



## Gambier Island Local Trust Committee Minutes of Special Meeting

<b>Date:</b>	<b>September 20, 2017</b>
<b>Location:</b>	<b>John Braithwaite Community Centre 145 West 1st Street North Vancouver, 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>Sonja Zupanec, Island Planner Diane Corbett, Recorder David Marlor, Director of Planning Services William Shulba, Islands Trust Senior Freshwater Specialist (<i>by telephone 7:00 – 8:10 p.m.</i>)</b>
<b>Also Present</b>	<b>Kevin Healy, CREUS Engineering Ltd., Applicant Matthew Munn, exp Services Inc., Senior Hydrologist Approximately 35 members of the public</b>

### 1. CALL TO ORDER

Chair Morrison called the meeting to order at 7:00 pm and thanked the public 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.

Chair Morrison clarified that this was not a community information meeting. Members of the public were invited to contact or forward communications to trustees if they felt further information needed to be communicated.

### 2. APPROVAL OF AGENDA

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

### 3. MINUTES

#### 3.1 Local Trust Committee Special Meeting Minutes dated July 27, 2017

The Local Trust Committee Special Meeting Minutes dated July 27, 2017 were adopted as amended, as follows:

- page 1, item 1, bullet 1: insert “according to some researchers” before “a third to a half”;
- page 7, bullet 1, line 1: replace “taxes” with “annual rural tax, SCR D portion”;

- page 7, bullet 4, sentence 3: delete “no” before “referral” and insert “that did not exist” after “island manager”.

#### 4. TOWN HALL

Deferred to end of meeting.

#### 5. BUSINESS ITEMS

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

*5.1.1 Supplemental Memorandum Hydrogeological Study dated September 12, 2017*

*5.1.2 Supplemental Memorandum #2 Hydrogeological Study dated September 15, 2017*

(All relevant background staff reports, memos and presentation slides are available on the LTC ‘Current Applications’ webpage at this time.)

The Island Planner reviewed the recommendations of the staff report on Amendments to Proposed Bylaw No. 143, for consideration of first reading as amended, and provided relevant updates. Proposed amendments reflected the new ‘Comprehensive Development Zone’ approach for District Lot (DL) 696, to enable a 110-lot strata subdivision, road, trail, Sunshine Coast Regional District (SCRD) park dedication and transfer of the Sandy Beach Nature Reserve to the Islands Trust Fund (ITF).

The consultant for the hydrogeological study was present to respond to questions.

The Island Planner remarked that staff reviewed the original memo, and the statement of opinion that was provided did not appear to be supported, and aspects of the terms of reference were not addressed. Addendums were supplied to staff in an effort to address those concerns. The structural format of the memo was not consistent with what was requested.

Trustee Rogers requested clarification regarding what was deficient about the hydrogeological report.

The Senior Freshwater Specialist outlined points in the terms of reference that were not addressed and noted there were several missing pieces of information including lack of a cross section and diagram. Difficulties in assessing the methodology and some hydrogeological information were noted; there were a few mathematical errors. The Senior Freshwater Specialist described questions that had arisen related to the hydrogeological information provided.

Discussion ensued. The Island Planner noted the additional information provided by the applicant was not part of the staff analysis. Staff offered guidance to trustees regarding the decision-making process, available information, and points one would want to see in a comprehensive report.

Trustee Rogers noted the two issues were sufficiency of the water supply to meet the needs of the proposed lots and the Camp, and the issue of the septic field in Area E by Campfire Rock; he had heard a fair amount of concern about these two issues.

The Senior Freshwater Specialist remarked that the assessment should include changes in run-off and volumes, informed by a groundwater diagram. There would be an impact on the water recharge; whether that was major or minor was to be determined.

The Island Planner noted the Local Trust Committee should be satisfied the report addresses trustee concerns raised in February 2017 regarding impacts of sewage disposal fields on the aquifer.

