



## Gambier Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** July 30, 2024  
**Location:** Gambier Island Community Centre  
Andy's Bay Road, Gambier Island, BC

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

**Staff Present:** Sonja Zupanec, Planner  
Marlis McCargar, Island Planner  
Lisa Millard, Recorder (electronic)

**Others Present:** There were approximately eight (8) members of the public in attendance.

#### 1. CALL TO ORDER

Chair Luckham called the meeting to order at 11:00 am. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

#### 2. APPROVAL OF AGENDA

The following changes to the agenda were presented for consideration:

- Item 8.1 Defer GM-DVP-2023.4 to December meeting
- Item 11 Remove

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

#### 3. REPORTS

##### 3.1 Trustee Reports

Trustee Stamford reported the following:

- Highlighted Gambier Island community news including Community Association fundraiser for safety shelter, Gambier Island store is for sale, and Brigade Bay designated as the first FireSmart community on Sunshine Coast;
- Continued Governance Committee work; and
- Attended Eastbourne community AGM.

Trustee Bernardo reported the following:

- Encouraged attendance at Public Hearing on Bylaw No. 153 and No. 154 regarding setbacks on Keats Island;

- Governance Committee continues to work on request to the Province to conduct Islands Trust governance review; and
- Ongoing participation in CAO Hiring Committee and noted appointment of interim CAO Julia Mobbs.

### 3.2 Chair's Report

Chair Luckham reported the following:

- Executive Committee working on First Nations referral policy;
- Ongoing Bylaw Enforcement process review;
- Upcoming implementation of public portal enabling access to bylaw enforcement file information;
- Continued discussions on draft Policy Statement;
- Corporate and strategic planning processes underway to improve manner in which Islands Trust conducts day to day business;
- CAO hiring process continues;
- September Trust Council meeting to be held in Nanaimo; and
- Acknowledged losses related to Jasper, Alberta wildfire and noted importance of fire safety awareness for those that live in forested fire interface areas.

### 3.3 Electoral Area Director's Report

Electoral Area Director Stamford reported the following:

- Sunshine Coast Regional District primary focus is water;
- SCRD, which includes Eastbourne on Keats Islands, is experiencing a water deficit;
- Looking at new wells in Sechelt area and potential new water sources;
- Installation of water meters for purpose of water conservation awareness and leak detection;
- Development of communications campaign focussed on household water use reduction from current average of 400 litres to 200 litres per day;
- Continued focus on seeking negotiated solutions for New Brighton dock; and
- Chaired a public hearing for Sunshine Coast Regional District regarding riparian area protections and marine setbacks.

## 4. DELEGATIONS

### 4.1 Howe Sound Biosphere Region Initiative Society regarding Other Effective Area-Based Conservation measures within the Átl'ka7tsem / Howe Sound Biosphere Region

Ruth Simmons, Executive Director, Howe Sound Biosphere Region Initiative Society provided a presentation and highlighted the following:

- Non-profit society responsible for management of the designation of Howe Sound UNESCO Biosphere;
- Focus of presentation is OECMs (other effective area based conservation measures) which refers to lands that are not fully protected such as parks and Indigenous lands;
- Islands Trust Policy Statement Objective 3 aligns with common goals of biodiversity conservation;
- Islands Trust nature reserves are in their database as protected;

- Opportunity to look at what lands on Gambier are not in the database but meet the criteria;
- Peter Shields Regional Park can be easily registered as protected;
- Gambier Island Land Use Bylaw zoning does not include a conservation or preservation zone and perhaps this can be considered during the review of the Official Community Plan;
- Requested the Local Trust Committee collaborate to confirm data, consider zoning that strengthens long-term conservation and protection of land of in-situ biodiversity, and prioritize rezoning of Sunshine Coast Regional District parks from rural residential to align with their protections.

Trustee Stamford acknowledged there is opportunity for advocacy and further communication.

## 5. PUBLIC COMMENTS

- A member of the public asked Trustee Stamford about the costs associated with building the fire equipment shelter.
  - Trustee replied they did not have specific information, as it was a fundraising campaign led by the Gambier Island Community Association.
- A member of the public spoke to concerns about trees overhanging hydro lines creating potential fire risk.
  - Trustee noted BC Hydro removes the overhanging trees within the road allowance annually.
- A member of the public spoke to the impact of rapidly changing climate conditions, Official Community Plan amendments to setbacks are in response to these changes, and a representative from the Sunshine Coast Regional District went to Brigade Bay and provided information for each property owner on ways they can FireSmart their properties.
  - Trustee noted the FireSmart Coordinator provides free assessments and recommendations for property owners.
- A member of the public asked if the Gambier Island store property is zoned as commercial and if the property can become part of the Sunshine Coast Regional District park lands if the business does not sell.
  - Planner replied that rezoning requires an application from the property owner, the Local Trust Committee can initiate rezoning, and residential use on said property may be accessory to the commercial zone, subject to confirmation in the Land Use Bylaw.

