



Gambier Island Local Trust Committee

Minutes of Regular Meeting

Date: January 29, 2024

Location: Electronic Meeting

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

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

Others Present: There was one member of the media in attendance (part).

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 10:09 am. He acknowledged that the meeting was held in the territory of the Coast Salish First Nations. Trustees and Staff were introduced.

2. APPROVAL OF AGENDA

An addendum to the agenda was noted:

- 12.7 Housing Statute Changes to British Columbia Legislation - Memorandum

By general consent the agenda was approved as presented.

3. REPORTS

3.1 Trustee Reports

Trustee Stamford reported on the following activities:

- Two Local Trust Committee (LTC) special meetings held since the last LTC business meeting;
- Gambier Island Rural Economic Development and Infrastructure Program is moving ahead with a volunteer community group on the island; working with students from University of British Columbia to provide project framework and survey results; and
- Met with Island Planner Zupanec regarding Gambier Official Community Plan.

Trustee Bernardo reported on the following activities:

- As Chair of the Financial Planning Committee, working to develop budget and budget guidelines for the 2024-25 budget period. Goal is to bring forward a budget for Trust Council's approval in March.
- Notice was received from the Chief Administrative Officer (CAO) who intends to leave Islands Trust in June. A hiring committee was struck and is developing a process for hiring a new CAO.
- Governance Committee is working to reform governance practices with respect to the work of the Local Trust Committee.
- A priority: enabling Connected Coast to bring broadband to Keats Island.

3.2 Chair's Report

Chair Luckham, as Chair of Trust Council, reported there were a lot of activities going on.

- The 2024-25 budget is underway, to be presented to Trust Council for adoption in March.
- The Policy Statement is out for consultation with First Nations; possibly that work will advance out to the community for consultation by April.
- Regional Planning and Trust Programs Committees were meeting in preparation for Trust Council in March.

3.3 Electoral Area Director's Report

Sunshine Coast Regional District (SCRD) Area F (West Howe Sound) Director Stamford reported on the following activities:

- SCRD Board adoption of strategic plan for the coming term. Focus: water strategy and water security, and solid waste.
- Budget round 2 scheduled for February 5th. Currently there is a 14% proposed tax increase for the islands; director would like to bring this down.
- Presentation to the Board in November regarding proposed Dock Management Plan, an extension of the Pender Dock Management Plan. Provides direction on how to best support the focus of the swiya, the lands and territory of the Sechelt Nation, in terms of protecting their archaeological history and the environment. Provides direction on what is permitted in the foreshore in the inland waters. Questions should be directed to the provincial government.
- Regarding the New Brighton dock, last year the Gambier Island Community Association presented to the SCRD about the possibility of the Regional District adding New Brighton to their nine community docks that they manage. Recently, SCRD Board returned a letter to the Community Association indicating the SCRD was declining to consider that at this time, and that the Board was supportive of the concept that this is part of a provincial responsibility, given that the New Brighton dock is part of BC Ferries Route 13, a regulated route, with certain responsibilities to maintain safe access to that route. The dock is the only access point for Gambier's southwest peninsula that is open year-round.
- Interaction with Minister of Water, Lands, and Resource Sustainability Cullen about the complexities of the New Brighton dock situation; his staff are working

on having a joint meeting with various ministries to see if there is a way forward to support long term management of this infrastructure. The dock is deteriorating and currently there is no funding available to maintain it.

4. DELEGATIONS – none

5. PUBLIC COMMENTS – none

6. MINUTES

6.1 Local Trust Committee Special Meeting dated October 31, 2023

By general consent the Local Trust Committee Special meeting minutes of October 31, 2023 were adopted.

6.2 Local Trust Committee Meeting dated November 21, 2023

By general consent the Local Trust Committee meeting minutes of November 21, 2023 were adopted.

6.3 Section 26 Resolutions-Without-Meeting Report dated January 19, 2024

Received for information.

6.4 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated January 19, 2024

Received.

Trustee Stamford noted there was a new Ministry of Transportation and Infrastructure representative on the Sunshine Coast who started the previous week. Trustee had made a call out for the name and contact information and would send the information to the Islands Trust Office Administrative Assistant. Trustee hoped to have a meeting with the Ministry soon regarding island issues.

