



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: April 27, 2019
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: Sonja Zupanec, Island Planner (by telephone 1:02-4:40 pm)
 Jaime Dubyna, Planner 2 (by telephone 2:30-3:40 pm)
 Diane Corbett, Recorder

Also Present: Mark Hiltz, Director, West Howe Sound, Sunshine Coast Regional District
 Members of the Public – 5; plus 2 by telephone from 2:30-3:10 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 1:02 pm.

14. CLOSED MEETING

14.1 Motion to Close the Meeting

GM-2019-013

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (a) and (m) for the purpose of considering Appointment of Keats Island Shoreline Protection Working Group Members and Adoption of In-Camera Meeting Minutes dated December 13, 2018 and that the recorder and staff attend the meeting.

CARRIED

The Local Trust Committee moved to closed meeting at 1:03 p.m.

14.2 Recall to Order

Chair Fast recalled the meeting to order at 1:31 p.m. and introduced trustees and staff in attendance.

Chair Fast acknowledged the meeting was being held in territory of the Squamish Nation. Chair Fast thanked everyone for coming.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Correspondence regarding item 7.1:
 - Email from David Sheffield dated April 22, 2019
 - Email from Michael Turner dated April 27, 2019
- 11.3 Islands Trust - 2018-2019 Annual Report – Memorandum
- Amendment to re-word under 3.1: Riparian Areas Regulation Project – Next Steps
- 6.4 Green Shores Working Group Members Government Dues

By general consent the agenda was approved as amended.

3. COMMUNITY INFORMATION MEETING – CANCELLED

3.1 Riparian Areas Regulation Project – Next Steps

The Island Planner explained that staff was not able to be physically present at this meeting, and invited interested residents and owners to register online to participate in an interactive, live webinar, Monday, April 29 at 7:00 pm. The webinar would be recorded and posted to the website, and available throughout the duration of the Riparian Areas Regulation project. Discussion ensued.

By general consent, the Local Trust Committee (LTC) agreed that a Community Information Meeting be scheduled for the June 13, 2019 LTC agenda.

Trustee Stamford will send an email to residents regarding signing onto the April 29th webinar.

4. TOWN HALL

Trustee Stamford announced that the issue that the following speakers would raise was not within the Local Trust Committee's authority, but worth presenting.

Laurie and Brent Bielesch, Gambier Island, expressed concerns related to the presence of a cougar/cougars on the island, including: the deaths of several deer and dogs within the past three or four years; distance from and travel time required to reach medical assistance; difficulty making contact with a Conservation Officer; and fear of a small child getting attacked.

Trustee Stamford clarified that the LTC has no authority to compel the Conservation Officer to come and fix the problem. A Conservation Officer had advised her that, a lot of the time, dogs are the problem, a legitimate threat to the cougars, who act in self defense in response to being chased by a dog. The Sunshine Coast Conservation Officer may bring a trap over to put in the southwest area closest to the recent dog kill. Even if this animal were taken out, residents still live with predators on this island, in the bush, in a remote part of BC, without emergency services easily available.

Chair Fast pointed out that springtime is when young cougars are moving around in their territories. There may be several coming in and moving off, finding new territories. It is also possible there may be cougars all the time. Deer are the main diet. It is possible to live with cougars. There are resources on Islands Trust website on how to live in cougar country. It is not the role of Islands Trust to have anything to do with wildlife.

Trustee Rogers reported there are bears on Keats Island. There are two Conservation Officers for the Sunshine Coast and two for Powell River. The trustee recommended that members of the public keep reporting, even if it seems like there is no action from the Conservation Officer.

5. MINUTES

5.1 Local Trust Committee Meeting dated January 31, 2019

The following amendments to the minutes were presented for consideration:

- Page 1, item 3, line 1: replace “Duirks” with “Dierks”
- Page 2, paragraph 3, line 2: replace “put more pressure on” with “advocate with”
- Page 2, line above item 4., delete: “Trustee Stamford responded that the trustees could follow up on that.”
- Page 4, 3rd bullet from top of page, line 4: delete “at this stage”.

By general consent the minutes were adopted as amended.

5.2 Section 26 Resolutions-Without-Meeting Report dated April 18, 2019

Received.

