



Gambier Island Local Trust Committee

Minutes of Regular Meeting

Date: October 17, 2023

Location: Electronic Meeting

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

Staff Present: Renée Jamurat, RPP MCIP, Regional Planning Manager
Marlis McCargar, Island Planner
Ian Cox, Planner 2 (part)
Sonja Zupanec, Island Planner (part)
Wil Cunningham, Office Administrative Assistant
Diane Corbett, Recorder

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

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Luckham called the meeting to order at 10:01 am. He introduced trustees in attendance and 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 Bernardo reported on the following activities:

- Ceremony held in September on Sandy Beach, Keats Island, to celebrate turning that area into a nature conservancy, due to the efforts of staff and preceding trustees to bring that about – a valuable contribution to Keats Island.
- After August LTC meeting, worked with staff to tune up the draft bylaws for Keats foreshore project.

Trustee Stamford reported on the following activities:

- Received a lot of appreciative comments from community members regarding how the LTC provided closure to the recent Temporary Use Application. Applicant still working on compliance issues.
- New Brighton dock ramp has been fixed and now working well.

3.2 Chair's Report

Chair Luckham reported he enjoyed the visit to Gambier for last LTC meeting and looked forward to attending meetings there in the future.

At the recent Trust Council meeting on North Pender, they conducted a significant amount of business by reviewing Section 3 of Islands Trust legislation; had a visioning exercise and handled other business. Trust Council work at this time is preparing for the 2024-25 budget. Preparation for March Trust Council meeting has started, location to be determined.

3.3 Electoral Area Director's Report

Area F (West Howe Sound) Director Stamford reported on the following:

- Water restrictions recently went from Stage 4 to Stage 1 in four days. In Eastbourne, there has been some concern the wells were not filling as they used to, not getting full recharge on wells in spite of the rain. Continuing with ongoing well research in new locations.
- Keats dock has been closed to vehicles, in light of a review of the dock structure by engineers; walk-ons only.
- Attendance at UBCM. Lots of attention on wildfire situation, finding better ways to respond at the local level, and providing more training to local firefighters. Sunshine Coast Regional District (SCRD) advanced motions on rural transport options and deferral of utility fees. Minister meetings included Minister Cullen about docks in the SCRD, including New Brighton dock and how it falls within responsibilities of different ministries and BC Ferries.
- SCRD continues to develop a strategic plan.
- Moving into 2023-24 budget discussions.

4. DELEGATIONS

4.1 Connected Coast Project Presentation – Christina Owen, Cheryl Katnick and Renee Laboucane

Christina Owen and Cheryl Katnick of Baylink Networks, and Renee Laboucane of Strathcona Regional District introduced the Connected Coast Project, a joint venture between Strathcona Regional District and CityWest, that aims to bring high-speed internet to rural and remote communities along the BC coastline, Haida Gwaii and Vancouver Island. An overview was distributed to the LTC in the agenda package.

It was noted there are challenges with respect to bringing cables ashore through the Marine General Zone around Keats Island. The project team has been working with Planning staff regarding the zoning, and requested further direction and discussion with Trustees.

The delegation responded to Trustee inquiries regarding details of the request. Points included:

- As the Marine General Zone around Keats Island does not permit public utility, rezoning to allow cables through this area would be required.
- Timeline: now working with Province for License of Occupation. Working with Sechelt First Nation and with the SCRD. Hope to install as soon as possible, near the end of 2023, but depends on permitting.
- Details regarding timing to develop connectivity to all Keats Island households once installed will be forwarded to LTC by proponent.
- A change in proposed landing spots is possible, but would incur delays and further consultation with First Nations and the Province, and further environmental surveys.

Staff reported that Islands Trust received a Crown lease referral in April 2023; planning review was done at that time and the proponent was informed that a rezoning was required for one of the sites. Keats zoning does not permit the infrastructure installation. An application for the project had not been received by staff. Staff suggested that, if the LTC decided this was a priority over other applications, it would take six to twelve months at minimum for the rezoning.

Trustees Bernardo and Stamford expressed support for expediting a rezoning application to implement the project.

Chair Luckham thanked proponents for the presentation and level of detail provided.

Proponents left the meeting at 10:49 am.