8. APPLICATIONS AND REFERRALS

8.1 Sunshine Coast Regional District Zoning Bylaw Amendment No. 722.9 & 337.123 Referral

Island Planner McCargar and Trustee Stamford provided background on the Sunshine Coast Regional District Zoning Bylaw Amendment No. 722.9 and 337.123 referral. The proposed amendments aim to strengthen protection of ecologically sensitive areas, including watercourses and shorelines, by:

- Changing how proposed new lot area is calculated when subdividing land;
- Establishing a buffer from the Stream Protection and Enhancement Area (SPEA);
- Increasing the setbacks from waterbodies and watercourses in Zoning Bylaw 337 to align with Zoning Bylaw 722 and meet provincial best practices.

Staff indicated it appeared that the Local Trust Committee's interests were unaffected. It was noted this work aligned with work done on Gambier with riparian area regulations and sensitive ecosystem protection.

GM-2024-009

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to advise the Sunshine Coast Regional District that the Gambier Island Local Trust Committee's interests are not affected by the amendments of Bylaw Nos. 722.9 and 337.123.

CARRIED

9. LOCAL TRUST COMMITTEE PROJECTS

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

Island Planner Zupanec reported she was still actively engaging with Squamish First Nation staff on the Official Community Plan (OCP) topic areas; this afternoon would be the last scheduled staff meeting.

The Island Planner would be compiling a final report for the Nation's staff regarding what had been heard to date from them through these meetings, as well as a comprehensive list of potential policy and regulatory options that they were helping to rank in terms of prioritization (whether high, medium, or low priorities) to address those concerns that could then be translated to recommendations for the Local Trust Committee.

The March 26th Local Trust Committee meeting is the target for a comprehensive report that would include a list of prioritized actions that the Nation's staff and advisory committee would have endorsed. There could be a discussion of policy options and the LTC's land use planning authority, and advancing some interests and concerns being addressed as part of the OCP project. There could also be discussion of next steps regarding communication in moving forward, and how to prioritize discussions internally as an LTC, as well as taking these back out to the community.

Trustee Stamford noted her appreciation for the opportunity and the time that the Island Planner had spent with the trustee and members of the Gambier community, outlining best ways of approaching Squamish Nation staff about this project and the community economic development project, and how to coordinate these initiatives to the betterment of the island community.

Trustee Bernardo asked the Island Planner if the learning obtained through this consultation and relationship building with the Squamish Nation would be passed on to Islands Trust staff, in response to which the Island Planner noted that the process was being documented internally and a Regional Planning Team template was being created moving forward. This is a pilot project still in its early stages; the next step is the challenging work of demonstrating the political appetite to advance these recommendations into actual changes in policy and regulations, which is when measures of success could be assessed.

Chair Luckham noted it was hoped the position of Senior Indigenous Relations Advisor would be filled soon. Part of that role would be to share knowledge and information and build awareness.

9.2 Minor Project: Keats Island Marine General Zone Amendment - verbal update

Island Planner McCargar reported that referrals for proposed Bylaw No. 158 were sent to First Nations on January 11th. Three of the ten Nations had responded: Squamish Nation indicated they had no comments; Cowichan deferred to communities closer to the referral area; and Musqueam Nation responded that they need a minimum of 45 days to do an initial review. There were no other responses from agencies and organizations at this time. There would be a report advancing to the Executive Committee on January 31st.

The Island Planner suggested it was possible that the Executive Committee could give a conditional approval of the bylaw if the LTC wished to request that staff do an assessment to ensure the bylaw was not contrary to the OCP or Trust Policy Statement. Staff drafted some resolution wording that could be considered by the LTC. Alternately, the LTC could wait and see what the Executive Committee decides, and then schedule a special meeting to discuss the feedback from the Executive Committee.

Discussion ensued and points included:

- Inquiry about staff's previous conclusion that nothing about the proposed bylaw contradicted the OCP.
 - Staff reported no formal analysis had been done and no reporting back to the LTC had occurred.
- Inquiry regarding the length of time of an assessment process, and regarding whether any communications were recently received with Connected Coast about their actual deadline.
 - Staff estimated an analysis could be fit into the work plan over the next month.
 - No further information had been received from Connected Coast.
- Discussion of possible timeline and actions for completion of analysis and adoption of the bylaw by the end of March.

