



## Gambier Island Local Trust Committee Minutes of Regular Meeting

**Date:** May 26, 2022  
**Location:** John Braithwaite Community Centre  
 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  
 Marlis McCargar, Island Planner  
 Stephen Baugh, Planner 2 (part)  
 Diane Corbett, Recorder

**Others Present:** Members of the Public – 2 (am); 1 (pm)

### 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 10:38 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations, in person and electronically, and was being recorded; A recording of the meeting would be posted to the website.

The Chair introduced trustees and staff in attendance.

### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Add as part of 9.2: Motion for discussion regarding Gambier DPA#3 Riparian Areas brochure
- 12.6: Meeting with Ministry of Transportation and Infrastructure

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

### 3. RISE AND REPORT – none

### 4. REPORTS

#### 4.1 Trustee Reports

Trustee Stamford reported on recent activities as follows:

- Did three site visits with Planner Baugh.
- Fielded community members’ concerns about road maintenance authority on the eastern part of Gambier Island.
- Attended Howe Sound Community Forum at Furry Creek.

- Continue to support activities of the Gambier Island Community Association - New Brighton Dock Committee. Provided background at their presentation to the Regional District.
- Participated in the Islands Trust/Sunshine Coast Regional District (SCRD) annual joint meeting - see that staff are in a better place to support exploratory actions around solutions for the New Brighton Dock and possibly the Island docks in general.
- Attended the Salish Sea Conference via Zoom. Lots of good initiatives for cross-border cooperation especially through First Nations lead projects.

Trustee Rogers reported on recent activities as follows:

- Continued involvement in work with Trust Council and Executive Committee, including preparation for Trust Council meeting June 21-23. Members of the public can join via Zoom, and are welcome to make comments to Trust Council.
- Work on Trust Programs Committee: doing background and political work regarding considerations and discussions on Trust Policy Statement. Had community consultation process ongoing March through May, including a virtual community consultation meeting at the end of March. Report from consultation will be coming out next week at the Executive Committee meeting June 8.
- Attended Howe Sound Forum April 29. One of the considerations was that elections are coming. There is a lot of support amongst current elected officials for the forum, with Howe Sound Biosphere Region Initiative Society as sponsor of the forum.
- Sat in on part of the SCRCD/Islands Trust meeting; acknowledge the work of SCRCD, SCRCD staff and Islands Trust staff for making it very productive, including work on planning, FireSmart, and update on high speed internet and fibre optics.
- Working with Keats Conservancy around badly eroded and heavily used SCRCD park, West Beach Park. Pleased SCRCD senior staff knew about the work the Conservancy has been doing; they advised that a geotech had been there.

#### **4.2 Chair's Report**

Chair Fast reported that agenda item 15.1 showed highlights of Trust Council decisions from March 2022. Item 12.3 in this agenda includes minutes from the (October 2021) Islands Trust/SCRD protocol meeting. Attended recent Islands Trust Conservancy meeting; now seventy-seven properties are protected throughout Islands Trust area. Attended recent Bowen Council meeting; a conservation development policy is being worked on. Will attend a Denman Island community information meeting next week.

#### **4.3 Electoral Area Director's Report – none**

#### **5. DELEGATIONS – none**

#### **6. TOWN HALL – none**

#### **7. MINUTES**

##### **7.1 Local Trust Committee Meeting dated March 31, 2022 - for adoption**

The following amendment to the minutes was presented for consideration:

- Page 9, item 10.2, line 4: replace “8” with “80” (feet deep)

**By general consent** the minutes of March 31, 2022 were adopted as amended.

**7.2 Section 26 Resolutions-Without-Meeting – none**

**7.3 Advisory Planning Commission Minutes – none**

**8. BUSINESS ARISING FROM MINUTES**

**8.1 Follow-up Action List dated May 17, 2022**

Received. There was a request to put the Islands Trust Policy Statement referral (deferred by the LTC on November 18, 2021) on the July agenda.

**9. APPLICATIONS, REFERRALS AND BYLAWS**

**9.1 GM-DP-2020.2 (Swain – Lot 28 Brigade Bay, Gambier Island)**

Applicant Mr. Swain announced that he had had a change of heart and was willing to move ahead with a legal survey.

