



## Gambier Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** March 14, 2023  
**Location:** Electronic Meeting

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

**Staff Present:** Renée Jamurat, RPP MCIP, Regional Planning Manager  
 Marlis McCargar, Island Planner  
 Margot Thomaidis, Planner 2 (part)  
 Stephen Baugh, Planner 2 (part)  
 Rob Pingle, Planning Team Assistant, Salt Spring Island  
 Diane Corbett, Recorder

**Others Present:** There were approximately four (4) members of the public in attendance for part of the meeting.

#### 1. CALL TO ORDER

Chair Luckham called the meeting to order at 10:00 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations. Trustees and staff were introduced.

#### 2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

- 11.2 Freshwater Sustainability Strategy – Aquifer Conceptualization Project and Groundwater Recharge Mapping Project

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

#### 3. REPORTS

##### 3.1 Trustee Reports

Trustee Bernardo indicated he had nothing to report.

Trustee Stamford noted most of her latest work was done at the regional level, and included:

- Salt Spring Island Fire Risk workshop
- Governance Committee work
- Attended March Trust Council in Nanaimo where the budget was approved.
- Met some members of Squamish Action Marine Group regarding New Brighton dock.
- Spoke with MLA Nicholas Simons about ways forward to provide funding support for dock.

### 3.2 Chair's Report

Chair Luckham reported on the adoption of the 2022-2023 budget at March Trust Council. There was generally a 2.06% increase across Islands Trust Area. Total budget: \$9.7 million. Thanked trustees for their input in this collective effort.

### 3.3 Electoral Area Director's Report

Trustee Stamford, Sunshine Coast Regional District (SCRD) Area F Director, reported the budget cycle of the SCRCD is from January to December. The SCRCD is in the midst of the budget process.

On February 7 the SCRCD held an electronic public information meeting for Keats Islanders, regarding the Eastbourne ground water investigation project.

A water sustainability workshop held March 13 was hosted by Sechelt Nation for all elected officials on the Sunshine Coast to consider a view of water across the region, a critical priority for the area.

At a recent meeting with the Ministry of Transportation and Infrastructure (MoTI), discussion focused primarily on the mainland and included information on how subdivision operates through MoTI. The LTC is arranging a meeting with MoTI for the end of April to talk more specifically about issues in the Gambier Local Trust Area.

## 4. DELEGATIONS – none

## 5. PUBLIC COMMENTS – none

## 6. MINUTES

### 6.1 Local Trust Committee Meeting Minutes dated January 31, 2023

The following amendments to the meeting minutes of January 31, 2023 were presented for consideration:

- Item 4.1, bullet 1 should read: “Acknowledged that the Committee was meeting on the Squamish, Musqueam and Tsleil-Waututh First Nations”;
- Item 4.3, bullet 1 should read: “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”;
- Item 6, paragraph 2, bullet 2: delete “Sechelt and”;
- Item 7.3, sentence 1: replace “legalities” with “legislative requirements”;
- Item 10.2, paragraph 4 should read: “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”;
- Item 10.2, paragraph 5, first part of sentence should read: "Trustees discussed the extent of public consensus with the Draft OCP and LUB Bylaws”.

**By general consent** the minutes were adopted as amended.

### 6.2 Section 26 Resolutions-Without-Meeting Report dated March 1, 2023

Received.

### 6.3 Advisory Planning Commission Minutes – none

## 7. BUSINESS ARISING FROM MINUTES

### 7.1 Follow-up Action List dated March 7, 2023

Received.

There was discussion of the Follow-up Action List; once items are completed, they are listed at the following LTC meeting where the public and trustees can view them, after which time the items are archived.

### 7.2 Shoreline Erosion and Sea Level Rise

Areas Sensitive to Sea Level Rise in Átl'ka7tsem/Txwnéwu7ts/Howe Sound:

<https://oceanwatch.ca/howesound/wp-content/uploads/sites/2/2020/08/OceanWatch-HoweSoundReport2020-CC-ShorelineErosion.pdf>

Island Planner McCargar introduced the Shoreline Erosion and Sea Level Rise document:

- The document is specific to the Howe Sound area and outlines storm surges, impacts of climate change on shoreline erosion as well as provides an extensive list of resources. The map illustrates the areas in Howe Sounds that are sensitive to sea level rise.

