



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: November 18, 2021
Location: John Braithwaite Community Centre
 Meeting Room 3
 145 West 1st Street
 North Vancouver, BC

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

Staff Present: Heather Kauer, Regional Planning Manager
 Marnie Eggen, Island Planner
 Diane Corbett, Recorder

Also Present: Member of the Public: 1 (in person)

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 Fast called the meeting to order at 10:45 am. She acknowledged that the meeting was being held in territory of the Skwxwú7mesh / Squamish, xwməθkwəy̓əm / Musqueam, and Tsleil-Waututh First Nations and their stewardship of these lands through the millennia.

Chair Fast introduced Trustees, Staff and the Recorder, and advised that the meeting was being held online, by Zoom, and in person.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. RISE AND REPORT – IN CAMERA MEETING, OCTOBER 14, 2021

Chair Fast reported that, at the in-camera meeting of October 14, the Local Trust Committee appointed people to the Working Group for the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project.

4. REPORTS

4.1 Trustee Reports

Trustee Stamford reported on her involvement in recent activities, including:

- Attended Sunshine Coast Regional District (SCRD)-Islands Trust joint meeting
- Presented to the Howe Sound Community Forum along with Trustees Rogers and Fast; her presentation focus was the Islands Trust Conservancy.

- Attended the Regional Planning and Financial Planning Committees; current focus is all about budgets and the challenge of appropriate budget recommendations to the upcoming Trust Council.
- Regional Planning Committee discussed the importance of the Fresh Water Sustainability Strategy that was presented to the committee.
- Local Gambier community has been helping each other through the numerous rain events and have so far seen relatively little damage from the storms although recently there was an electrical fire from fallen trees.
- The New Brighton Dock Committee is looking at what more advocacy it can do to encourage action for the long-term plans of the facility.
- Attended a Zoom session on modernizing policy.

Trustee Rogers reported on the following:

- Joint SCRD-Islands Trust meeting where issues raised by islanders were discussed.
- Presented on the Trust Policy Statement at Howe Sound Community Forum
- Met with Keats Conservation Group and a representative from SCRD Parks regarding damage and water run-off on the paths down and the foreshore at West Beach, a major beach at Eastbourne.
- Executive Committee work on financial plan and proposed budget, to be presented to Trust Council in two weeks time. Will be the first in person Trust Council meeting since March 2020 and will be a hybrid meeting.

4.2 Chair's Report

Chair Fast reported on the following:

- Attended a session on how local government can do more outreach to the different kinds of people on the islands; will bring some of those ideas to Trust Council.
- Item 15.2 of this agenda: news release on Trust Policy Statement and planned community engagement
- Provincial state of emergency declared due to flooding and landslides.

4.3 Electoral Area Director's Report

Trustee Rogers, on behalf of Electoral Area F Director Mark Hiltz, reported that the SCRD currently was considering recommendations for the renewal of three water leases, for Keats Landing, Eastbourne, and Vaucroft docks. Recommendation from staff was to renew the leases for five years, which would maintain the status quo.

Trustee Rogers noted the ferry service to Eastbourne is challenged in the winter; concerns had been raised about the *Stormaway* not coming to Eastbourne. Two members of the Ferry Advisory Committee from Eastbourne were stepping down. Trustee Rogers extended thanks for their contributions and hoped other people from Eastbourne would step up for that role.

5. DELEGATIONS – none

6. TOWN HALL

Curt Shepard of Keats Island commented on dock size and upland access from docks for multigenerational multi-family water access only lots.

7. MINUTES

7.1 Local Trust Committee Special Meeting Minutes dated September 29, 2021

By general consent the Local Trust Committee Special Meeting minutes of September 29, 2021 were adopted.

7.2 Local Trust Committee Meeting dated October 14, 2021

The following amendment to the minutes was presented for consideration:

Page 7, 9.2, paragraph 3, sentence 1: replace “at the LTC meeting earlier on this day,” with “the Trustee”.

By general consent the minutes of October 14, 2021 were adopted as amended.

7.3 Local Trust Committee Special Meeting Minutes dated October 14, 2021

GM-2021-088

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee adopt the Special Meeting minutes of October 14, 2021.

CARRIED

7.4 Section 26 Resolutions-Without-Meeting – none

7.5 Advisory Planning Commission Minutes – none

8. BUSINESS ARISING FROM MINUTES

8.1 Follow-up Action List dated November 10, 2021

Received.

8.2 Letter to Member of Parliament, Patrick Weiler

Received for information (available on-line).

8.3 Letter to Squamish Nation Council/Nexwsxwníw ntm ta Úxwumixw

Received for information (available on-line).