Planner Baugh reviewed the staff report regarding the applicant's request to waive the requirement for a current plan signed by a BC Land Surveyor for a Development Permit, as required in the Gambier Island Land Use Bylaw.

The applicant discussed previous works conducted on the land to build structures, alter vegetation, and guide movement of water, and indicated a plan to build a house and greenhouse and to have the property in the family for the foreseeable future. He appreciated the necessity of a land survey, indicating his intention not to be within the natural boundary of the sea or neighbour setbacks.

Trustee Stamford expressed appreciation that the applicant had come to the meeting and that he was moving forward in this way, and noted that any time anything is happening in the foreshore, there will be a lot of attention on it.

**GM-2022-021**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee has determined that it is reasonably necessary that the applicant of GM-DP-2020.2 (Swain) provide, as required by Section 2.8(1) of the Gambier Island Land Use Bylaw No. 86, a plan signed by a B.C. Land Surveyor, showing the location on the lot of all existing and proposed buildings, structures and sewage absorption fields in relation to lot and zone boundaries, watercourses, wells and the sea, and in relation to other buildings on the lot.

**CARRIED**

**9.2 GM-DVP-2021.8 (Atchison – 507 Shawanabe Road, Gambier Island)**

Planner Baugh reviewed the staff report on a variance request to relax the setback to existing buildings and structures:

- setback from the natural boundary of a watercourse for a deck from 15 metres to 7 metres;
- setback from the natural boundary of a watercourse for a shed from 15 metres to 6 metres;
- minimum elevation above the natural boundary of the pond from 1.5 metres to 1.07 metres;

- setback from the front lot line for an accessory building from 7.5 metres to 5.456 metres;
- setback from the front lot line for a shed from 7.5 metres to 6.544 metres; and
- setback from the exterior side lot line for an accessory building from 4.5 metres to 3.034 metres.

Staff attended the site with Trustee Stamford in April and received an updated site plan from the applicant. Two emails supporting the application were received by staff, as well as two phone calls from people expressing concern about development occurring prior to proper permits being obtained.

Discussion ensued and included the following topics:

- Use of accessory building as a temporary shelter during construction of a dwelling;
- Sheds and accessory buildings that do not require a dwelling; and
- Long-term family compounds historical in nature.

The applicant gave a verbal report with background information as to work done on the property and watercourses that were discovered.

Comments from trustees included:

- What has been requested is not unreasonable; everything has been put in place for a plan. No issue with this.
- Would like owner to consider that the pond is very steep and dark, not necessarily the best environment for amphibians; give some thought more amenable to creatures, as friendly as possible.
- Sometimes amphibian ponds do dry up in the summer.

#### **GM-2022-022**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee approve issuance of GM-DVP-2021.8.

**CARRIED**

Trustee Stamford noted some issues with the brochure titled Development Permit Area No. 3 – Riparian Areas on Gambier Island (Revised).

#### **GM-2022-023**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to review the brochure titled Recent Updates to Development Permit Area No. 3 – Riparian Areas On Gambier Island (Revised), and edit the wording to include specific references to artificial features such as ditches and dug ponds as pertinent water features.

**CARRIED**

### **9.3 Bylaw No. 155 – for consideration of adoption**

#### **GM-2022-024**

**It was MOVED and SECONDED**

that Gambier Island Local Trust Committee Bylaw No. 155, cited as “Gambier Island Local Trust Committee Meeting Procedure Bylaw, 2022”, be adopted.

**CARRIED**

#### 9.4 Bylaw No. 156 – for consideration of adoption

##### GM-2022-025

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

that Gambier Island Local Trust Committee Bylaw No. 156, cited as "Gambier Island Local Trust Committee Fees Bylaw, 2022", be adopted.

**CARRIED**

The Local Trust Committee meeting recessed for a break at 11:50 am and reconvened at 12:10 pm.

#### 10. LOCAL TRUST COMMITTEE PROJECTS

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

Island Planner McCargar discussed the memorandum with an update on the status and next steps of the Gambier Island OCP and LUB Targeted Review Project. Points included:

- RFP was issued for consultant to assist with engagement portion; hope to have a consultant in place by end of June until end of November.
- Consultant was hired in March to create an illustrative community map, to be used during the engagement process. Input was received from two meetings of the Working Group.
- An additional physical map was created by the Islands Trust GIS team.
- Staff continue to work on the discussion papers on shoreline protection, and access to public docks and forest ecosystem; hope to have a preliminary draft by next LTC meeting.
- Squamish Nation is interested in participating in quarterly meetings in relation to this project.
- Public engagement planned to commence over summer.

