministry of Tourism requesting support for funding for the approval, installation and maintenance of Squamish language signage on trails and in areas deemed important by the Nation in the Gambier Local Trust Area.
- Staff to add the following agenda item to the next Sunshine Coast Regional District Protocol meeting agenda for discussion: *"Joint funding opportunities for the approval, installation and maintenance of Squamish language signage on trails and in areas deemed important by the Nation in the SCRD Area."*

CARRIED

GM-2024-046

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee affirms its support for the implementation of Squamish Nation recommendation B4 and B10 “and requests staff to add the following agenda items to the next Sunshine Coast Regional District Protocol meeting agenda for discussion:

- Advocacy to SCRD to adopt the Zero Carbon Step Code requirements for new construction in the Gambier Local Trust Area prior to provincial mandate by 2030; and
- Opportunities for rebates and energy efficiency upgrades for homes in the Gambier Local Trust Area.

CARRIED

GM-2024-047

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee affirms its support for the implementation of Squamish Nation recommendation D2 and D4 and requests the Executive Committee:

- 1) Meet with or send correspondence to the Provincial Minister of Environment and Climate Change Strategy and advocate for a significant investment in biodiversity protection in the Gambier Local Trust Area, including monitoring and coordination with First Nations, the Howe Sound Biosphere Region and local governments; and
- 2) Meet with or send correspondence to the Provincial Minister of Forests requesting changes to provincial dock tenure applications in the Gambier Local Trust Area so that all new dock applications in the area be required to submit a Preliminary Field Reconnaissance, Archaeological Overview Assessment or Archaeological Impact Assessment depending on the significance of the marine and adjacent upland area to First Nations and the extent of the infrastructure proposed.

CARRIED

GM-2024-048

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to amend the Future Projects List section “2. OCP/LUB” by replacing the text with the following: “Explore the Implementation of Heritage Conservation Areas and Shoreline Development Permit Areas across the Local Trust Area to address First Nations’ interests and concerns;” and “Develop advocacy policies for pump out stations across the Local Trust Area.”

CARRIED

GM-2024-049

It was MOVED and SECONDED

That the Gambier Island Local Trust Committee refer a question of early engagement options to the Gambier Island Advisory Planning Commission regarding endorsed topics and Motion No. GM-2024-044.

CARRIED

10. CORRESPONDENCE - none

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

11. NEW BUSINESS

11.1 Dark Sky Principles Adoption Advocacy – Briefing

Received for information.

12. STAFF REPORTS

12.1 Trust Conservancy Report – none

Received for information.

12.2 Trust Conservancy - The Heron - Summer Edition

Received for information.

12.3 Applications Report - none

12.4 Trustee and Local Expense Report dated July 31, 2024

Received for information.

12.5 Adopted Policies and Standing Resolutions

Received for information.

12.6 First Nations Relationship Building Update - none

12.7 Local Trust Committee Webpage

No updates at this time.

13. WORK PROGRAM

13.1 Active Projects Report dated September 23, 2024

Received for information.

13.2 Future Projects Report dated September 23, 2024

Received for information.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Tuesday, November 26, 2024 at 10:00 am and will be held electronically.

15. ADJOURNMENT

By **general consent**, the meeting was adjourned at 3:17 p.m.

Peter Luckham, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder