



## Gambier Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** November 21, 2023  
**Location:** Electronic Meeting

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

**Staff Present:** Renée Jamurat, Regional Planning Manager (part)  
 Marlis McCargar, Island Planner  
 Sonja Zupanec, Island Planner (part)  
 Diane Corbett, Recorder

**Others Present:** There were two (2) members of the public in attendance in the morning session, and one (1) member of the public in attendance in the afternoon.

#### 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 10:11 a.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations. Trustees and staff were introduced.

#### 2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

#### 3. REPORTS

##### 3.1 Trustee Reports

Trustee Bernardo reported his main focus was the Keats Shoreline Protection Project, which would be on today’s agenda.

Trustee Stamford reported that much of what she was doing with respect to the islands would be reported under the SCRD Director’s Report.

##### 3.2 Chair's Report

Chair Luckham reported that the Executive Committee, Financial Planning Committee and other committees were working toward preparations for Trust Council in December.

### 3.3 Electoral Area Director's Report

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

- SCRD Board agreed to continue further planning work with Eastbourne water system. Water at Eastbourne is considered part of the regional system.
- Keats Landing pier surface has been closed to vehicular traffic due to damages beneath, with no particular timeline. Will keep islanders advised when further information is available.
- Attended water symposium with Sechelt, Gibsons, Sechelt Nation, and SCRD, the fourth symposium dealing with water, now at a point of planning for the future. SCRD is anticipating five years into the future. Squamish Nation staff also attending.
- Heading into budget season; will be ready by February for 2024 budget.

Director Stamford responded to questions from Trustee Bernardo about the Eastbourne water situation, and noted that Islands Trust water specialist William Shulba was working with the SCRD on the issue of water recharge of the deeper Eastbourne well.

#### 4. DELEGATIONS – none

#### 5. PUBLIC COMMENTS

Eastbourne property owner raised the following points:

- Suggestion to Director Stamford to provide a public update to Eastbourne regarding the water system, or consider creation of a water committee liaison;
- Importance of Connected Coast project; ensure Keats is not bypassed by the project;
- Keats Shoreline Protection Project:
  - Involvement of Squamish Nation is incredibly important. They have raised serious concerns about some of the development on the foreshore of Keats. The LTC needs to work through some of those issues with them.
  - In the draft bylaws, some things that were hard to follow:
    - Exemption in section 2a) is too broad now, and could lead to complete reconstruction of a building without a development permit the way it is worded.
    - It is being proposed to remove the guideline that shoreline development should not restrict access to the foreshore. This should remain as accessing the foreshore should always be a principle that should be maintained.
    - No idea why under dock guidelines h) about ramps, etc. not exceeding 1.5 m has been taken out. That is an important consideration. Would urge LTC to leave it in.

Trustee Stamford remarked she was working with staff to get something out to Eastbourne about their water, and hoped to have more public engagement going forward.

Trustee Bernardo explained the phrase regarding access to the foreshore was taken out as it was redundant and obscure, was open ended. Regarding dock guidelines, the 1.5 m guideline was taken out because this was actually covered by the regulations for each zone.

**6. MINUTES**

**6.1 Local Trust Committee Meeting dated October 17, 2023**

The following amendments to the minutes were presented for consideration:

- page 2, bullet 2, delete last sentence;
- page 2, item 3.3, bullet 1 should read: “Water restrictions recently went from Stage 4 to Stage 1 in four days.”

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

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

Received.

**6.3 Advisory Planning Commission Minutes – none**

**7. BUSINESS ARISING FROM MINUTES**

**7.1 Follow-up Action List dated November 15, 2023**

Received.

Trustee Stamford remarked that, regarding the motion passed at the last LTC meeting to request the Regional District clarify the role of Islands Trust in their Regional Growth Framework, she had sent the SCRDC the motion and suggested wording. The Trustee followed up recently and had not yet heard back.

**8. APPLICATIONS AND REFERRALS – none**

**9. CORRESPONDENCE**

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

**9.1 Email dated October 23, 2023 from C. Owen regarding Letter of Support for Connected Coast – Keats Island Landing Site**

Island Planner McCargar reported that a letter regarding support for Connected Coast – Keats Landing Site, was drafted by Connected Coast, who were seeking endorsement from the LTC to send to the Province as they move forward in the process.