Discussion ensued on the following topics:

- LTC Meetings planned on Keats and Gambier over the summer
- Old Growth Management Areas and old growth ecosystems/mature forest
- Engagement with Squamish Nation

##### 10.2 Keats Island Shoreline Protection Project

Island Planner McCargar provided a verbal update on the Keats Island Shoreline Protection Project. The Island Planner had addressed the resolution from the last LTC meeting to follow up on Squamish Nation response to the draft Keats Island foreshore protection bylaws. Messages were sent on the Squamish Connect portal. A letter to the Squamish Nation from Chair Fast with rationale on the draft bylaws was also sent.

Trustee Rogers spoke on accommodating the interests of Squamish Nation with respect to the foreshore. Many archaeological sites have been identified along the Keats shoreline. He also advocated conversation on how to ensure that the community's concerns and interests are understood. A few recent specific responses from community members identified concerns around distance between docks, and size and restrictions on docks. Most feedback received by Trustee Rogers since the last community information meeting has been from waterfront property owners.

Discussion ensued on community consultation, accommodation of Squamish Nation comments, meetings over the summer, eelgrass, mooring buoys, and community education.

## 11. CORRESPONDENCE

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

## 12. NEW BUSINESS

### 12.1 Climate Change Mitigation and Adaptation

Trustee Stamford reported on her participation online in the Salish Sea Conference. A lecture on the heat dome and impacts on foreshore and biodiversity revealed that mortality of sea creatures along the shoreline where there was no forest cover was extensive as compared to foreshore areas with forest cover.

Discussion ensued on sea level rise mapping, protection of the foreshore and biodiversity, the variability of coastal topographies, and regulatory language around the most current data on sea level rise.

#### **GM-2022-026**

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

that the Gambier Island Local Trust Committee request staff to investigate data regarding projected sea level rise for Keats/Howe Sound area related to the Keats Shoreline Protection Project.

**CARRIED**

### 12.2 Annual Report

#### **GM-2022-027**

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

that the Gambier Island Local Trust Committee endorse the following text for inclusion in the 2021-2022 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs & Housing.

The Gambier Island Local Trust Committee (GMILTC) held five regular business meetings, one Public Hearing, one special business meeting and two special meeting/Community Information Meetings in the 2021/22 fiscal year, for a total of nine meetings.

Work for this period focused on advancing the Gambier Island Official Community Plan (OCP)/Land Use Bylaw (LUB) Project and the Keats Shoreline Project.

The GMILTC also gave three readings to the Associated Islands and Bowyer and Passage Riparian Areas OCP and LUB amendment bylaws.

From April 1, 2021 to March 31, 2022, the GMILTC received and considered applications for six development variance permits and five development permits.

During the same time period staff also reviewed 16 building permit referrals, four crown lease referrals, and three subdivision referrals for development proposals in the Gambier Island Local Trust Area.

**CARRIED**

### **12.3 Sunshine Coast Regional District (SCRD) Protocol Meeting Follow Up**

The May 16, 2022 agenda of the Islands Trust and Sunshine Coast Regional District Joint Meeting and notes from the Joint Meeting of October 18, 2021 were received. Discussion ensued.

### **12.4 Howe Sound Principles of Cooperation Request**

Trustee Rogers introduced the document titled “Principles for Cooperation - Átl'ka7tsem/Howe Sound Community Forum May 2022” and provided background on recently proposed updates to the Principles. A sample letter of support of the revisions to the Principals for Cooperation was attached and local governments were requested to submit to the Howe Sound Biosphere Region Initiative Society (HSBRIS).

Discussion ensued on section 8 of the Principles: Logistics (Convening, organizing and facilitating). Questions were raised about the meaning of “convening costs”. It was suggested that a clearer explanation was needed regarding the convening role (regarding the costs), and the relationship between organizations.

