



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: July 23, 2020
Location: Electronic Meeting

Members Present: Sue Ellen Fast, Chair
 Dan Rogers, Local Trustee
 Kate-Louise Stamford, Local Trustee

Staff Present: Heather Kauer, Regional Planning Manager
 Jaime Dubyna, Planner 2
 Sonja Zupanec, Island Planner (in part)
 Diane Corbett, Recorder

Also Present: 4 (four) Members of the Public

1. CALL TO ORDER

“Please note, the order of agenda items may be modified during the meeting.”

Chair Fast called the meeting to order at 10:32 am. She acknowledged that the electronic meeting was being held across the territory of Coast Salish peoples in the Islands Trust.

Chair Fast noted that trustees and staff were working from home due to COVID-19, and introduced trustees, staff and the recorder.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

- 11.4 Format of the agenda

By general consent the agenda was approved as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Stamford announced she had sent out a brief report to residents of Gambier Island the previous day. A copy of the report would be posted to the Trustee Corner on the Islands Trust website. (To sign up for the email list to receive the trustee’s reports, contact gambierkate@gmail.com).

Her main focus of the past few months was the New Brighton dock and trying to work out a long-term solution for consideration by Squamish Nation Council. There had been a number of activities on that file.

Trustee Rogers announced he had been sending out regular email reports to about 240 people in the area. He reported on:

- Attendance at a meeting of Keats Island Shoreline Protection Project Working Group in June.
- Participation in a consultation regarding the Coopers Green boat launch in Halfmoon Bay area, a link to islands.
- Trust Programs Committee review of statements around climate change, reconciliation and affordable housing, all of which are part of Islands Trust strategic plan; discussions are ongoing.
- Keats Island is very busy, with lots of people. There is a noticeable real estate turnover.
- Discussions have been happening about living in the forest-rural interface and issues pertaining to animals, like racoons and coyotes.

3.2 Chair's Report

Chair Fast reported on a recent Islands Trust Council meeting, which was held via Zoom, where highlights of discussion included a request for amendments regarding Private Managed Forest Lands, and an address to BC Ferries service; information is available on Islands Trust website. The next Trust Council meeting will be held electronically on September 15 and 16, 2020.

3.3 Electoral Area Director's Report – none

4. DELEGATIONS – none

5. TOWN HALL

A member of the public said “hi” to trustees. There were no other comments.

6. MINUTES

6.1 Local Trust Committee Meeting dated May 28, 2020 - for adoption

The following amendment to the minutes of May 28, 2020 was presented for consideration:

- page 1, item 3.1, bullet 1: replace “resource” with “services phone directory”.

Trustee Rogers requested that staff copy trustees when letters are sent out to public officials.

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting – none

6.3 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated July 16, 2020

Received.

7.2 Map of Potential Private Managed Forest Land (PMFL)

The map of potential Private Managed Forest Lands on Gambier Island was received. Discussion ensued. There was support for the map showing how much of the island could become subject to forestry.

GM-2020-015

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to include Crown land forestry in the map of forestry lands for Gambier Island.

CARRIED

8. APPLICATIONS AND REFERRALS

8.1 GM-DVP-2020.1 (Maltby)

The Regional Planning Manager reported that an issue had arisen regarding Development Variance Permit GM-DVP-2020.1 (Maltby) issued at the last LTC meeting; there was a set of stairs missing from the site plan. The drawings for the approved building permit from the SCRD included the set of stairs.

GM-2020-016

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend Development Variance Permit GM-DVP-2020.1 by removing Schedules "A" and "B" and replacing them with amended Schedules "A" and "B".

CARRIED

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Gambier Associated Islands (Anvil & Bowyer) Streamside Development Permit Area (DPA)

Island Planner Zupanec presented the staff report on the Gambier Associated Islands Streamside Protection and Riparian Areas Development Permit Area (Anvil & Bowyer). The report provided analysis of the referral response from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development to the Bowyer and Anvil Island draft bylaws related to Riparian Areas. Upon further analysis, staff had recommended changes to proposed Bylaw Nos. 145 and 147, and draft Bylaw No. 146.

Trustee Rogers pointed out that he had asked that members of Anvil and Bowyer be given advance notice of this discussion prior to this meeting; he discussed the previous participation in the riparian bylaws process by members from those islands. Staff noted that deferral of a decision on this and notification of Bowyer, Anvil, and South Thormanby Island residents was listed as an option in the staff report.

Discussion ensued and points included:

- 2019 amendments to *Riparian Areas Protection Regulation* (RAPR) (formerly *Riparian Areas Regulation*, or RAR);
- involvement and influence on the bylaw process of biologists from Bowyer Island;

- concern about lack of notice to the community since community members had been so engaged in the process;
- concern that Orchid Creek, currently not designated as a RAR stream, fits into the same category as Silver Creek on Keats, set up as a Streamside Protection Area;
- confusion about some proposed edits to the bylaws, and a request to include the island names in the titles to help clarify the bylaws.