Discussion ensued about the reference to January 2024 in the October 23, 2023 email from Christina Owen, Project Coordinator of Baylink Networks. The Island Planner was asked by a Trustee to get clarification from Connected Coast regarding what was meant by that deadline.

There was discussion of the LTC providing a letter of support. The Island Planner presented the draft letter (noted above) for viewing on the electronic screen.

**GM-2023-044**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to prepare a letter with the text as provided by Island Planner McCargar for the Chair's signature and forwarding to the Ministry of Forests.

**CARRIED**

Chair Luckham noted rezoning would take some time and require an application.

Points from ensuing discussion included:

- Concern that holding them off by just six months could cause them to bypass Keats. Could the LTC do an in-house text amendment, to add in communications cables for that zone?
- Not acceptable that the LTC becomes a barrier to people on Keats having access to broadband internet. The business is being undertaken to benefit the residents of the island and the coast.
- The permitted uses in the Marine General (MG) zone, not referring to communications cables is an oversight. The uses didn't anticipate the installation of marine cable. The zoning is already in place that would allow Connected Coast to do the terrestrial part of the work.
- It does need to be looked at as to whether there is anything that would offend the Trust Policy Statement.
- Appreciate necessity of assisting in this process to deliver connectivity to the islands. This is a huge project. We are still awaiting an application from the company. We need to get the application. Is it suitable that a Temporary Use Permit (TUP) could be utilized, and followed by rezoning? (Staff indicated TUP would not be permitted for specific reasons.)
- Our processes exist for a reason: to deliver the goods for our people. It is incumbent as Trustees to work within the law and sometimes do things that are original. No rezoning on land is required. Telecommunication is available in CR zone and P1 zone. The only thing that needs to be covered is the Marine General zone issue: to lay down the cable from the outer perimeter to the shoreline.
- This is a consideration that wasn't anticipated; think there was an oversight on this particular regulation.

Points raised by staff included:

- There is Trust policy that would not allow benefitting a private corporation; LTC should not be initiating an application on their behalf. The company has known for the past ten months that they need to submit a rezoning application.
- A planning analysis would need to be done to understand why utilities were left out of the MG zone. It has not been determined that this was an oversight. Analysis would also look at the OCP and Trust Policy Statement.

- Staff would need to draft an amendment bylaw; could require OCP amendments, but staff are not sure. Public hearing could be waived if this is only a change to the Land Use Bylaw.
- LTC already has a minor project and are only permitted one minor project at a time. It should be taken into consideration as to how staff would pick up another minor project.
- Staff could reach out to proponent, converse, suggest applying as soon as possible; suggest LTC Resolution Without Meeting to expedite application process once it is received.

Further Trustee comments included:

- Staff is referring the LTC to the regular process, telling us it is a significant resource commitment and will take a long time. That is not reasonable in the circumstances. We already permit utilities on the island. Telecommunications utility is already permitted in every zone where people live.

**GM-2023-045**

**It was MOVED and SECONDED**

that section 4.16.1 of Bylaw 78 be amended by:

- 1) deleting the words “and structures” from the first line;
- 2) deleting the word “and” from the end of the first bulleted line;
- 3) replacing the period in the second bulleted line with a semi-colon and adding the word “and” after it; and
- 4) adding a third bulleted line that states “the establishment and the use telecommunication utilities.”

**CARRIED**  
**One opposed**

**BREAK 11:42-11:47**

**10. NEW BUSINESS – none**

**11. REPORTS**

**11.1 Trust Conservancy Report – none**

**11.2 Applications Report dated November 10, 2023**  
Received.

**11.3 Trustee and Local Expense Report – none**

**11.4 Adopted Policies and Standing Resolutions**  
Received.

**11.5 First Nations Activities**

No report.

Chair Luckham acknowledged the comment during the public comment session regarding the importance of discussion with Squamish Nation on proposed shoreline regulations.

**11.6 Local Trust Committee Webpage**

No report.

**11.7 2024 Local Trust Committee Meeting Schedule**

Island Planner McCargar gave an overview of the staff report on the 2024 meeting schedule. Discussion ensued on meeting locations, and in-person versus electronic meetings.