Questions and comments from trustees included:

- Are there any alternatives to the septic field in Area E rather than up against the property line?
- There is some special engineering because of concerns.
- Would like to have seen a map that would demonstrate where the sewage outflow would go.
- There is a lot in the report that seems to go one direction; then another detail comes in that throws the direction into question. Would like some more maps, things that would answer questions for a non-hydrogeological person. The public would be more comfortable in being able to see things. What does the flow look like from the septic field?
- Would like to see if there are any alternatives. What are other methods of water retention, water gathering? I'd like to see those things to know there are options for this high density of people.
- Had questions about flow of the effluent; would like to see mapping, and the new well especially.
- Given that some of the information came out late, staff has not had a chance to review properly. There are a series of issues that have been raised out of the terms of reference, that staff say haven't been fully answered yet.

Kevin Healy thanked trustees and staff for the time and effort put in on the application. Mr. Healy offered commentary on the process to date. Points included:

- When the hydrogeological report first came out there was an initial terms of reference; there were some issues because the terms were so general and open ended.
- Have to get zoning where there are existing uses. This zoning reduces the development on site. The camp is giving up developable land.
- Matthew Munn at exp Services Inc. talked to a senior person at the Ministry of Forests, Lands, and Natural Resource Operations about the game plan; they basically supported that process.
- There are some items not addressed. Information in a previous report was referenced rather than brought into the current report. Some of the other requested items were considered by the applicant to not be relevant at this time.

The site has had a ground water source water for seventy years. Did not do a lot of seismic testing on the rock. Some of the other items not specifically listed in the report were covered in other reports and there has been commitment to putting in a second well.

- Regarding a question about paved roads, routing would follow existing roads. Would not be turning forests into access roads, not cutting trees. Those have been covered on the civil side more than the hydrogeological side. Regarding information about the impacts of sea level rise.
- Drawings showing contours and shape of land were not in the report, for the sake of bulking.

Matthew Munn gave background information and discussed the hydrogeological study. Points included:

- Approach by the applicant to review the terms of reference and propose a work plan.
- Recognition that there is a lot of information available.
- Ministry of Environment provided feedback on the work plan, which preceded the final terms of reference; that went back to Islands Trust.
- After the report was issued, and there was a conference call, the Senior Freshwater Specialist identified a list of apparent deficiencies. There are anticipated gaps. exp prepared the concordance table to demonstrate where it saw the gaps, and to recognize that the terms of reference had or had not been met. There are some pieces of technical information that have no relevance on the outcome.
- What is in the report is a standard that looks forward. exp has considered what has happened with well number 2. It is still very productive. There are no reports of productivity issues, and no water quality issues other than the inherent arsenic issue, which is being treated. The hydrogeological data assesses the productivity of the well. The operator stated that it is at or slightly higher than readings done in July 2004. During peak demand, it is at the 2004 state. That aquifer is showing signs it is not being depleted. The operator demonstrates diligence.
- When exp looked through the final terms of reference, and had started the project, some points were not relevant; some won't change the outcome; or information was submitted in previous reports.

Regarding a trustee inquiry about whether there had been considerations of moving the location of the septic field in Area E farther away from the various wells and having some kind of delivery system to those, Mr. Healy discussed previous test pit work done across the island by John Enevoldson. CREUS did a review of Mr. Enevoldson's test pits, data and design brief, and did not see a reason to redesign it. Subsequently there was some movement of fields in 2015. In 2016, feedback was received that the location beside Campfire Rock would be a good location for a septic field. Mr. Healy discussed details regarding ensuing septic field testing and design, and remarked that the consultant did not think DL696 water was being put at risk.

The Senior Freshwater Specialist left the meeting at 8:10 p.m.

The Island Planner discussed a potential change in the proposed bylaw related to reference to a caretaker, and a possible future amendment to the map at second reading.

A trustee noted there is a public parking lot in the CS2 zone. If the CS2 zone is eliminated, what happens to the reference to it in section 2.7? A correction will be required at a future reading.

**GM-2016-055**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee amend Bylaw No. 143 cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 2, 2016” as specified in Attachment 1 of the staff report dated September 20, 2017 as amended, by removing “caretaker” in section 2.4.7, bullet 2, and section 2.4.9, bullet 1.

**CARRIED**

**GM-2016-056**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee Bylaw No. 143 cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 2, 2016” be read a first time as amended.

