



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: January 31, 2023
Location: John Braithwaite Community Centre
 145 West 1st Street
 North Vancouver, BC

Members Present: Peter Luckham, Chair
 Kate-Louise Stamford, Local Trustee and Electoral Area F Director
 Joe Bernardo, Local Trustee

Staff Present: Renee Jamurat, Regional Planning Manager
 Marlis McCargar, Island Planner
 Warren Dingman, Bylaw Compliance & Enforcement Manager
 Katherine Vogt, Recorder by Zoom

Others Present: Sharon Horsburgh, Consultant with Bayshore Planning Services by Zoom
 Approximately eight (8) members of the public

1. CALL TO ORDER

Chair Luckham called the meeting to order at 10:00am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations. He introduced Trustees, Staff, Recorder, and Regional Director, and welcomed members of the public.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. RISE AND REPORT

None.

4. REPORTS

4.1 Trustee Reports

Trustee Stamford reported on the following:

- Acknowledged that the Committee was meeting on the Squamish, Musqueam and Tsleil-Waututh First Nations.
- Gambier lost power for 5 days in the big storm in December which led to downed hydro and communication wires.
- The December storm released a log sort and damaged New Brighton and private docks.
- Derelict structures such as old docks and styrofoam are washing up on the shore and communities need help to deal with it.
- Community functions and gatherings are returning to normal post pandemic.

- A recent fire at GM Estates resulted in someone losing their home. Thank you to all the volunteers who helped fight the fire.

4.2 Chair's Report

- Recognition of the richness of First Nations history and Coast Salish peoples.
- Formation of a new Trust Council with 15 new voices.
- Meetings of the Trust Programs and Governance Committees have been held.
- Getting ready for the first budget session at Trust Council in March.

Recorder Katherine Vogt joined the meeting at 10:10 pm.

4.3 Electoral Area Director's Report

Director Stamford reported on the following:

- Upcoming community engagement session with local residents in the SW Peninsula about the future of the New Brighton Dock currently owned by the Squamish Nation.
- Major inspections of docks on Gambier and the Mainland expected this spring.
- A major inspection of the New Brighton dock on behalf of Squamish First Nation was conducted and results are pending.
- Ongoing concerns about severe drought across the Sunshine Coast Regional District.
- A proposed Eastbourne water system upgrade would benefit approximately 170 users of the system. An information meeting about the proposal will be held on February 7, 2023.

5. DELEGATIONS

5.1 Errin Poyner for Waterfront Owners at Vaucroft, North Thormanby Island regarding Thormanby Islands Foreshore Protection Pilot Project and related Enforcement Processes

Errin Poyner presented on behalf of 'affected waterfront owners' of the Vaucroft community of North Thormanby Island, noting the following:

- The 'affected waterfront owners' are requesting that the Local Trust Committee (LTC) put a hold on enforcement measures against property owners for seawall repair violations within the 7.5-meter setback; and defer the issue to the Thormanby Islands Foreshore Protection Pilot Project, a project listed on the LTC's future projects list.
- A 6-page written submission to the LTC includes numerous referential hyperlinks.
- The seawalls are modest, historic, naturalized, and functional structures that have worked well for decades for allaying storm and King-tide driven erosion in the sandy, low-bank esplanade eco-system.
- Cabins, homes, and habitats are at risk if seawalls are not maintained.
- The lengthy permit applications process to repair a seawall leaves properties vulnerable.

Planner McCargar noted that the pilot project has been on the LTC Future Project list since 2013 but a project charter was never actually initiated.

Trustees noted the following:

- A recollection that previous planner recommendations for a Development Permit Area (DPA) for the foreshore had not been accepted by the community.
- Individual property owners have always been able to request a Development Variance Permit (DVP) regarding their seawall situation; and the LTC can examine them one at a time, until a community solution might be found.
- Two recent DVP applications within foreshore setbacks have been rejected.
- There is a distinction between a DVP application that seeks to maintain existing structures within a setback and one that wishes to change and/or expand those structures.
- Seawall and other construction on one property may adversely affect another.

Manager Dingman noted that a standing resolution to pause bylaw enforcement should be specific to seawalls.

GM-LTC-2023-001

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to bring a motion to the Local Trust Committee for a standing resolution to defer bylaw enforcement on the Thormanby Island shoreline protection issues.

CARRIED

6. PUBLIC COMMENTS

Peter Scholefield, President of the Gambier Island Conservancy, spoke on the following:

- Regarding the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project Engagement Summary Report, there should be more focus on conservation within the existing 15-meter setback, rather than a proposal for an expanded 30 -meter setback; trails are a conservation benefit that keeps people on trails; there is a bias in the recommendations for increased logging; Squamish First Nation was missed in references to outside engagement; a good recommendation is to inventory old growth forests.