There was a break from 11:25-11:27am to address technical issues.

GM-2020-017

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to prepare amendments to proposed Bylaw No. 145, cited as “Gambier Associated Islands Official Community Plan, 2009” for Local Trust Committee consideration:

- a. Re-designate Orchid Creek on Bowyer Island within Development Permit Area 1: Riparian Areas;
- b. Add new amendments to update Development Permit Area 1: Riparian Areas that are based on the recently adopted Gambier Island Development Permit Area 3: Riparian Areas and so that Development Permit Area 1 aligns with the recent amendments to Riparian Area Protection Regulation as per comments from Ministry of Forests, Lands, Natural Resource Operations and Rural Development.

CARRIED

GM-2020-018

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to prepare revisions to draft Bylaw No. 146, cited as “Bowyer and Passage Islands Land Use Bylaw, 2011, Amendment No. 1, 2017” for Local Trust Committee consideration by:

- a. Remove Development Permit Guidelines for a Streamside Protection Development Permit Area and replace with a new Development Permit Guidelines for a Riparian Areas Development Permit Area and that the Guidelines are based on recently adopted Gambier Island Development Permit Area 3: Riparian Areas, and include updates to align with recent amendments to Riparian Area Protection Regulation as per comments from Ministry of Forests, Lands, Natural Resource Operations and Rural Development.

CARRIED

GM-2020-019

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request that when the revised bylaws are presented to the Local Trust Committee for consideration, the report contains a “track changes” version of the current bylaws showing all changes, as well as a clean copy of the proposed bylaw.

CARRIED

GM-2020-020**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request that staff provide its report related to this matter to residents of Anvil and Bowyer Island as far as possible ahead of the Local Trust Committee meeting where the report will be presented.

CARRIED**9.2 Keats Shoreline Protection Project**

Planner Dubyna gave an overview of a Memorandum with an update on the Keats Island Shoreline Protection Project and described recent activities of the Working Group.

The Working Group members recently received information from staff to assist them in making recommendations on the regulatory options presented in the Discussion Paper for shoreline protection. Members were requested to submit comments and recommendations individually to staff by August 14. The Planner advised that the comments and recommendations would be forwarded for the LTC's consideration at the October 1, 2020 regular business meeting.

Trustee Rogers offered comments on his experience of Working Group discussions at its June meeting, and his interest in receiving member recommendations.

Trustee Stamford commented on how the informal structure of the Working Group was functioning well, on a topic that was quite divisive when it was first approached, and hoped to use this approach for other projects in the Gambier Local Trust Area.

10. CORRESPONDENCE – none

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

11. NEW BUSINESS**11.1 Climate Change Mitigation and Adaptation****11.1.1 March 2020 Pinna Sustainability Report regarding Climate Projections for Islands Trust Area**

http://www.islandstrustconservancy.ca/media/84991/itc_climateprojectionsreport_final.pdf

Trustee Stamford explained that this summary report from Islands Trust Conservancy brings together data on climate projections and potential impacts for the Islands Trust Area, intended to support decision-making on how to adapt future acquisition and stewardship of land to appropriately consider climate change.

11.2 New Brighton Dock Update

Trustee Stamford announced that the future of the New Brighton dock is a topic that has become more active. Squamish Nation Council is looking at options for them to divest the dock in a way that is best for their membership. The trustee reported there has been a lot of communication with their staff regarding what they are looking for.

The dock is a critical infrastructure piece for this area, and is impacted by the Sunshine Coast Regional District (SCRD) and its long-term view for its docks. She mentioned she had been interacting with residents of the New Brighton area regarding potential options.

Although this port is zoned as a public facility, she noted she did not know how that would impact a private owner, and wanted further support from Islands Trust on that. She had had discussions with the CAO on approaches and was developing a survey regarding the dock. Discussion ensued.

GM-2020-021

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee send correspondence under the signature of the Chair requesting that the Sunshine Coast Regional District take active steps to help resolve the issue of ownership and maintain public access to the New Brighton dock.

CARRIED

Trustee Stamford will draft a letter.

11.3 RCMP Car Parking on Community Center Property – Choices for Minimizing Costs for a Community Amenity

Trustee Stamford reported the RCMP was looking at placing a police car in the region of the island near the Gambier Community Centre. It would need a secure area around it. There is a location on the Community Centre property that would work, and would require a Qualified Environmental Professional (QEP) report and to go through a Riparian Areas Protection Regulation process. Given that it would be a community amenity, the trustee inquired if there were any options for funds for mitigating the costs for this community project.

Discussion ensued. It was suggested that the Community Centre apply for an SCR D grant, or that perhaps the RCMP could pay for the costs. Trustee Stamford will follow up regarding this matter with the SCR D West Howe Sound / Area F Director Mark Hiltz.