A member of the public spoke to discussions with Telus resulting in continued phone booth service on Gambier.

## 6. MINUTES

### 6.1 Local Trust Committee Meeting dated April 29, 2024 - for adoption

**By general consent**, the Local Trust Committee meeting minutes of April 29, 2024 were adopted.

**6.2 Local Trust Committee Meeting dated May 28, 2024 - for adoption**

The following amendments to the minutes were presented for consideration:

- Page 2 of the Minutes, Electoral Area Director Report, bullet point 2 “Transit buses have changed their schedules with the goal of increasing transit throughout the region and all school-aged students will get free transit on the Sunshine Coast starting in September 2024” was said in error and should state “BC Transit on Sunshine Coast is determining an increase in transit service.”
- Page 2 of the Minutes, Item 7.2, change third bullet point to state “Gambier Island identifies two aquifers but there are potentially other unmapped aquifers on the island.”

**By general consent**, the minutes were adopted as amended.

**6.3 Section 26 Resolutions-Without-Meeting Report - none**

**6.4 Advisory Planning Commission Minutes - none**

**7. BUSINESS ARISING FROM MINUTES**

**7.1 Follow-up Action List dated July 23, 2024**

Received for information.

**8. APPLICATIONS AND REFERRALS**

**8.1 GM-DVP-2023.4 (Joos) - Staff Report**

At the applicant’s request this item was deferred to the November 26, 2024 meeting.

The meeting was recessed for a break at 12:03 p.m. and reconvened at 12:55 p.m.

**9. LOCAL TRUST COMMITTEE PROJECTS**

**9.1 Gambier Island Official Community Plan Review - Staff Report**

The Planner summarized the Staff Report and highlighted the following:

- Local Trust Committee requested staff engage Squamish Nation regarding the Official Community Plan review project;
- Recommendations in Options and Implications Table 1 result from engagement with Squamish Nation who identified the items as high priority;
- Recommendations in Table 2 result from the public engagement process;
- Seeking clarification on the recommendations and confirmation the Local Trust Committee wishes to proceed prior to drafting bylaw language; and
- Sample language for draft bylaws to be prepared in consultation with Squamish Nation;

Discussion ensued and the Planner provided information and clarification for each of the items listed on Table 1 of the Cha7élkwnech (Gambier Island) Official Community Plan (OCP) and Land Use Bylaw (LUB) Review Options and Implications and comments were noted as follows:

A1 – A4 Update with Cha7élkwnech (Gambier Island) references throughout and include appropriate land acknowledgement, place names, and Reconciliation commitment statements.

- Endorsed by the Local Trust Committee.

A5 Recognize impacts of settlement, protected areas, and residential development on First Nations rights and title.

- Endorsed by the Local Trust Committee.
- Trustee asked how this information fits into the OCP and expressed need for balanced information.
- Planner confirmed the information forms part of the background detail included in the OCP and the draft will contain balanced context on the history of the Gambier Island Local Trust Area.

A6 Assist in coordinating, funding and/or installing First Nations language signage where appropriate.

- Trustees noted this was an advocacy piece not related to policy directive and indicated it could be an agenda item for the annual meeting with Sunshine Coast Regional District (SCRD).

Trustees asked that the scheduling of a protocol meeting with Squamish Nation be added to the next Local Trust Committee meeting agenda.

B1 Maintain existing climate change adaptation and mitigation objectives and policies.

- No action required.

B2 Climate Change Adaptation and Mitigation section to include references to reduced access to harvest areas/food insecurity related to climate change.

- Endorsed by the Local Trust Committee.
- Trustee stated concerns including lack of jurisdiction to apply this to Land Use Bylaws and balancing rights of private property owners.
- Planner noted the Local Trust Committee has tangible tools such as the Development Permit Area and Heritage Conservation Area designations, importance of recognizing the impacts on First Nations rights and title and access to traditional harvest territories, and the item can be either an advocacy or policy piece.

B3 Align with zero-net emissions targets set by adjacent communities.

- Endorsed by the Local Trust Committee.

B4 Work with Sunshine Coast Regional District (SCRD) to pilot requirement that new residential and institutional construction meet highest construction and energy standards.

- Trustees indicated they can advocate for stronger building codes with SCRCD during annual meetings and noted a concern about creating higher standards than building permit requirements.