5. PUBLIC COMMENTS – None

6. MINUTES

6.1 Local Trust Committee Meeting dated August 29, 2023

The following amendment to the minutes was presented for consideration:

- Page 3, item 3.2: replace “Gambier fire prevention brigade” with “Gambier Island Fire Equipment Group.”

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated October 10, 2023

Received for information.

6.3 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated October 10, 2023

Received for information.

Trustee Stamford noted, with regard to trying to meet with the Ministry of Transportation and Infrastructure (MoTI), that they have some staffing issues on the Sunshine Coast. The LTC will continue to pursue a meeting, but should not expect one scheduled until they have more staff capacity.

8. APPLICATIONS AND REFERRALS

8.1 GM-DVP-2023.1 (Robitaille & Dawson)

Planner 2 Cox reviewed the staff report on a variance request for 578 Vaucroft Road, North Thormanby Island, to reduce the minimum setbacks on the property for the Small Rural Residential (SRR) Zone as set out in the Gambier Associated Islands Land Use Bylaw No.120, 2013, for a lot line abutting a road (the “front” lot line) from 6.0 metres to 3.63 metres for a deck and stairs, and for an interior side lot line from 1.5 metres to 0.43 metres for a deck and 0.17 metres for an accessory building. Retroactive authorization was being requested for the existing siting within the setback areas.

The applicants were present and spoke to the application. Points included: property adjacent is owned by applicants parents; that property will be passed on by parents to four family members; deck at back of property was built while applicant was off island attending to a family emergency; disagrees with staff concern regarding potential objection of future owner regarding side setback variance; noted retired Sechelt Fire Chief had seen the deck and was complimentary about the build, with no concerns.

Points from trustees included:

- Do not share staff’s concern that a hypothetical future neighbour may object to the side lot line variance.
- There are safety concerns for having side lot line setbacks. Low level patios are a specific concern for fire, because it drops under the wood on the deck. Trustee recommend a further look at “fire smarting” the property. Properties are very close together in this area.
- Each application has to be decided on its objective merits. Have reservations about objecting to variance on the interior lot line on the basis of a general concern about fire control.

GM-2023-032

It was **MOVED** and **SECONDED**

that the Gambier Island Local Trust Committee approve issuance of Development Variance Permit GM- DVP-2023.1 to reduce the front setback for the lot line abutting a

road from 6.0 metres to 3.63 metres, and reduce the interior side lot line from 1.5 metres to 0.43 and 0.17 metres.

CARRIED

8.2 GM-DVP-2023.3 (Wong)

Island Planner McCargar reviewed the staff report on a variance request for 2431 Austin Road, Gambier Island, to reduce the minimum setbacks on the property for the Settlement Residential (SR) Zone, as set out in Gambier Island Land Use Bylaw No. 86, 2004 (LUB), for a lot line abutting a road from 7.5 metres to 0.23 metres for an addition to a single-family dwelling. Approval had been granted for a building permit.

The applicant indicated the staff report covered their position, including the supporting documentation, neighbour support, and partner's history on the lot. The building would not impede the road or its shoulder.

GM-2023-033

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve issuance of Development Variance Permit GM- DVP-2023.3.

CARRIED

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Major Project: Gambier Island Official Community Plan and Land Use Bylaw Review Project

Island Planner Zupanec provided a verbal update on developments regarding the Gambier Island OCP and LUB Review Project.

- Staff were in the midst of finalizing the first set of meetings with Squamish Nation staff. This would include individual meetings with their topic experts for focused review: archaeology and cultural heritage protection; forest ecosystem protection; shoreline protection, and docks (private, public and community). Squamish had asked that two other topic areas be added: streams and watercourse protection; climate actions and sustainable solutions.
- Island Planner had been providing background information to Squamish Nation staff regarding policies and regulations that address topic areas, and opportunities throughout the *Local Government Act* and other avenues for the Local Trust Committee to implement progressive planning policies in these topic areas.
- A selection of recommended options to move forward is being developed, to be presented early next year to the Local Trust Committee. If the LTC were to receive recommendations that might be linked to other topics, at that point the LTC could decide to expand the scope and revise project charter.

- The Island Planner is working with the Squamish until early 2024. They have an Advisory Commission to which they would like to refer some of their work; the Island Planner would be involved in information preparation for that.

9.2 Minor Project: Keats Shoreline Protection Project

Island Planner McCargar introduced the staff report with an update on developments of the Keats Shoreline Protection Project.