9. APPLICATIONS AND REFERRALS

9.1 Islands Trust Area Bylaw No. TC183 - Referral Request for Response

The purpose of Islands Trust Area Bylaw No. TC183 is to update the Trust Policy Statement, which has not been substantively updated in over 25 years, “through the lenses of reconciliation, climate change, and affordable housing.”

Points from discussion on the referral included:

- Wait for more feedback on the Trust Policy Statement. See what our communities have to say about it.
- Would like to see something solid and straightforward and how it impacts this area.
- Need consultants for next phase of engagement.

- Many controversial issues do not apply to this area.
- People here would probably be interested in issues like desalination, forestry, foreshore protection.
- Refer to Islands 2050 information and fact sheet.
- We are dealing with Gambier OCP; it can be hard for the public to differentiate between processes. Try to be clear they are different but related.

GM-2021-089**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee defer a response to the referral until the Trust-wide engagement process has been substantially completed.

CARRIED**10. LOCAL TRUST COMMITTEE PROJECTS****10.1 Keats Island Shoreline Protection Project**

Regional Planning Manager Kauer gave an overview of the staff report on the Keats Island Shoreline Protection Project that provided a follow up on the referrals of proposed Bylaw Nos. 153 and 154 received to date and two Community Information Meetings held in September and October 2021. The staff report outlined proposed changes to the draft bylaws.

Discussion ensued on: the size of docks; the impact of docks on marine ecosystems and visual quality; historically, denser settlement areas are water access only with restrictions on roads for waterfront properties, where concerns were raised about size of dock and spacing between docks; rationale for docks that serve more than one family or several dwellings; the public consultation process.

GM-2021-090**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to prepare the following changes to Proposed Bylaw No. 153:

- In Section 1.4 of Schedule 1, under the heading "Justification" amend the number "90" with "over 120";
- Replace Plan No. 1 with the amended Plan No. 1 in Attachment 1.

CARRIED**GM-2021-091****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to prepare the following change to Proposed Bylaw No. 154:

In Schedule 1, Sections 1.7, 1.10, 1.14 and 1.21, replace the number "35 square metres (377 square feet)" with "36 square metres (387.5 square feet)".

CARRIED

GM-2021-092

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to prepare the following change to Proposed Bylaw No. 154:

In Appendix 1, 9.3 DP-3 SHORELINE, .2 Exemptions, item “j” replace with, “The pruning, trimming or limbing of trees provided it cannot reasonably be expected to result in the death or removal of the tree.”

CARRIED

GM-2021-093

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to prepare the following change to Proposed Bylaw No. 154:

In Appendix 1, 9.3 DP-3 SHORELINE, .2 Exemptions, item “r” replace with, “Works conducted and/or authorized by the Province and its Ministries or Agencies, and by Fisheries and Oceans Canada (or subsequent federal department), with respect to trail construction, stream enhancement and fish and wildlife habitat restoration. For clarity, private moorage, shoreline protection measures or placement of fill below the natural boundary of the sea authorized by the Province and its Ministries or Agencies, requires a development permit.”

CARRIED

GM-2021-094

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to prepare the following change to Proposed Bylaw No. 154:

In Appendix 1, 9.3 DP-3 SHORELINE, .3 Guidelines, item “m” replace with, “Decking materials must allow for a minimum of 43% open space to allow for light penetration to the water surface. Light transmitting materials may be made of various materials shaped in the form of grids, grates, and lattices to allow for light passage to the water surface.”

CARRIED

GM-2021-095

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to prepare the following change to Proposed Bylaw No. 154:

In Appendix 1, 9.3 DP-3 SHORELINE, .3 Guidelines, add a new guideline “n” that provides, “To allow for the maximum amount of light penetration to the water surface”, and renumber the subsequent guidelines.

CARRIED

GM-2021-096**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to prepare the following change to Proposed Bylaw No. 154:

In Appendix 1, 9.3 DP-3 SHORELINE, .3 Guidelines, item “q” replace with, “The access ramps, piers, walkways and stairs for docks should not exceed a maximum width of 1.5 metres.”

CARRIED**GM-2021-097****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to refer Proposed Bylaw No. 154 to the following First Nations:

- a. Skwxwú7mesh (Squamish) Nation, səliłwətaʔt (Tsleil-waututh) Nation, xwməθkwəyəm (Musqueam) Indian Band, shíshálh (Sechelt) First Nation, Xeláltxw (Halalt) First Nation, Spune'luxutth (Penelakut) Tribe, Ts'uubaa-asatx (Lake Cowichan First) Nation, Quw'utsun (Cowichan) Tribes, Stz'uminus First Nation, Lyackson First Nation, Snaw'Naw'As Nation and Te'mexw Treaty Association.