B5 Amend Climate Change Adaption and Mitigation section to separate policies into clearer categories.

- Endorsed by the Local Trust Committee.

B6 Set specific targets and ensure net-zero emission targets are addressed wherever possible within the policies.

- Planner indicated this can be deferred until it is determined if the SCRD will be an early adopter of standards outlined in Item B4.

B7 Work with SCRD to pilot high level of Step Code implementation for all new construction/dwellings.

- To be added to the discussions with SCRD.

B8 Explore implementation of a Development Permit Area for energy and water conservation.

- Not endorsed, Trustees prefer educational role.

B9 Separate storm water and water conservation objectives.

- Endorsed by the Local Trust Committee.

B10 Advocate for regional district and provincial rebates for energy efficient upgrades and retrofits to home.

- To be added to SCRD meeting agenda.

C1 Explore implementation of shoreline Development Permit Area or Heritage Conservation Area to be applied island-wide or up to 200 metres from the setback of the natural boundary of the sea.

- Planner clarified that Squamish Nation identified 200 metres as a buffer area of high cultural/arch potential for applications they receive within their regions.
- Trustee noted they would like to see evidence-based justification for the 200 metre area. Planner noted they would not be requesting evidence based justification from the Nation staff as this information was received as a direct result of engagement. If the LTC needs more detail the request to staff would need to be by resolution from the LTC.
- Trustees indicated they would like further information on the possibilities of implementing a Heritage Conservation Area.

The Table does not include Item C2

C3 Explore use of a Development Approval Information Bylaw to require a Preliminary Field Reconnaissance, Archaeological Overview Assessment, or Archaeological Impact Assessment for density increase rezoning applications or intensity of use.

- Endorsed by the Local Trust Committee.

C4 Use Development Approval Information Bylaw to require a biophysical inventory for rezoning applications where increase in density or intensity of uses is being proposed anywhere on the island, to identify forest characteristics, sites of highest biodiversity, species at risk.

- Endorsed by the Local Trust Committee.

- Trustees noted potential larger ramifications but are interested in receiving more details.

D1 Maintain existing Development Permit Area for stream and watercourses.

- No action required.

D2 Work with First Nations and other partners to strengthen and restore island biodiversity.

- Identified as an advocacy piece and the Planner noted resolution language can be provided for Local Trust Committee consideration to determine if they want to advance this work.

D3 Explore implementation of shoreline Development Permit Area to apply 30 metres setback from of the natural boundary of the sea to be applied island-wide.

- Planner stated this was similar to Item C1 and can be addressed when a report is provided for that item.

D4 Coordinate with Province for new dock tenures to be supported by a Preliminary Field Reconnaissance, Archaeological Overview Assessment or Archaeological Impact Assessment.

- Identified as an advocacy piece.

D5 Use Development Permit Area to ensure all new or renovated docks adhere to Howe Sound Biosphere Region dock policy.

- Endorsed by the Local Trust Committee.

The Planner stated that recommendations for items in Table 1 will be written and provided for the Local Trust Committee's consideration at the October, 2024 meeting at which time they can review Table 2 and also consider referrals to the Advisory Planning Commission. Further discussion on this agenda item was deferred to the next business meeting.

## 10. CORRESPONDENCE

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

- 10.1 Email from Aidan Buckley, Sunshine Coast Regional District dated July 12, 2024 regarding Hopkins Landing Engagement Summary**  
Received for information.

## 11. NEW BUSINESS

- 11.1 Sunshine Coast Regional District Parks and Howe Sound Biosphere Region's Request - Trustee Stamford Verbal Update**  
Item removed from agenda.

## 12. STAFF REPORTS

- 12.1 Trust Conservancy Report - none**

- 12.2 **Applications Report - none**
- 12.3 **Trustee and Local Expense Report dated May, 2024**  
Received for information.
- 12.4 **Adopted Policies and Standing Resolutions**  
Received for information.
- 12.5 **First Nations Relationship Building Update - None**
- 12.6 **Local Trust Committee Webpage**  
No updates.

**13. WORK PROGRAM**

- 13.1 **Active Projects Report dated July 23, 2024**  
Received for information.
- 13.2 **Future Projects Report dated July 23, 2024**  
Received for information.

**14. UPCOMING MEETINGS**

- 14.1 **Next Regular Meeting Scheduled for Tuesday, October 1, 2024 at 10:00 am and to be held electronically**

**15. ADJOURNMENT**

By **general consent**, the meeting was adjourned at 2:50 p.m.

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Peter Luckham, Chair

Certified Correct:

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Lisa Millard, Recorder