Points from discussion included:

- The importance of public education: it should sensitize people to what may be coming in the future and what may be mitigated; it is important to explain the problem in concrete terms and its projected effects on property owners.
- In addition to sea level rise, other effects of climate change include more severe winter storms and storm surges that result in shoreline erosion. Thus, the importance of protecting the shoreline flora and fauna. In addition to beaches, bluffs may be compromised and fall into the ocean.
- Climate change also has an impact on water supply and changing water tables, and can impact risk of forest fires on the islands.

#### **GM-LTC-2023-011**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee requests that staff prepare an annotation of the proposed amendments to Bylaws 153 and 154 that discloses the scientific findings of projected climate change effect that each of the proposed amendments is intended to mitigate, and other rationale for the amendment.

**CARRIED**

### 7.3 Business Case for Thormanby Island Foreshore Protection

Island Planner McCargar explained this item was added to provide clarification to staff on what needs to be included in the business case for the Thormanby Island Foreshore Protection Project. Staff need direction on the scope of the project. The Planner outlined the currently funded projects for the LTC and potential timelines for completion of any new projects.

There was extensive discussion on issues related to the Thormanby Island Foreshore Protection Project. Points included:

- Issues on Thormanby have been lingering for many years.
- Understanding the impacts of owners preserving their properties without causing deleterious impacts to the environment.
- Community education component possibly a Community forum.
- Recognizing the potentially complex geotechnical issues and non-conforming uses.
- Regulation of uses.
- Complexity of this project.
- Vulnerability of the properties.
- Approach Sechelt Nation on this issue.
- Don't want to see standing resolution lingering.
- Interim way forward is addressing variance requests to deal with the issues on a case-by-case basis.
- This is a huge and unique project. It existed before Islands Trust was established.
- Concern about the size of the project for the LTC and whether there are resources to present a solution.
- Desire for a site visit.
- Encourage Thormanby residents to make a collective variance application. Start to determine where the owners want to go.
- Useful to view historical aerial photos taken over time.
- Have staff work with residents in a pre-application meeting to provide property owners with information on in the requirements of a Development Variance Permit (DVP) application.
- Letter to property owners from staff proposing pre-application meeting.
- Concern about appearing to sponsor a variance application when, in the end, it is the LTC that would be objectively voting on it.

**GM-LTC-2023-012**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee requests staff to prepare and circulate to the Gambier Island Local Trust Committee a draft letter to the Affected Owners that addresses the need for them to make a collective variance application to bring the Affected Owners into compliance with relevant bylaws.

**CARRIED**

**8. APPLICATIONS AND REFERRALS**

**8.1 GM-SUB-2022.2 - Picante Community Holdings - 10% Lot Frontage Waiver Request - Staff Report**

Planner 2 Thomaidis introduced the staff report outlining a request for a 10% lot frontage waiver for application GM-SUB-2022.2. The waiver requested for two lots would enable alignment with existing zone boundaries and reduce the road construction required for road access to an adjacent lot.

The applicant was present and indicated the staff report and its recommendations were consistent with the discussion he had had with staff. The applicant addressed the following points and responded to trustee inquiries. Points included:

- History of Cotton Bay subdivision development, including well drilling and road construction, and new owner group in 2021.
- Voice of community represented by the existing zoning, which is Rural Residential. Subdivision is an implementation of the current zoning.
- Existing Lots 2, 3, 4, and 5 not able to use community dock.
- Would talk to owners about: stationing fire fighting supplies and equipment where volunteers could provide fire-fighting support; and positioning water supply strategically.
- Road would not be built from Cotton Bay Road down to the water, but there would be a twenty metre public right-of-way, with a usable surface to allow the public to access Cotton Bay, the community lot, and the community dock that already exists.

A trustee reminded the LTC that the Cotton Bay area was not covered under the existing Official Community Plan. It was noted the following motion was a way of allowing these irregular lots to connect with roads without having to build out further.