CARRIED**GM-2021-098****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to work with trustees to develop a public mail-out that addresses frequently asked questions, public concerns, and scientific justification for aspects of the bylaw changes, to be sent out mid-January of 2022.

CARRIED

The Local Trust Committee recessed for a break at 12:25 pm and reconvened at 12:55 pm.

10.2 Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project

Island Planner Eggen provided an update on the status and next steps of the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project.

There had been no submissions to a Request for Proposals for a consultant to focus on engagement and a communications plan; an alternate plan with options and next steps would need to be developed. A consultant was to work with the Working Group. At this time, the Working Group could be given an introduction to the project and background on work done so far, and could review discussion papers.

GM-2021-099**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to consider convening with Gambier Island Official Community Plan and Land Use Bylaw Targeted Review

Project Working Group members for an orientation workshop prior to February 3, 2022, the next Gambier Local Trust Committee meeting.

CARRIED

11. CORRESPONDENCE

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

11.1 Letter dated November 5, 2021 from the Canadian Commission for United Nations Educational, Scientific and Cultural Organization (UNESCO) regarding New Biosphere Region in British Columbia

The letter of November 5, 2021 from the Canadian Commission for UNESCO regarding the new Biosphere Region in BC was received for information.

Trustees discussed the correspondence. Trustee Stamford will look into the Islands Trust place name for the area and bring back to the next LTC meeting.

12. NEW BUSINESS

12.1 Climate Change Mitigation and Adaptation

12.1.1 Threats from Greenland Ice Loss

<https://coastal.climatecentral.org>

Chair Fast noted that some islanders were not aware of rising sea levels; this link was provided for further discussion, which included the following points:

- Wonder about something like that for the foreshore project
- It is storm surges that will impact.
- The science is changing; things are happening faster than anticipated. This has large implications on what we need to protect. Data is changing.
- Timelapse in Google Earth shows how things have changed in any area over the past 37 years. Deforestation in this area is notable. Some islands have not changed a lot.

Chair Fast remarked she would look into Islands Trust mapping or other visual depiction of sea level rise information.

12.2 2022 Annual Meeting Schedule - for discussion and decision

Trustees discussed the proposed 2022 meeting schedule.

GM-2021-100

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee schedule its regular business meetings on the following dates in 2022: February 3, March 31, May 26, July 14, September 1, and November 17.

CARRIED

12.3 Draft Transport 2050 Plan - Electric Bikes - for discussion

https://www.translink.ca/-/media/translink/documents/plans-and-projects/regional-transportation-strategy/transport-2050-phase-3/transport_2050_draft_strategy.pdf

Chair Fast flagged this item as something that is coming; electric transport should be included in planning and as part of a climate strategy.

Discussion ensued on electric transport in different forms on the islands. Issues included: population density; distances; hauling goods.

13. REPORTS**13.1 Trust Conservancy**

13.1.1 The Heron - Autumn 2021

13.1.2 Conservancy - Current Campaigns

<https://islandstrust.bc.ca/conservancy/current-campaigns/>

Received for information.

13.2 Applications Report dated November 10, 2021

Received.

13.3 Trustee and Local Expense Report dated September, 2021

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 First Nations Activities

A letter of congratulations to Squamish Nation was sent from the Local Trust Committee by Chair Fast.

Trustee Stamford commented her interest in interacting with the Squamish Nation about the future of the New Brighton dock. Chair Fast remarked that the Trustee could bring this to a future agenda.

Trustee Rogers reported that someone on Keats was trying to organize a musical First Nations reconciliation event for the end of September at Barnabas, and that he had linked them up with Ruth Simons of the Biosphere Region. It could be an opportunity to celebrate the first anniversary of the Biosphere and increase awareness of First Nations history and reconciliation on Keats.

There will be a webinar with an indigenous component by the Islands Trust Conservancy for Sandy Beach Nature Reserve on December 8 in the evening.

13.6 Local Trust Committee Webpage

Email communications had been uploaded to the Gambier Local Trust Committee webpage.

14. WORK PROGRAM

14.1 Top Priorities Report dated November 10, 2021

Received.

14.2 Projects List Report dated November 10, 2021

Received.

15. INFORMATION ITEMS

15.1 News Release October 28, 2021 - November-December Trust Council Meeting Program Announced – Public Invited to first in-person meeting since March 2020

Received.

15.2 News Release November 1, 2021 – Extensive Policy Statement Engagement Planned

Received.

16. UPCOMING MEETINGS

16.1 Next Regular Meeting – February 3, 2022 – Location to be confirmed

17. ADJOURNMENT

By general consent the meeting was adjourned at 1:45 pm.

Sue Ellen Fast, Chair

Certified Correct:

Diane Corbett, Recorder