11.4 Format of the Agenda

Trustees discussed the use of links within the agenda, and the format for presenting links within the agenda package. Links were found useful in communicating with constituents through email, and may minimize the size of the paper agenda package.

12. REPORTS

12.1 Trust Conservancy Report dated May 26, 2020

12.1.1 Contiguous Forest Mapping in the Islands Trust Area Report

http://www.islandstrust.bc.ca/media/349568/524_tc_2020-06-16_contiguous-forest-mapping-project_rfd.pdf

Trustee Stamford explained and introduced this project of the Local Planning Committee. It is part of Islands Trust Strategic Plan and is also in support of the Douglas-

fir Toolkit. It shows the different levels of forests on all the islands. The Gambier Local Trust Area is profiled, but it does not include Thormanby Islands.

The trustee remarked that it would be nice to have this in further detail, with all the different levels of “where we are at” with forestry. This speaks to planning opportunities and long term planning. Another opportunity is a research network on Salt Spring. She expressed interest in using this type of information to further interpret how we manage ecological systems.

Chair Fast noted that page 30 of the project report shows the Howe Sound area.

12.2 Applications Report dated July 16, 2020

Received.

There was discussion about the current status of processes pertaining to the development of District Lot 696 on Keats Island.

It was reported that the last twenty one-acre lots on Gambier were mostly sold, rendering a potential increase in the population in West Bay area.

12.3 Trustee and Local Expense Report dated May, 2020

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

There was discussion about a November 2019 resolution regarding reaching out to First Nations and engaging with them. Planner Dubyna indicated she would check to see if there were any responses to ensuing correspondence that had been sent to the Squamish Nation.

12.5 First Nations Activities

Trustee Rogers attended a training session regarding land acknowledgements and the appropriateness of those. Islands Trust Intergovernmental Policy Advisor Lisa Wilcox led the webinar.

It was observed that a lot of the First Nations contacts were not as accessible as they used to be, thus making it challenging to communicate with them

12.6 Local Trust Committee Webpage – none

12.7 What We Heard – Islands 2050 Policy Statement Project Update

http://www.islandstrust.bc.ca/media/349569/625_policy_statement_what-we-heard_brf.pdf

Received.

Trustees Rogers and Stamford sent the Islands 2050 Policy Statement Amendment Project Update to their island contact lists.

Chair Fast explained that it is the beginning of the process to revisit the Islands Trust Policy Statement. She mentioned that on page “small number” 6 showed the number of people who responded to the public open house and things they said. For Gambier, the focus/bulk of comments was infrastructure, transportation and services. Key themes around values are identified (page small number 8): nature connection; preserve and protect mandate; planning, policy and governance; rural island culture; community resilience; infrastructure, transportation and services. There was lots of support for Islands Trust among participants. To date, twenty-four events have been held across the whole Trust Area. It is a multi year process; there will be more work ahead and chances for people to participate.

13. WORK PROGRAM

13.1 Top Priorities Report dated July 16, 2020

Received.

13.2 Projects List Report dated July 16, 2020

Received.

14. INFORMATION ITEMS

14.1 June 2016 Climate Projections for Metro Vancouver

<http://www.metrovancouver.org/services/air-quality/AirQualityPublications/ClimateProjectionsForMetroVancouver.pdf>

Received.

14.2 Spring 2020 Metro Vancouver Nature and Ecosystems Discussion Paper

<http://www.metrovancouver.org/services/air-quality/climate-action/climate2050/regional-priorities/nature/updates/Pages/default.aspx>

Received.

Chair Fast reported that input/feedback is requested by September.

14.3 Travelling to the Islands – COVID 19 News Release

Received.

Islands Trust put out information for the public in a news release dated June 24, 2020 regarding COVID-19 prevention measures.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, October 1, 2020 at 10:30 am – Location to be determined

There was discussion about the COVID-19 state of emergency currently slated to the end of August, and the possible need for a resolution for LTCs to be able to have an electronic meeting beyond that date. Trustees determined that, if a motion is needed, it could be done by Resolution-Without-Meeting.

Chair Fast announced that, to be notified of future meetings, LTC agendas and other information, people can subscribe by email to northinfo@islandstrust.bc.ca or via the Islands Trust website under “Contact us”.

Feedback about these meetings can be sent to northinfo@islandstrust.bc.ca.

16. CLOSED MEETING

16.1 Motion to Close the Meeting

GM-2020-022

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 purpose of considering adoption of In-Camera Meeting Minutes dated May 28, 2020 and Bylaw Enforcement and that the recorder and staff attend the meeting.

CARRIED

Chair Fast announced that the Local Trust Committee would move to closed meeting after a 20-minute break, and subsequently would not resume in open meeting.

16.2 Recall to Order – none

16.3 Rise and Report – none

17. ADJOURNMENT

By general consent the meeting was adjourned at 12:46 pm.

Sue Ellen Fast, Chair

Certified Correct:

Diane Corbett, Recorder