



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: September 1, 2022
Location: Gambier Island Community Centre
Andy's Bay Road, Gambier Island, 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: Mark Hiltz, Director, Sunshine Coast Regional District Electoral Area F
(West Howe Sound) (part)
Sharon Horsburgh, Bayshore Planning Services
Members of the Public – 5 (am); approximately 30 (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 11:07 am. She acknowledged that the meeting was being held over the traditional territory of the Coast Salish First Nations, especially the Sk̓wxw̓ ú7mesh (Squamish) First Nation in Howe Sound.

Chair Fast introduced trustees and staff in attendance, and the consultant who would be facilitating the community information meeting in the afternoon. Chair Fast noted that comments and questions for Islands Trust could be directed to: northinfo@islandstrust.bc.ca. In addition, the meeting was being held via Zoom and would be recorded.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

- 4.3 Electoral Area Director’s Report – Sunshine Coast Regional District (SCRD) Director to be present around noon (move down in agenda)
- 12.2 Announcement of Minister of Rural and Economic Development Visit to Gambier

By general consent the agenda was approved as amended.

3. RISE AND REPORT – none

4. REPORTS

4.1 Trustee Reports

Trustee Stamford reported on the following activities and events:

- Local Trust Committee (LTC) meeting scheduled for mid-July on Keats Island was cancelled.
- Mostly working on Gambier Targeted Official Community Plan/Land Use Bylaw Review (OCP/LUB), including survey and mail-out, and today's engagement session at the Gambier Community Centre.
- Community clean-up day went well; garbage receptacle filled by 2:00 pm. Expressed thanks to community members who cleaned up at Gambier Harbour. The Community Association had reimbursed them but had limited funds for this.
- Increase in calls regarding development on Gambier, and from people purchasing a home.
- At Trust Council June meeting, was elected to the Governance Committee.
- Regional Planning Committee has completed work for this term.
- Ministry of Transportation and Infrastructure had not yet responded to the trustee's communications regarding meeting with the LTC; likely this would be a project for next term.

Trustee Rogers reported on recent activities and events:

- July LTC meeting cancelled due to power outage and Covid outbreak.
- Sandy Beach: a new conservation area has been dedicated to Islands Trust Conservancy (ITC), south of Keats Landing. There will be a meeting next week of people involved in conservation – representatives from the ITC and Sunshine Coast Conservation Association, which holds the covenant.
- Tentative date of September 17 for a celebration of the protection of Sandy Beach.
- Successful "bin day" on Keats.
- Successful fishing derby at Eastbourne.
- Attendance at June Trust Council.
- New Director of Local Planning Services: Stefan Cermak.
- Trust Programs Committee met twice over summer; worked through draft Trust Policy Statement changes, and approved changes to go to Trust Council. Suggested direction was given around things like tree cutting and issues around docks and seawalls. The Policy Statement will likely get first reading in early 2023. A full report will be on the September 21 Trust Council agenda.
- Howe Sound/ Atl'ka7tsem Biosphere Region to receive a grant to do work pertaining to ecosystem protection.

4.2 Chair's Report

Chair Fast reported as follows:

- Directed attention to item 8.4 on the agenda, containing a link to the Sandy Beach Nature Reserve Management Plan, and to the information items in item 15 and list of upcoming meetings in item 16.
- Islands Trust Conservancy met the previous week in Victoria, where there was a workshop on communications strategy.
- Trust Council will meet September 21 and 22 online, with the public invited to attend.

- Will attend the UBCM conference in Whistler.

4.3 Electoral Area Director's Report

Regional Director Hiltz reported on the following items:

- There were fires in Rainy River, Egmont, upper Roberts Creek and at Fircom; to date it has been a relatively light fire season in the SCRD.
- Stage 4 water restrictions are now in effect for users of the Chapman water system.
- Upcoming local elections – Director Hiltz will not be running; current directors planning to run again are in Areas E and A; newly elected officials will meet November 10 to be sworn in. There will be mail-in ballots this year and electronic voting.
- Land use – SCRD has two zoning bylaws; one is being refreshed. It is very targeted, staying within the parameter of the OCPs, with secondary suites to be permitted in all residential zones, and a change in the size of auxiliary buildings. Public hearing is scheduled for September 6.