**GM-2023-046**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee schedule its regular business meetings on the following dates in 2024: January 29, March 26, May 28, July 30, October 1 and November 26; and that the March 26 meeting be held in person in North Vancouver; and that other meetings be electronic except for July 30 which is in person on Gambier.

**CARRIED**

**12. WORK PROGRAM**

**12.1 Active Projects Report dated November 10, 2023**

Received.

The Regional Planning Manager requested guidance regarding the resolution on Bylaw No. 78 (item 9.1), for clarity on direction for staff and how it fits into the work program.

A Trustee clarified the purpose of the resolution was to proceed to amend Keats Land Use Bylaw No. 78, with no further analysis. It had been concluded by the LTC, it is a straight forward amendment. Staff was requested to proceed with the amendment. Further information from staff was needed regarding outstanding questions to Connected Coast.

**GM-2023-047**

**It was MOVED and SECONDED**

that GM LTC request staff to advance amendments to Bylaw 78 as resolved at the LTC meeting of November 21 and bring forward for First Reading.

**CARRIED**

**One opposed**

**GM-2023-048**

**It was MOVED and SECONDED**

that the advancement of the amendment to Bylaw 78 approved on November 21 be designated to the Local Trust Area's top priority for the LTC Projects List.

**CARRIED**

**12.2 Future Projects Report dated November 10, 2023**

Received.

**13. LOCAL TRUST COMMITTEE PROJECTS**

**13.1 Major Project: Gambier Island Official Community Plan and Land Use Bylaw Review - Verbal Update**

Island Planner Zupanec reported that planning staff had met with five staff from Squamish Nation's rights and title department over the course of several weeks discussing docks, shoreline protection, forest and ecosystem stewardship and climate action. There are several meetings scheduled between today and mid December. Staff have received numerous policy documents and frameworks from Nation staff to review, with the goal of informing updates to the Gambier OCP policies and LUB regulations. Planning staff would be preparing a "what we heard" summary document for Nation staff to review early in the new year, outlining specific policy and regulatory updates for their consideration and input. Any questions please contact the project planner directly.

**BREAK 12:30 PM - 1:00 PM**

**13.2 Minor Project: Keats Shoreline Protection Project**

Island Planner McCargar gave an overview of the staff report on the Keats Shoreline Protection Project. It was noted that the purple text amendments in the attachment had not been through an internal planning analysis nor legal review.

Discussion ensued on the process by which to move through consideration of the proposed bylaw amendments and endorsement of particular changes.

Through ensuing discussion of draft Bylaw No. 154, Schedule "1," points identified as needing further change or deletion were noted, as follows:

- 1.9 part 4: Island Planner would like legal review
- 1.21 Part 4 – should read: replacing "30 acres" with "60 acres"
- 9.3.2 a) delete "alter undisturbed land or native vegetation or otherwise"
- 9.3.2 m) delete
- 9.3.2 n) delete "emergency," to read "works required to prevent, control, or reduce risk or loss to human life, the natural environment or public or private property, including..."
- 9.3.3 b) delete

- 9.3.4 f) needs rewrite
- 9.3.5 k) delete
- 9.3.6 c) should read: “In areas cleared of native vegetation during development, replanting requirements and a security deposit to restore the natural environment or control erosion may be required.”
- 9.3.6 d) delete “Areas of undisturbed bedrock exposed to the surface or” to read: “Sparsely vegetated areas may not require planting.”
- 9.3.6 e) delete “non” before “native species materially...” in second last line
- 9.3.6 f) should read: “Replanting may be maintained by...”

For discussion at the next meeting, Trustee Stamford reported she would look into defining what is appropriate dock material; Trustee Bernardo would look into wording around how additions are added into construction within the 15 metres.

**GM-2023-049**

**It was MOVED and SECONDED**

that staff take elements discussed at the November 21 meeting and return with a new draft of the bylaw for further consideration by the Local Trust Committee.

**CARRIED**

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting – Monday, January 29, 2024 at 10:00 am via Zoom Electronic Meeting**

**15. ADJOURNMENT**

**By general consent** the meeting was adjourned at 3:37 p.m.

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Peter Luckham, Chair

Certified Correct:

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Diane Corbett, Recorder