**GM-LTC-2023-013**

**It was MOVED and SECONDED**

that, per Local Government Act Section 512(2), the Gambier Island Local Trust Committee waive Regulation 8.6(1) Gambier LUB requirement to meet the minimum 10% lot frontage on a highway, for “Proposed Lot 11” and the proposed “Community Lot” in the subdivision proposal sketch for GM-SUB-2022.2.

**CARRIED**

**8.2 GM-DP-2020.2 Swain - Lot 28 Brigade Bay – Staff Report**

Planner 2 Bough gave an overview of an application to infill a trench, construct three decks and remove trees located within DPA 2 (Brigade Bay Area) and DPA3 (Riparian Areas), initiated retroactively to bring the property into DP compliance.

The applicant was in attendance and mentioned he would endeavour to work with the recommended suggestions of Islands Trust.

Points raised by trustees included:

- Concern about the impact of the deck sitting on a rock, and its viability considering sea level rise and storm surge concerns.
  - The applicant indicated the deck was 10' x 10', and positioned in a rocky area, in a pocket with little vegetation. The deck is non-permanent and could be removed to no detriment to the underlying vegetation. The worse storms do not come to where that deck is; the applicant was not concerned about it washing away.
- Concern that the boathouse not be used as a sleeping cabin.
  - Applicant indicated his family had camped on the property for at least fifteen years; the boathouse is very open as a structure. Sleeping cabin would not be put there.

**GM-LTC-2023-014**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee approve issuance of Development Permit GM-DP-2020.2.

**CARRIED**

Chair Luckham called for a break at 12:40 pm, and recalled the meeting to order at 1:10 pm.

**9. LOCAL TRUST COMMITTEE PROJECTS - none**

**10. CORRESPONDENCE - none**

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

**11. NEW BUSINESS**

**11.1 Climate Change Mitigation and Adaptation**

The Local Trust Committee discussed background on inclusion of this topic as a standing item on the agenda. It was noted the topic often could be found within other agenda items.

The LTC unanimously agreed to remove “Climate Change Mitigation and Adaptation” as a standing new business item from the regular agenda.

**11.2 Freshwater Sustainability Strategy – Aquifer Conceptualization Project and Groundwater Recharge Mapping Project**

A trustee inquired about the availability of a water sustainability report that was a Trust Council initiative that was to be available in March. As no further information was available at this meeting, the trustee planned to follow up with the Freshwater Specialist.

**12. REPORTS**

**12.1 Trust Conservancy Report dated February 2023**

Received.

A trustee reported on a point of information for the new trustees: Gambier has a Land Acquisition Fund to help future land acquisition in this Local Trust Area. It was a bequest over ten years ago from a local community member to support any kind of conservation project on Gambier.

Sandy Beach on Keats is now a protected Island Trust Conservancy nature reserve. The nature reserve was transferred to the Islands Trust Conservancy as part of the District Lot 696 rezoning and subdivision application.

**12.2 Applications Report dated March 7, 2023**

Received.

There was discussion of the application for the Land Plan Group and potential impact of that subdivision on the volume of applications and the work of Islands Trust.

**GM-LTC-2023-015**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee requests staff to provide the LTC with a status report regarding GM-DVP-2002.1.

**CARRIED**

- 12.3 Trustee and Local Expense Report dated January 2023**  
Received.
- 12.4 Adopted Policies and Standing Resolutions**  
Received.
- 12.5 First Nations Activities**  
A Trustee noted they continue to work at different levels with Sechelt Nation, and hoped to interact with Squamish Nation.
- 12.6 Local Trust Committee Webpage**  
The website is updated on a regular basis with business items. Resources are limited.
- 13. WORK PROGRAM**
  - 13.1 Active Projects Report dated March 7, 2023**  
Received.
  - 13.2 Future Projects Report dated March 7, 2023**  
Received.
- 14. UPCOMING MEETINGS**
  - 14.1 Next Regular Meeting Scheduled for Tuesday, June 20, 2023 at 10:00 am at Keats Camp – Chartroom – Keats Island, BC**
- 15. CLOSED MEETING – none**
- 16. ADJOURNMENT**  
  
**By general consent** the meeting was adjourned at 1:39 pm.

Certified Correct:

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Peter Luckham, Chair

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Diane Corbett, Recorder