Trustees expressed appreciation for the improvement in communication from the SCRD, and for the work done by Director Hiltz.

5. DELEGATION – none

6. TOWN HALL

There were no participants for the town Hall session.

7. MINUTES

7.1 Local Trust Committee Meeting dated May 26, 2022 - for adoption

By general consent the Local Trust Committee meeting minutes of May 26, 2022 were adopted.

7.2 Section 26 Resolutions-Without-Meeting Report – none

7.3 Advisory Planning Commission Minutes – none

8. BUSINESS ARISING FROM MINUTES

8.1 Follow-up Action List dated August 24, 2022

Received.

8.2 Letter regarding Howe Sound Community Forum Principles for Cooperation from Chair, Gambier Local Trust Committee

Received for information.

8.3 Community feedback regarding Proposed Draft Policy Statement

<https://islandstrust.bc.ca/document/march-7-2022-islands-trust-is-inviting-community-members-to-share-their-views-on-proposed-draft-policy-statement-changes/>

Received.

8.4 Sandy Beach Management Plan

<https://islandstrust.bc.ca/document/sandy-beach-nature-reserve-management-plan/>

Received for information.

8.5 Islands Trust Policy Statement Referral - for information

Deferred; will come back to the Local Trust Committees

9. APPLICATIONS AND REFERRALS**9.1 GM-DVP-2022.2 (Gorgitza - 1005 West Bay Road, Gambier Island)**

Planner 2 Baugh discussed the staff report on an application to reduce the minimum required 15.0 metres setback and 1.5 metres elevation setback from nearby watercourses for the following buildings/structures:

- An existing dwelling: to be a minimum of 8.67 metres from and 0 metres above the natural boundary of Watercourse 2 (Tributary 1C), and to be a minimum of 4.98 metres from and 0 metres above the natural boundary of Watercourse 3 (Tributary 1C-1);
- An existing structure (deck attached to principal dwelling): to a minimum 1.20 metres from the natural boundary of Watercourse 2 (Tributary 1C), and to a minimum 3.25 metres from the natural boundary of Watercourse 3 (Tributary 1C-1); and
- An existing accessory building (storage shed): to be a minimum 7.76 metres from and 0 metres above the natural boundary of Watercourse 1 (Tributary 1B) and to be a minimum 13.45 metres from and 0 metres above the natural boundary of Watercourse 2 (Tributary 1C).

The planner reported there would be no effect on ecosystems, and that there were responses in support of the application. The application was being done in tandem with a development permit application.

Trustee Stamford reported she had had an opportunity to do a site visit with the planner, just after a rainstorm; there was a lot of water coming onto the property.

The applicants noted the following:

- Pleased with the staff recommendation on the application.
- The property is very difficult to develop; there are three tributaries crossing it.
- The reconstructed shed was placed on the footprint of a pre-existing shed; the old creosote pilings were replaced with concrete pilings.
- Thought they would be exempt from the bylaw under LUB regulation 9.3(3)(b), and were unaware they needed to be directed elsewhere.
- Trees had come down, and changed the water pattern on the property.

Comments from trustees included:

- Before you do anything, call a planner to make sure you have all the information or send an email to northinfo@islandstrust.bc.ca.
- Recognize how difficult this was, and how long it took; it was partly due to the timing on the *Riparian Areas Protection Regulation (RAPR)*, and the difficulty for proponents to go through the hoops to determine the appropriate direction. It was very complicated.

- Hope to see that the neighbours in this area can have recognition of how this watershed impacts properties.
- This is part of our process, difficulties growing as we go into the *RAPR* protections.
- This seems clear, especially regarding change of watercourses and trees.

GM-2022-032**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee approve issuance of Development Variance Permit GM- DVP-2022.2.

CARRIED**9.2 GM-DP-2022.2 (Gorgitza - 1005 West Bay Road, Gambier Island)**

Planner 2 Baugh discussed the staff report on a Development Permit (DP) application being sought retroactively for development activities (construction of an accessory building/storage shed) that occurred within Development Permit Area 3 (DPA 3) – Riparian Areas. Staff recommended approval, with the condition that an arborist be retained should tree removal be proposed, as recommended by a Qualified Environmental Professional, to protect the Streamside Protection and Enhancement Area (SPEA).