Trustees discussed whether they were prepared to submit the sample letter to the HSBRIS, and considered challenges in assigning a budget for convening a Howe Sound Community Forum.

#### **GM-2022-028**

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

that the Gambier Island Local Trust Committee amend the second paragraph in the letter to the Howe Sound Biosphere Region Initiative Society as follows:

We acknowledge and support the May 2022 changes to the wording of the Principles for Cooperation that reflect the societal and logistical changes over the past 20 years, based on a reasonable assessment of convening costs for any specific meeting for which we are the host organization.

**CARRIED**

#### **GM-2022-029**

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

that the letter regarding Revisions to the Howe Sound Community Forum Principles for Cooperation May 2022 be signed by the Gambier Island Local Trust Committee Chair and forwarded to the Howe Sound Biosphere Region Initiative Society.

**CARRIED**

### **12.5 Email dated May 15, 2022 on behalf of Ian Winn, Átl'ka7tsem/Howe Sound Biosphere Region Society regarding Best Management Practices (BMP) for Marine Docks**

The Local Trust Committee received the email of May 15, 2022 from Átl'ka7tsem/Howe Sound Biosphere Region Society Director Ian Winn with the attachment on Best Management Practices for Marine Docks.

**GM-2022-030****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to post this information on the project websites for the Gambier Official Community Plan project and Keats Foreshore Protection Project.

**CARRIED****12.6. Meeting with Ministry of Transportation and Infrastructure**

A trustee noted that the Local Trust Committee usually has had a meeting with the Ministry of Transportation and Infrastructure (MoTI) each year, and had not met with MoTI yet this term. Road issues were evident on Gambier that included: uncertainties about maintenance where all the maintenance is private; roads being extended but not part of a subdivision agreement; authority roles.

**GM-2022-031****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee review the Memorandum of Understanding with the Sunshine Coast Ministry of Transportation and Infrastructure regional office and request staff to arrange for a virtual meeting to discuss road issues.

**CARRIED****13. REPORTS****13.1 Trust Conservancy**

13.1.1 Report dated March, 2022

13.1.2 Heron Newsletter - Spring 2022

Trustee Stamford reported that the Trust Conservancy met on Tuesday, May 24. The Trustee noted the following:

- The board allocated the recent \$100,000 donation to the Opportunity Fund with \$50,000 being earmarked for Salt Spring Projects.
- The Species at Risk Program has been extended for another three years with supportive funding from the federal government. Welcomed the co-op student Aislyn King whose position is funded in part by the program.
- The management plan for Sandy Beach was reviewed. Trustee looked forward to seeing how the volunteer warden recommendations could be implemented and how that may include Salmon Rock.
- Discussion around the ongoing issue of Fallow Deer on Mayne Island and recognition that it is not just a single island problem. Requesting joint advocacy with Trust Council to the province to resolve this complex problem.
- Agreed to adjust the required five-year ITC plan to a three-year interim plan given significant staffing and project constraints with a focus on First Nation engagement and climate change.

**13.2 Applications Report dated May 17, 2022**

Received.



**13.3 Trustee and Local Expense Report dated March, 2022**

Received.

**13.4 Adopted Policies and Standing Resolutions**

Received.

**13.5 First Nations Activities**

Trustee Stamford reported she had interacted with staff from Squamish Nation who had been inspecting the New Brighton dock. She clarified that the New Brighton dock was now considered an asset of their Nch'łkay development corporation.

**13.6 Local Trust Committee Webpage – none**

**14. WORK PROGRAM**

**14.1 Top Priorities Report dated May 17, 2022**

Received.

**14.2 Projects List Report dated May 17, 2022**

Received.

Trustee Rogers acknowledged involvement and communications of Shirley and Russ, persons on Thormanby who were no longer involved with the Thormanby Islands Foreshore Protection Pilot Project.

**15. INFORMATION ITEMS**

**15.1 Islands Trust Council Decision Highlights – March 2022**

Received.

**16. UPCOMING MEETINGS**

**16.1 Next Regular Meeting Scheduled for Thursday, July 14, 2022 at 10:00 am at Keats Camp, Chartroom, Keats Island, BC**

**17. CLOSED MEETING – none**

**18. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:00 pm.

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Sue Ellen Fast, Chair

Certified Correct:

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Diane Corbett, Recorder