**CARRIED**

**GM-2016-057**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to undertake Bylaw No. 143 referral follow up with the Sunshine Coast Regional District regarding community park zoning and Skwxwú7meshulh Nation regarding marine and land zoning changes.

**CARRIED**

**GM-2016-058**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee proceed no further with Bylaw No. 144 cited as “Gambier Island Trust Committee Land Use Contract Authorization Bylaw, 1978 (Convention of Baptist Churches of British Columbia), Amendment No. 1, 2016”.

**CARRIED**

A trustee requested that information be included in the Frequently Asked Questions regarding the level of public engagement and whether access to locations is maintained or if a road would be there.

**GM-2016-059**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee endorse the 'GM-RZ-2004.1 September 2017 Frequently Asked Questions' document (as amended by the Local Trust Committee), for mail out to all property owners and residents of Keats Island and posting to the Local Trust Committee 'Current Applications' webpage.

**CARRIED**

The Island Planner noted the proponent fully supported having a covenant; the intent is to have a covenant that enhances the zoning.

**GM-2016-060**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee:

- a. Request staff to prepare a draft restrictive (conservation) covenant for the Salmon Rock 'Private Conservation (PC) Zone' portion of District Lot 696, Keats Island, consistent with Islands Trust Policy 5.3 'Best Practices for Local Trust Committees in Holding Conservation Covenants', which includes a provision for annual monitoring to be paid for by the owner, for Local Trust Committee consideration prior to a Public Hearing for Bylaw No. 143;
- b. Request the applicant for GM-RZ-2004.1 submit a baseline ecological report for the covenant area consistent with the Islands Trust Fund baseline report template, for Local Trust Committee consideration prior to a Public Hearing for Bylaw No. 143; and
- c. Request the Islands Trust Fund Board assist with annual monitoring of the covenant area as the property is adjacent to the proposed Sandy Beach Nature Reserve.

**CARRIED**

**GM-2016-061**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee has reviewed the template statutory right-of-way to be held by the Ministry of Transportation and Infrastructure for the 2 metre wide strip abutting each side of the public trail to Salmon Rock, District Lot 696, Keats Island and considers the template to be consistent with the conditions of Bylaw No. 144 cited as "Gambier Island Trust Committee Land Use Contract Authorization Bylaw, 1978 (Convention of Baptist Churches of British Columbia), Amendment No. 1, 2016 regarding the dedication of an "unopened road".

**CARRIED**

The Island Planner noted there were some amendments staff would be bringing back. Trustees requested that outstanding issues be addressed between staff and the applicant regarding gaps in information and that a flowchart/diagram be provided.

Chair Morrison thanked previous Local Trustee Kim Benson for attending the meeting.

**GM-2017-062**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to work with the proponent on GM-RZ-2004.1 to resolve any identified gaps in the hydrogeological report, including the provision of diagrams showing septic field flow, and report back to the Local Trust Committee as soon as possible.

**CARRIED**

**6. TOWN HALL**

A member of the public pointed out that the LTC took the word “caretaker” out; item 2.4, point 12 has “caretaker” in it, which also should be removed.

Scott Benson showed a map of Keats Island and explained that he was one of the neighbours; a lot of this has impact on two neighbouring properties. The hydrogeological study is happening because he requested it. He had said a long time ago he did not think there should be septic near the wells.

Mr. Benson discussed watersheds and the direction of surface water, noting the biggest watershed is where the best wells on Keats Island are. There is a lot of potential for water that needs to be explored. He advocated that more research be done on locations for wells, and not putting in septic fields where there could be more wells. He thought the amount in existing wells had been overstated, and use of water was understated. There are a lot of outhouses on the island which are not legal. Typically small cottages are being replaced by larger, more usable houses, and will use more water. Numbers at build-out noted in the report are off by about 40-50%. Flow rates mentioned in the hydrogeological report, based on a previous report and used for the study, were off by almost 50%.

Chair Morrison thanked members of the public for coming and hearing the deliberations.

**7. ADJOURNMENT**

**By general consent** the meeting was adjourned at 8:56 pm.

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Susan Morrison, Chair

Certified Correct:

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Diane Corbett, Recorder