Comments from trustees included:

- Appreciate the work gone into this.
- Replacing the creosote foundation base with a concrete base is a bonus for the environment and a positive influence on fish downstream.
- Asked proponent if it was a reasonable request to retain an arborist for consultation if removing trees, to which the proponent replied in the affirmative.

GM-2022-033**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee approve issuance of GM-DP-2022.2.

CARRIED

Trustee Rogers recused himself from the decision on item 9.3 and left the room at 12:01 pm.

9.3 GM-DVP-2021.6 (Richards - Esplanade Road, Keats Island)

Regional Planning Manager Kauer reviewed the staff report on a request to vary the siting of existing accessory buildings and/or structures (gazebo and decks) within the setback from the natural boundary of the sea and within the marine-based portion of CR1 zoning.

Since writing the report, RPM Kauer had received a new site survey from the applicant showing a new line for the Natural Boundary of the Sea (NBS), still showing some of the deck seaward of the NBS; the RPM's recommendation to approve the variance remained the same. It was noted the current permit as drafted had an older version of the survey.

The applicants reported that the structure had been there for a long time, and that there had been overwhelming community support for the variance. They expressed thanks for the time and staff report. It was noted the natural boundary was different

than when the structure was constructed thirty years ago; if necessary they would remove the overhang over the natural boundary.

Trustees expressed thanks for the new survey and appreciation that the proponents were in concurrence with how the permit was being drafted.

GM-2022-034

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend the draft permit for GM-DVP-2021.6 by replacing the site plan survey signed on August 30, 2022 by Javier Siu, with the survey received on September 1, 2022.

CARRIED

GM-2022-035

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve issuance of GM-DVP-2021.6, as amended.

CARRIED

Chair Fast adjourned the meeting at 12:40 pm and reconvened the meeting at 1:15 pm, at which time Trustee Rogers rejoined the meeting.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Projects List

Regional Planning Manager Kauer reviewed the staff report pertaining to project recommendations for the incoming Local Trust Committee. Discussion ensued.

GM-2022-036

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend the Projects List to include identification of all Crown reserves (strips) and similar Crown properties (islets) in the Gambier Island Local Trust Area.

CARRIED

GM-2022-037

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend the Gambier Island Local Trust Area Projects List to include heritage cultural protection once the heritage overlay mapping is complete as a project.

CARRIED

GM-2022-038

It was MOVED and SECONDED

that the heritage conservation project be categorized as Official Community Plan/Land Use Bylaw, and that the Crown land identification project be classified as Official Community Plan/Land Use Bylaw project.

CARRIED

GM-2022-039**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee endorse the 'Top Priorities List' and 'Projects List' as amended on September 1, 2022 for further consideration by the incoming Local Trust Committee.

CARRIED**GM-2022-040****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to amend the scope of the Gambier Island Official Community Plan Targeted Review Project Charter to include:

- a. Reconsider the zoning designation title "Wilderness Conservation;"
- b. Add a definition for "breakwater;"
- c. Consider policies and regulations regarding trams (funicular tracks, etc.);
- d. Review site specific water zones on Gambier;
- e. Define water tanks as structures within the Land Use Bylaw.

CARRIED**GM-2022-041****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to amend the business case for the Gambier Island Official Community Plan Targeted Review Project to account for a budget request of \$16,500.

CARRIED**10.2 Keats Island Shoreline Protection Project**

Island Planner McCargar reviewed the staff report on the Keats Island Shoreline Protection Project. Bylaw Nos. 153 (OCP) and 154 (LUB) would be going forward for second reading with amendments from November, and to reflect the Squamish referral response, including discussions at a meeting with the Squamish Nation in June.

Trustee Rogers noted his concern about doing second reading in light of concerns about the size of docks that would see a 45% reduction.

The Bayshore Planning Services consultant offered input regarding foreshore applications and permissions.

Discussion ensued.

GM-2022-042**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee Bylaw No. 154 cited as "Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021" be amended as follows:

- a. Appendix 1, 9.3 DP-3 SHORELINE, .3 Guidelines, item "k", replace "This may require an environmental assessment" with "This will require an environmental assessment".

CARRIED

GM-2022-043**It was MOVED and SECONDED**

that Bylaw No. 154 Schedule 1 be amended so that wherever there is reference to 36 square metres it will read 47 square metres; and that wherever it refers to 25 square metres it will read 30 square metres; and that wherever it refers to 85 square metres it will read 105 square metres; and that where it reads 1000 square metres, it will read 1500 square metres, with appropriate square footage noted as well.