5.3 Advisory Planning Commission Minutes – none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated April 18, 2019

Received.

6.2 Bylaw Enforcement Notification Bylaw Amendments

Trustees voiced their expectation that the Bylaw Enforcement Manager would have included an attached staff report, or been present by telephone, to describe the proposed Gambier Island Local Trust Committee Bylaw No. 151, a bylaw to amend the Gambier Island Local Trust Area Bylaw Enforcement Notification Bylaw, No. 116, 2011.

GM-2019-014

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee defer this matter to June 13 and request that a staff report be provided to provide the context for the bylaw as proposed.

CARRIED

6.3 Hosting Alt'Kitsem/Howe Sound Forum Follow Up

Trustees debriefed the April 26, 2019 Howe Sound Community Forum that was held at Camp Fircom on Gambier. Trustees Stamford and Rogers participated in the organizing of the forum. There were around 70 in attendance including 30-35 elected officials from around Howe Sound.

6.4 Greenshores Working Group Members' Government Dues

The Island Planner reported that the Greenshores Local Government Working Group fees were up for renewal April 1. Trustees concluded in ensuing discussion that they did not wish to renew membership at this time, as it appeared that there were few Greenshores educational opportunities available in the Local Trust Area at this time.

7. APPLICATIONS AND REFERRALS

7.1 GM-DVP-2019.1 (Delesalle and Mervin - 564 Vaucroft Rd, Thormanby Island)

Planner Dubyna reviewed the staff report on GM-DVP-2019.1 (Delesalle and Mervin - 564 Vaucroft Rd, Thormanby Island), a request to:

- increase the height of two proposed accessory buildings;
- authorize the siting of an existing rock wall within 0.0 metres from the natural boundary of the sea; and
- authorize the siting of an existing deck within 0.0 metres of the interior side lot line setback, and that exceeds the permitted 10 m² of a deck or platform within the setback from the natural boundary of the sea.

The applicant, Rebecca McCleery, and one of the owners, Michael Delesalle, joined the meeting by telephone. They each addressed the Local Trust Committee regarding the application and responded to trustee inquiries.

Points raised by trustees in ensuing discussion included:

- There are concerns about the nature of how the foreshore has been dealt with.
- Rock walls are structures within the setback.
- Granting a variance for the wall would be inconsistent with policies with respect to foreshores.
- Agreement with the Planner's recommendations.
- There is concern about addressing accessory building height on a one off basis; five metres in height is already allowed. Height will be an issue when flood control measures are enacted.

GM-2019-015**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee deny issuance of application GM-DVP-2019.1 for the following reasons:

- a) The proposal is inconsistent with policies in the Gambier Associated Islands Official Community Plan Bylaw No. 109, 2009 to ensure the protection of the foreshore, shoreline and natural coastal and intertidal processes, and promote shoreline structures that lessen impacts on or enhance ecological functions of shorelines;
- b) The proposal is inconsistent with policies in the Gambier Associated Islands Official Community Plan Bylaw No. 109, 2009 to reduce visual impacts; and,
- c) Any variance requests for the siting of the existing rock wall along the shoreline of the subject property should be accompanied by an assessment report and plans prepared by a qualified coastal engineer to address the feasibility of green shore alternatives.

CARRIED

GM-2019-016**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee not forward the application to Islands Trust Bylaw Compliance and Enforcement and that no enforcement be undertaken regarding the siting of the existing rock wall within the 7.5 metre setback from the natural boundary of the sea, identified on the survey plan by Strait Land Surveying, dated March 26, 2019.

CARRIED**GM-2019-017****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee not forward the application to Islands Trust Bylaw Compliance and Enforcement and that no enforcement be undertaken regarding the size and siting of the existing deck within the interior side lot line setback, identified on the survey plan by Strait Land Surveying, dated March 26, 2019.

CARRIED**GM-2019-018****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee update the “Thormanby Islands Foreshore Protection Pilot Project” to include a review of setback regulations, and designation of a development permit area for the purposes of protecting the natural environment, its ecosystems and biological diversity and protection of development from hazardous conditions.