Previous Trustee Dan Rogers spoke on the following:

- Regarding the Thormanby Islands Foreshore Protection Pilot Project, it is a very important project on a very unusual ecosystem; efforts to conserve the adjacent park were resisted by the community when it was initially introduced.
- The Thormanby Islands Foreshore Project must include the shíshálh Nation.
- Please include Keats in any discussions with MOTI about island road standards.
- I have available an updated contact list for the local trust area that include all the islands and outlying areas.

7. MINUTES

7.1 Local Trust Committee Meeting - None

7.2 Section 26 Resolutions-Without-Meeting Report dated January 24, 2023
Received.

7.3 Advisory Planning Commission Minutes – None

A Trustee noted that the Gambier LTC had not often appointed an APC, except for specific projects, because the community is so widespread among different islands, that the legislative requirements of the APC are hard to accommodate. It has been more common to create a project-based Working Group structure.

8. BUSINESS ARISING FROM MINUTES

8.1 Follow-up Action List dated January 24, 2023

Trustees discussed 'Activity 1. Request staff to investigate data regarding projected sea level rise in the Keats Island/Howe Sound area related to the Keats Shoreline Protection Project.'

- Planner McCargar noted there was general provincial data but not specific data for Keats.

A Trustee considered that 'Activity 4. Request staff to contact provincial government regarding the stakeholders for engagement during Sechelt negotiations to see that the Islands Trust be added as a stakeholder' needed more attention this term.

8.2 Letter dated December 15, 2022 from P. Luckham, Chair, Islands Trust to SCRD regarding Request for Letter of Support for UBCM Disaster Risk Reduction - Climate Adaptation Program for development of a Coastal Flood Mapping Grant Application Received.

9. APPLICATIONS AND REFERRALS – none

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Official Community Plan (OCP) and Land Use Bylaw (LUB) Project Update - Staff Report

Planner McCargar presented the staff report that provides a status update on the OCP/LUB Project and asks Trustees to endorse the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project Engagement Summary Report, dated January 12, 2023, and to consider next steps. She noted that staff recently met with Squamish First Nation staff who indicated a willingness to be involved in the bylaw creation process, a collaborative undertaking that would be new for the Islands Trust.

Consultant Horsburgh presented highlights of the Engagement Summary Report by PowerPoint, noting the following:

- The areas focused on were archaeological and cultural protection; forest ecosystem protection; shoreline protection and access to public docks.
- The OCPs across the Trust area are outdated and need to be updated to reflect the United Nations Declaration of the Rights of Indigenous People.
- It is recommended that a new DPA be introduced to cover an expanded setback protection of 30 meters from the boundary of the sea; any development within this setback requiring an environmental assessment and discouraging tree cutting. There was public concern about the loss of community docks. Group docks should be encouraged.
- People need public docks to access inland properties.
- The private moorage application process with the Province is approximately 2 years.
- Public docks applications will be reviewed faster than private ones, which provides incentives for shared docks.

- Raw survey data is held by planning staff.

A Trustee noted that besides scientific rationale, a significant rationale for proposed amendments to the bylaw was that disturbances in the foreshore can have environmental impacts as well as aggravate erosion and damage to neighboring properties."

A Trustee considered the option to receive rather than endorse the Engagement Summary Report.

GM-LTC-2023-002

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee receives the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project Engagement Summary Report, dated January 12, 2023.

CARRIED

GM-LTC-2023-003

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to create a work plan for Local Trust Committee consideration that will outline the next steps in the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project.

CARRIED

A Trustee noted the following:

- The survey process is challenged by the far-flung structure of the Gambier Trust area.
- The OCP Review process was started because of the threat of logging on Crown Land of a significant portion of Gambier Island.
- The Pender Harbor and New Brighton dock issues and the recent Islands Trust Policy Statement references to docks have become confounded with local private dock issues.
- Further community consultation is upcoming.

GM-LTC-2023-004

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee forward the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project Engagement Summary Report, dated January 12, 2023 to Squamish First Nation Staff.

CARRIED

By general consent Agenda item 11.1 was considered before Agenda Item 10.2

10.2 Review of Active & Future Projects - Staff Report

Planner McCargar presented the staff report that asks Trustees to consider their current Work Program of Active and Future Projects, noting that the budgeting process would allow for 1 major and 1 minor project per fiscal year; and that to undertake a major project in the next fiscal 2024/2025 year, the LTC would need to begin to build a business case now. The Gambier OCP/LUB Targeted Review Project is expected to be a multi-year project.

A Trustee noted that given that the OCP/LUB Review Project is waiting on Squamish First Nations considerations, the Thormanby Foreshore Project should be given means to move forward because the issues are becoming worse.

- Planner McCargar noted that staff work on the OCP/LUB Review Project is still a priority, even though in the first phase of community engagement has been completed.