CARRIED**GM-2022-044****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee Bylaw No. 153, cited as 'Keats Island Official Community Plan, 2002, Amendment No. 1, 2021', as shown in Attachment 1 of the staff report dated September 1, 2022, be read a second time as amended.

CARRIED**GM-2022-045****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee Bylaw No. 154, cited as 'Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021', be read a second time as amended.

CARRIED**GM-2022-046****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to refer Proposed Bylaw No. 154 as amended to Skwxwú7mesh (Squamish) Nation.

CARRIED**GM-2022-047****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to schedule a Public Hearing for Proposed Bylaw Nos. 153 (Official Community Plan) and 154 (Land Use Bylaw).

CARRIED**GM-2022-048****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request Staff to add 'Educational outreach on environmentally friendly mooring buoys' to the Projects List.

CARRIED

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

Island Planner McCargar discussed the memorandum on the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project. Points included:

- Attached to the memo are two draft discussion papers and an introduction to the community engagement plan;

- Consultant attended kick-off meeting of Working Group, developed reports and community engagement plan, developed brochure for mail out with introduction to project and dates for upcoming engagement sessions;
- Working Group met the previous week;
- Developed online community survey.

Consultant Sharon Horsburgh encouraged the public to go to the Gambier project page on the Islands Trust website for the information. A goal is to provide residents on Gambier with information and opportunities to learn about land use and jurisdictions pertaining to land use. She noted it is very much a collaborative process in changing the OCP and land use bylaws. There will be a look at specific policies around forest ecosystem protection, shoreline protection, access to public docks, and archaeological and heritage protection. The OCP will consider First Nations' interests and particularly include Squamish Nation in the discussion.

Trustee Stamford gave thanks to staff and Bayshore Planning Services for the work done, especially within such a short timeline. She noted there were some concerns about the mail-out; several went to wrong addresses as people have not updated their addresses with BC Assessment.

Chair Fast extended thanks and welcomed Ms. Horsburgh.

11. CORRESPONDENCE

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

11.1 Email dated July 4, 2022 from M. Lewis regarding interview to assist with research

The email dated July 4, 2022 from M. Lewis regarding interview to assist with research was received. Trustee Stamford announced she had responded to the sender.

12. NEW BUSINESS

12.1 Islands Trust Conservancy 3 Year Plan – Briefing

Received.

Trustee Stamford announced that it is a requirement that Islands Trust Conservancy provide a five-year plan to government, but because of staffing challenges and the effect of the pandemic, ITC was permitted to do three-year planning and include First Nations. ITC is doing this now and would be sending the information out to Local Trust Committees for input.

12.2 Announcement of Minister of Rural Economic Development Visit to Gambier

Trustee Stamford reported she had received a call from the (federal) Ministry of Rural Economic Development requesting that Minister Gudie Hutchings come to Gambier to make an announcement regarding fibre optic connectivity through a marine cable coming in the next year to New Brighton and West Bay. The Minister was scheduled to make an announcement on Gambier at 11:30 am on September 6. The trustee said she would send out an announcement the next day, and extended thanks to the SCRD for helping to facilitate access to funding of this access to major infrastructure.

13. REPORTS

13.1 Trust Conservancy Report dated May 24, 2022

Received.

Trustee Stamford reported on the following:

- ITC had a productive communications strategy workshop the previous week.
- ITC will receive a second three-year Species at Risk funding of around half a million dollars.
- Held annual joint Executive Committee/ITC Board meeting where there was discussion on how to coordinate more closely and how to advocate together.
- Upcoming Sandy Beach Nature Reserve visit on Keats.
- Three year plan.

Trustee Rogers noted the announcement of funding of \$926,000 over four years from the federal government for the Howe Sound Biosphere Region, focused on increased biodiversity and conservation.

13.2 Applications Report dated August 24, 2022

Received.

13.3 Trustee and Local Expense Report dated June, 2022

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 First Nations Activities

Chair Fast pointed out that there was information in item 15.5 regarding partners and stakeholders identified for engagement during the Shishalh (Sechelt) negotiations. It was noted that Islands Trust was not on the list of stakeholders.