GM-2024-010**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to:

- a. Provide an evidence-based assessment to the Local Trust Committee, to determine whether Bylaw No. 158, cited as Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2023 is contrary to or at variance with Keats Island Official Community Plan Bylaw No. 77,
- b. Provide an evidence-based assessment to the Local Trust Committee, by way of submitting an evaluated and completed Policy Statement Checklist, whether Gambier Island Local Trust Committee Bylaw No. 158, cited as Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2023 is contrary to or at variance with the Policy Statement, and
- c. A Special Meeting or RWM be convened, by no later than the end of February 2024, for the LTC to review the staff assessments referenced above.

CARRIED

It was noted the staff report to the Executive Committee on this Minor Project was currently on the Executive Committee agenda posted on the website for January 31st.

10. CORRESPONDENCE

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

- 10.1 Letter dated November 16, 2023 from British Columbia Regional Operations regarding Sunshine Coast Forest Landscape Plan Public Engagement**
Received for information.

11. NEW BUSINESS - none

12. REPORTS

- 12.1 Trust Conservancy Report – none**
Trust Conservancy and Executive Committee scheduled a liaison meeting for January 31.

- 12.2 Applications Report dated January 19, 2024**
Received for information.

- 12.3 Trustee and Local Expense Report dated November, 2023**
Received for information.

- 12.4 Adopted Policies and Standing Resolutions**
Received for information.

- 12.5 First Nations Activities**
Island Planner Zupanec was working with the Squamish Nation regarding the Gambier Island Official Community Plan.

- 12.6 Local Trust Committee Webpage**

- 12.7 Housing Statute Changes to British Columbia Legislation**

Island Planner McCargar introduced a memorandum on housing statutes and regulation changes to BC legislation. The Executive Committee recommended that Local Trust Committees consider requesting to opt-in to the province's principal residence requirement for short-term rental accommodations. This opt-in would need to be done by the end of March, or deferred to a future opt-in cycle.

Discussion ensued and points included:

- Opting in would bring the Local Trust Committee in line with legislation being implemented around the province;
- For this Local Trust Area, would need to analyze four LUBs(Gambier, Keats, Bowyer-Passage, and Associated Islands); allocating time from the LTC could be a challenge given how many LUBs there are;
- Would be helpful to have a staff assessment on how the legislation would operate in the Gambier Local Trust Area;
- Not prepared to say if the Local Trust Committee should opt-in or not; circumstances are different in different Local Trust Areas (LTA's). Housing is important but not the priority it is in other LTA's. Not comfortable with the

timeline of March 2024. Would rather advocate for a Trust-wide analysis on this issue;

- It is a short timeframe. It could be a consideration to opt-in in the next cycle (March 2025). Changing that policy sounds like an issue that requires more community engagement;
- Put on the Projects List, to be reviewed at a later date;
- Table this until we have a housing needs assessment and time to review the legislation.

Staff advised that the implications of opting out were not that great for this Local Trust Area (LTA). Short-term vacation rentals are not permitted on Keats. On Gambier and the Associated Islands, the resident, owner or operator has to reside in the home to operate a short-term vacation rental. For Bowyer and Passage Islands, short-term rental is permitted as a home occupation.

GM-2024-011

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee declines to opt in to S. 15 of the Short-Term Rental Accommodation Act at this time, and requests staff to add to the Projects List an analysis to enable the Local Trust Committee to make an informed decision before the opt-in statutory deadline for 2025, and that staff's analysis makes use of the findings of the Regional Planning Team relevant to this issue.

CARRIED

13. WORK PROGRAM

13.1 Active Projects Report dated January 19, 2024

Received.

13.2 Future Projects Report dated January 19, 2024

Added new item (from 12.7).

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Tuesday, March 26, 2024 at 10:00 am at John Braithwaite Community Centre, 145 1st Street W, North Vancouver, BC

15. ADJOURNMENT

By general consent the meeting was adjourned at 12:04 p.m.

Peter Luckham, Chair

Certified Correct:

Diane Corbett, Recorder