A Trustee noted that the Keats Island Shoreline Protection Project page on the Islands Trust website contains generic but not specific scientific references for Keats Island; there is extensive public resistance to the project as it is currently proposed; a previously scheduled in-person Community Information meeting on the project had been canceled due to the COVID-19 Pandemic; and, a substitute virtual meeting was held in September 2022.

A Trustee noted that, besides scientific rationale, a significant rationale for proposed amendments to the bylaw was that disturbances on the foreshore had had destructive impacts to neighbouring properties.

Trustees discussed the extent of public consensus with the Draft OCP and LUB Bylaws; the extent to which Trustees were adequately representing their constituents; and, that there was no critical need to rush the process.

Trustees considered that the scientific and other rationales for various proposed amendments to the bylaws, when available, could be footnoted or directly externally linked to each of the proposed bylaw changes for public clarity.

GM-LTC-2023-005

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee rescinds the scheduling of a Public Hearing on Bylaw Nos 153 and 154 and requests staff to schedule a Community Information Meeting to take place after the Local Trust Committee meeting scheduled to take place on Keats Island on June 20, 2023 in person.

CARRIED

Chair Luckham noted that funding protocols allowed for one Major Project for Gambier and Keats as a single regional unit; the 2023/2024 budget was already committed; a business case needed to move forward for fiscal 2024/2025.

- A Trustee considered the possibility of strategic initiative regional funds.

GM-LTC-2023-006

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee requests staff to provide a draft business case regarding the Thormanby Island Foreshore Protection Pilot Project.

CARRIED

A Delegate for the 'Waterfront Owners at Vaucroft' asked Trustees if emergency seawall repairs could be conducted immediately.

- Owners were advised to get Development Variance Permit (DVP) applications in as quickly as possible after damage to a seawall or to apply for a DVP as precaution for anticipated damage.

11. CORRESPONDENCE

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

11.1 Email dated November 28, 2022 from D. Rogers regarding Sunshine Coast Regional District (SCRD) Well Drilling on Keats Island

A Trustee noted that an information meeting for affected residents about the proposed Eastbourne water system upgrade will be held on February 7, 2023.

By general consent the meeting recessed at 12:17 pm and reconvened at 12:47 pm.

12. NEW BUSINESS

12.1 Climate Change Mitigation and Adaptation

12.2 Ministry of Transportation and Infrastructure Road Standards and Letter of Agreement - for discussion

Received.

12.3 Local Trust Committee 2023 Meeting Schedule - Staff Report

GM-LTC-2023-007

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee schedule its regular business meetings on the following dates in 2023: March 14, June 20, August 29, October 17, and November 21, 2023; with the meetings on June 20 and August 29 to be held in-person on Keats Island and Gambier Island respectively.

CARRIED

12.4 Introductory Meetings With Other Elected Officials, Government Agencies & Regional Boards - for discussion

Chair Luckham noted that introductory letters will soon be going out to all other elected officials, including Members of the Legislature, introducing Trustees and Trust elected officials.

It was discussed that initial staff to staff communication was helpful and that meetings with the Regional Board usually occurred once per year.

GM-LTC-2023-008

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee asks staff to arrange a meeting with the Sunshine Coast Regional District Board and pertinent staff as soon as conveniently possible.

CARRIED

GM-LTC-2023-009

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee requests staff to set up an introductory meeting with the Ministry of Transportation and Infrastructure and the Sunshine Coast Regional Office as soon as conveniently possible.

CARRIED

13. REPORTS**13.1 Trust Conservancy Report dated October 6, 2023**

Received.

13.2 Applications Report dated January 24, 2023

Received.

13.3 Trustee and Local Expense Report dated November, 2023

Received

13.4 Adopted Policies and Standing Resolutions

Received

13.5 First Nations Activities

None to report.

13.6 Local Trust Committee Webpage

Trustees suggested the following:

- That the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project Engagement Summary Report be added to the webpage.
- That the link to the Gabriola Northern Planning office phone numbers be highlighted on the Gambier Local Trust Committee front page.

14. WORK PROGRAM**14.1 Active Projects Report dated January 24, 2023**

Previously discussed.

14.2 Future Projects Report dated January 24, 2023**15. UPCOMING MEETINGS****15.1 Next Regular Meeting Scheduled for Thursday, March 14, 2023 at 10:30 am to be held electronically via zoom.****16. CLOSED MEETING****16.1 Motion to Close the Meeting**

GM-LTC-2023-010

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) (d) and (f) for the purpose of considering:(d) Adoption of In-Camera Meeting Minutes dated September 1, 2022 and (f) Bylaw Enforcement and that the recorder and staff attend the meeting.

CARRIED

The regular meeting was recessed at 2:28 pm.

Recorder Katherine Vogt left the meeting at 2:29 pm.

16.2 Recall to Order

There was nothing to rise and report.

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:51 pm.

Peter Luckham, Chair

Certified Correct:

Katherine Vogt, Recorder