GM-2022-049**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to contact the Provincial Government regarding the stakeholders for engagement during the Sechelt negotiations to see that the Islands Trust be added as a stakeholder.

CARRIED

13.6 Climate Change Mitigation and Adaptation

Chair Fast referenced for information item 15.1: Climate Projections Report for Islands Trust Area.

13.7 Local Trust Committee Webpage – none**14. WORK PROGRAM****14.1 Top Priorities Report dated August 24, 2022**

Received.

14.2 Projects List Report dated August 24, 2022

Received.

15. INFORMATION ITEMS

15.1 The Climate Projections Report for Islands Trust Area

<https://islandstrust.bc.ca/document/climate-projections-for-islands-trust-area-report-2020/>

Received.

15.2 2022 Community Stewardship Awards

Received.

15.3 Conservancy Current Campaigns

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

Received.

15.4 Resources for Candidates in 2022 Local Election

<https://islandstrust.bc.ca/about-us/governance/2022-local-election/#1655569833235-b0159421-d58a>

Received. SCRD governs

15.5 Partners, Stakeholders Identified for Engagement During Shishalh Negotiations

<https://news.gov.bc.ca/releases/2022IRRO051-001245>

Received.

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for Thursday, November 17 at 10:30 AM at John Braithwaite Community Centre, Mtg. Room 3, 145 West 1st Street, North Vancouver

16.2 Virtual Community Engagement Session for the Gambier OCP/LUB Project Scheduled for Wednesday, September 14, 2022 from 6:00 - 8:00 PM

16.3 Special Meeting to Hold a Community Information Meeting Regarding the Keats Shoreline Project Scheduled for Thursday, September 15, 2022 from 6:30 - 8:30 PM by ZOOM.

17. CLOSED MEETING

17.1 Motion to Close the Meeting

GM-2022-050

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) and (d) for the purpose of considering (a) Appointment of Board of Variance Members and (d) Adoption of In-Camera Meeting Minutes dated October 14, 2021 and that the recorder and staff attend the meeting.

CARRIED

The Local Trust Committee moved to Closed Meeting at 3:00 pm.

17.2 Recall to Order

Chair Fast recalled the meeting to order at 3:37 pm.

17.3 Rise and Report

Chair Fast reported that the Local Trust Committee adopted the *in camera* minutes dated October 14, 2021.

18. COMMUNITY INFORMATION MEETING – GAMBIER ISLAND OCP/LUB TARGETED REVIEW PROJECT ENGAGEMENT SESSION

Chair Fast introduced consultant facilitator Sharon Horsburgh of Bayshore Planning Services to lead the community information meeting regarding the Gambier Island OCP/LUB Targeted Review Project engagement session.

18.1 Presentation by Bayshore Planning Services

Sharon Horsburg welcomed everyone, discussed the agenda, introduced elected officials and staff, and displayed the mail-out. She encouraged people to reach out with questions or comments, and explained that the purpose of this part of the meeting was to gather input from participants regarding the Official Community Plan and Land Use Bylaw amendment process. The project page on Islands Trust website contains information about the project. She acknowledged the meeting was being held on the traditional territory of Coast Salish peoples; an intention of the project is to work towards reconciliation and acknowledgement of First Nations within the OCP and Land Use Bylaw.

Ms. Horsburg provided a PowerPoint presentation on the Gambier Island OCP/LUB Targeted Review Project that included the following points:

- Review of work done so far: 2015-2017 OCP review and community survey,; 2018-2020 Project on hold due to staffing resource issues and Covid; 2021 Project recommenced with a focus on a review of the OCP and LUB specifically in targeted areas; reached out to First Nations, developed a Working Group and an engagement plan framework; 2022 now in Phase 2 have developed maps and draft discussion papers and hired a consultant to coordinate community outreach and engagement – once consultation is completed, there will be consideration of changes and drafting bylaws (Phase 3, likely late this winter and early 2023).
- Targeted review is looking to update specific areas: language and policies around First Nations perspectives; policy and schedules to update regarding land and marine uses, including new and amended designations; heritage conservation areas to protect archaeological and cultural sites; advocacy policies for those lands controlled by the province such as forestry lands; technical amendments and ways to regulate shoreline development
- Review of OCP regulatory framework through the *Islands Trust Act* and *Local Government Act*, and Islands Trust Policy Statement (currently being updated).
- Four areas targeted for review: forest ecosystem protection; archaeological and cultural site protection, shoreline protection; access to public docks. There are multiple jurisdictions within these areas.