The Island Planner reviewed the “track changes” copy of proposed amendments to Draft Bylaw No. 154 that were a result of community feedback, Trustee discussions and minor staff edits of grammatical errors, formatting and omissions.

A lengthy discussion ensued. Trustees provided feedback on some proposed amendments and identified areas for which they felt clarification was required.

Trustee Bernardo noted there were some points where he disagreed within the proposed bylaw, or for which he needed clarity on the rationale. Trustees requested that Trustee Bernardo develop a list, for distribution to staff and Trustees, of items that he considered needed further discussion, clarification or change, and to identify specific concerns or suggest potential solutions.

There was discussion of postponing the scheduled public hearing on Draft Bylaw Nos. 153 and 154, and scheduling a Special Meeting for further detailed consideration of the bylaw amendments.

~ BREAK 12:45 PM - 1:15 PM ~

GM-2023-034

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to schedule an electronic Special Meeting to discuss and give direction for additional amendments to Proposed Bylaw No. 154.

CARRIED

GM-2023-035

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request that staff defer the Public Hearing scheduled for November 21, 2023 to a date in 2024.

CARRIED

10. CORRESPONDENCE – none

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

11. NEW BUSINESS

11.1 Sunshine Coast Regional District Regional Growth Framework Baseline Research Report - Trustee Stamford

The Sunshine Coast Regional District Regional Growth Framework Baseline Research Report, dated January 11, 2023, was received for information.

Trustee Stamford explained that this was referred to Islands Trust. She proposed a motion as the document did not recognize the unique position of the Local Trust Committee in the region. Trustee Stamford indicated she would be forwarding additional recommended language to the SCRD.

Chair Luckham noted neither Gambier nor Keats were mentioned in the report and were not included in the mapping.

GM-2023-036

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee respond to the referral of the SCRD Regional Growth Framework by requesting that the Sunshine Coast Regional District Board add a statement acknowledging that the Islands Trust islands are outside the jurisdiction of the Regional Growth Framework project.

CARRIED

12. REPORTS

12.1 Trust Conservancy Report – none

12.2 Applications Report dated October 10, 2023

Received.

12.3 Trustee and Local Expense Report dated August, 2023

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 First Nations Activities

No report.

12.6 Local Trust Committee Webpage

No report.

12.7 Freedom of Information and Protection of Privacy Bylaw – Request for Decision

Island Planner McCargar gave an overview of the request for decision on the Freedom of Information and Protection of Privacy Bylaw.

GM-2023-037

It was MOVED and SECONDED

that Gambier Island Local Trust Committee Bylaw No. 157, cited as “Gambier Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 157, 2023” be adopted.

CARRIED

13. WORK PROGRAM

13.1 Active Projects Report dated October 10, 2023

Received.

Regarding consideration of the rezoning request from Connected Coast that was presented at the start of this meeting, this would be done within the context of other application work once an application is received, to determine if it would be deemed a priority to be expedited by staff.

13.2 Future Projects Report dated October 10, 2023

Received.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Tuesday, November 21, 2023 at 12:00 pm at Delbrook Community Recreation Centre, 851 Queens Road W, North Vancouver, BC

A Special Meeting may be scheduled prior to the November 21st meeting.

15. CLOSED MEETING

15.1 Motion to Close the Meeting

GM-2023-038

It was MOVED and SECONDED

that the meeting be closed to the public in accordance with the *Community Charter*, Part 4, Division 3, s.90(1)(a) for the purpose of considering personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; and that the Recorder and Staff attend the meeting.

CARRIED

The meeting moved to in-camera at 2:09 pm.

15.2 Recall to Order

The meeting was recalled to order at 2:31 pm.

15.3 Rise and report

Chair Luckham reported that the following appointments were made to the Gambier Island Advisory Planning Commission:

Camilla Berry, Vanessa Carrington, Pascaline Denblyden, Sylvia Punguntzky, Carol Petroski, Andrew Kennedy, Jeanne Mikita, Florence Cosulich, and Lionel Hughes.

Chair Luckham thanked all of those who applied for the positions; there were an extraordinary number of applicants.

16. ADJOURNMENT

By general consent the meeting was adjourned at 2:32 p.m.

Peter Luckham, Chair

Certified Correct:

Diane Corbett, Recorder