- Educational opportunities: discussion papers and factsheets (summaries) available online.
- A large portion of the island is designated Crown land (provincial jurisdiction). Much of shoreline is controlled by private ownership. Intertidal area is multi-jurisdictional, need comments from province and First Nations. Development permit areas (DPA): is a way to protect those areas.
- Forest protection options: DPAs for private property; use advocacy for crown lands as zoning has no effect over provincial ministry for protection of natural environment.
- Indigenous engagement policies – through this process, are reaching out to Squamish First Nation particularly.
- Archaeological and cultural site protection.
- Heritage conservation areas.
- Shoreline protection – Gambier has a variety of different types of shorelines that are hard to develop, influences how to protect the shoreline.
- Role of government: it is very complex; there are multiple levels of government.
- Shoreline protection measures available to LTC: DPA, advocacy, education, volunteer stewardship programs.
- Ensure Access to Public Docks: consider policies and regulations for protection of shoreline ecosystems and public use of community docks that already exist on Gambier.
- Next meeting dates: Community Information Meeting via Zoom September 14; Working Group meetings September 26, October 24.

18.2 Public Question and Answer Session

Questions from the public were invited.

- Is the woodlot expanding? Are they logging everything? Are they going towards the lakes?
 - Trustee Stamford explained that woodlot 39 has not expanded, but they continue to have activities.
- Why are they continuing down towards Whispering Creek?
 - Trustee Stamford noted they have a logging licence.
- A member of the public stated they were assured they were not going to go over Whispering Creek. They contacted at least 20 or 30 privately run organizations to see if that woodlot could be taken away from the Province and put in the hands of a private organization, and they said it was not possible.
- The Province put on hold woodlots proposed in the center of the island; those permits are not up for application any longer.
 - Trustee Stamford confirmed they are on hold. The Island Planner explained that the Province has no plans to develop them in the near future; if they come up for license, they would be up for public consultation.
- There has been a lot of work to prevent future logging. Forestry is the huge issue on Gambier Island, the biggest issue that affects everybody here. Stopping logging can be advocated for.
- Currently, there is no protection of logging on private lots.

Participants were invited to walk over to the maps and post on areas where they thought it could be better protected.

Participants broke into small groups of 5-6 people at 4:20 pm; each group discussed a question presented by the consultant (in italics below) within a “World Café” format. The meeting of the whole reconvened at 5:02 pm, when there was a report out of summarized response comments (bullet points below) from each group.

Do you think increasing the development permit area setbacks from 15 meters to 30 meters would be effective to construction of buildings and to restrict tree removal?

- There are areas of concern on the shoreline but am concerned with a broad stroke 30-metre setback; could be more strategic with that.
- Person spoke about climate change and shoreline lost. With new permits, people are asking for decreased setback. Permitting can be stressful, timely and costly. There is not a general guide for permitting. People are looking at a fine for a variance, and then there is multi-jurisdiction; there is so much bureaucracy, it feels not doable. Need a general guide with a list for permitting, so you can wade through the regulations. Need a more thoughtful way than a broad stroke of 30 metres; 15 metres might be good in some areas.
- 30 metres is quite limiting for existing properties.
- I live in West Bay. I looked at a new house right on the rocks, someone said that it’s a beach house, or boathouse – it should not be there, it’s too close to the ocean. High tide and storms. Storms in November hitting the house. He built a wall; that is too close to the ocean, way too close. We can talk about boathouses; it’s a valid point about houses being on the water, built many years ago; today it would be a different matter to get a permit for that.
- With global warming, tides are higher, the shoreline more eroded. Islands Trust should be more creative in helping us on the shoreline to protect the shoreline. We need something more creative around this subject, such as breakwaters for shore protection. Maybe creative ways that enhance fish habitat and protect land. Have adaptive planning around the shoreline. The setback should be strategic not blanket.

Do you support Islands Trust in undertaking further work regarding the Crown Land in the Centre of the Islands regarding Conservation of Ecosystems and Biodiversity; Recreation; and a Network of Green Space?

- Regarding Crown land in the centre of the island where proposed woodlots would be placed: yes, would like Islands Trust to undertake further work. Is this advocacy work? With whom would the advocacy occur? Could a steering committee be set up with Islands Trust for islands that need this issue addressed? Consider changing the designation to Crown land or Heritage Conservation/Protection Area. Look at it as part of the heritage of humanity, particularly Gambier. Can a moratorium be placed on the area in centre of island?
- This is a significant issue: there is potential for 25% of the island to be logged.
- Continue dialogue with Squamish First Nation, especially regarding Crown land in the centre of the island.

Do you support Islands Trust in undertaking further work regarding securing access to community docks and working collaboratively with agencies to ensure docks are maintained?

- Yes, we feel Islands Trust would provide a cohesive and concerted approach and probably be more likely listened to by local governments, who probably need to retain public ownership of the docks. Gambier Island needs continued ferry access. Maybe a more assertive and aggressive approach might help the governments to move on it.

Should the Islands Trust advocate to establish designated areas for public docks?

- We are all for having public areas and public access to the island. Not sure we need more public areas. It was difficult to come up with an answer to that. Yes advocate for it but we have plenty of public docks on Gambier. The most important one is private; New Brighton dock needs to be public.

Do you think private moorages should be restricted?

- If private moorage were restricted, that would potentially result in conflict with people who are commuting and needing the public docks. Financial interest should not impact residential uses.

Should neighbours be encouraged to build private moorages together?

- Private moorage shouldn't be restricted, but at the same time we should not be encouraging our neighbours to establish private moorages. Reason: because in encouraging private moorages, more boats, there would be less leverage to maintain our public transit, which is Stormaway, and perhaps it would diminish the leverage to keep our public docks.
- It would be better for the Community Association to deal with/lobby with SCRD. With any SCRD-owned facility, there would be more impact on the SCRD. The New Brighton dock, even though it can be bought and sold, is currently zoned by Islands Trust for community/public use.
- The Community Association is aware of what the use is and what the application is for. Is there anything we can do with the zoning to maintain protections? Public access is not so much the issue but it is the maintenance of the thing.

Should more emphasis be put on establishing Heritage Conservation Area(s)? Would you like to see the Islands Trust take on an Advocacy role to create new policies?

- Most of the archaeological sites are within 15 metres of the foreshore. Should this be folded into the foreshore category; should they be merged together?
- Issue with establishing rules that aren't necessarily enforceable; there does not seem to be a lot of enforcement. There should be a process to set up enforcement prior to setting regulations.
- Concern about understanding where these heritage sites are.
- Regarding establishing rules regarding heritage conservation: rules should be there, but if there is no mechanism for people to respond, if you are forced to do an archaeological survey (\$5000) because you want to build a cabin, and only a few people review these things, time could be three to four years. Make sure there is a mechanism there to process things in an expedient time. Rules are good as long as you have a mechanism for enforcement.

What options do you think would help to improve existing policies and/or regulations to formally protect shorelines? Which areas do you think need to be protected? What do you think are the biggest threats to the shoreline?

- Issues are tree-cutting on the shoreline, building without a permit, erosion.
- Some communities don't have enough dock spaces. In other communities, there are different challenges.

Trustee Rogers noted that having different rules for different areas could lead to many rules around the island, a challenge administratively, which is why there is a tendency to create blanket rules. Do not have rules in place unless you can enforce them; we also hear put rules in place and then educate.

- Why is Cotton Bay area not part of this discussion?

Trustee Stamford explained that Cotton Bay was not in the current OCP because, in the original OCP, there was a point where it was almost time to put the OCP in place and it was realized there was no consultation with the owner at the time. Part of the current OCP process is to include Cotton Bay into the new OCP.

The consultant thanked the public for taking this time and sharing feedback. There is a survey live online; go to the project website to access it if you cannot use the QR code that was distributed in the mail-out. Contact Island Planner McCargar if you want a printed copy. There will be another engagement workshop by Zoom on September 14.

The public was invited to contact Sharon Horsburg, Island Planner McCargar, or Trustee Stamford if there were questions or comments.

19. ADJOURNMENT

By general consent the meeting was adjourned at 5:38 pm.

Sue Ellen Fast, Chair

Certified Correct:

Diane Corbett, Recorder