CARRIED

Mr. Delesalle emphasized that the application was looking to accommodate the sleeping cabins to the current Sunshine Coast Regional District (SCRD) building code requirement to recognize the new flood control level. Islands Trust’s responsibility is to coordinate with the SCRDC; two levels of building codes need to be synchronized. Islands Trust should make accommodations until they do. The proponents are not doing anything out of character on the island.

Chair Fast called for a recess at 3:15 pm and recalled the meeting to order at 3:25 pm.

GM-2019-019**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee forward consideration of Trust-wide best practices in flood mitigation standards for shoreline builds to the Islands Trust Local Planning Committee.

CARRIED**8. LOCAL TRUST COMMITTEE PROJECTS****8.1 Riparian Areas Regulation Project**

There was a brief discussion about the upcoming webinar on April 29. The Island Planner advised that options to move forward with the Riparian Areas Regulation Project would be laid out in the June meeting.

8.2 Keats Shoreline Protection Project

Planner Dubyna announced there was potentially a change to the project milestones deliverable with respect to the Working Group.

Trustee Rogers expressed his disappointment that people feel free to complain but are not willing to participate in the Working Group. He recommended giving another six weeks for islanders to have the opportunity to step forward and volunteer.

GM-2019-020**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee amend the Keats Shoreline Protection Project Charter to extend the call for people to volunteer for the Working Group until May 30; and that this matter be deferred for consideration until the June 13 Local Trust Committee meeting.

CARRIED**9. DELEGATIONS – none****10. CORRESPONDENCE**

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

10.1 Email dated January 9, 2019 from Theresa Fresco, Fraser Basin Council regarding Sea to Sky Clean Air Society

Trustees discussed the request received from the Regional Manager of the Fraser Basin Council (Greater Vancouver-Sea to Sky) for an interview regarding air quality issues and opportunities in the Sea to Sky air shed.

Trustee Stamford will follow up with the Regional Manager.

11. NEW BUSINESS**11.1 Logging on Non-Forestry Lands**

Trustees discussed the issue of logging on non-forestry lands that included the following topics: concerns about logging on private land on Salt Spring Island; inviting a representative of Private Managed Forest Lands (PMFL) to speak to Trust Council; a motion at the Association of Vancouver Island and Coastal Communities conference to regulate PMFL; and Ministry of Forests current broad review of forestry policy that includes the PMFL system.

11.2 Sunshine Coast - 2019 Agricultural Land Use Inventory & Agricultural Water Demand Model

The Island Planner explained that the Ministry of Agriculture was working with the SCRD to develop an Agricultural Land Use Inventory and Agricultural Water Demand Model; trustees received an information sheet on the process. Staff explained that, in some Local Trust Areas (LTA), it makes sense for LTCs to become a partner with the Ministry; however, in light of the small agricultural land base in this Local Trust Area, it would not be worth the financial investment.

Trustee Stamford indicated she would advise Sea Ranch of this project.

SCRD Director Hiltz clarified that the work would be done from air photo and road.

11.3 Annual Report

GM-2019-021

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee endorse the following text for inclusion in the 2018-2019 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs & Housing.

The Gambier Island Local Trust Committee held seven regular business meetings, three special meetings, and one public hearing in the 2018/19 fiscal year.

During the fiscal year, the Local Trust Committee advanced top priority projects including shoreline protection for Keats Island and the implementation of the Riparian Areas Regulation on Gambier Island. The Local Trust Committee also hosted a Green Shores workshop on North Thormanby Island with the Stewardship Centre for British Columbia.

Thirty eight land use applications and referrals were processed for the Local Trust Committee and the committee also continued to consider rezoning the Convention of Baptist Churches of British Columbia property on Keats Island.

CARRIED

12. WORK PROGRAM

12.1 Top Priorities Report dated April 18, 2019

Received.

12.2 Projects List Report dated April 18, 2019

Received.

13. REPORTS

13.1 Trustee Reports

Trustees concurred that the Chair, Trustee and Regional Director's reports be moved closer to the top of the agenda.

Trustee Rogers reported on the following:

- Executive Committee is considering how to change the structure of Trust Council to make attendance at meetings more attractive.
- Had some conversations with planner and councillors from Metro Vancouver Area A regarding an issue pertaining to Passage Island.
- There are bears on Keats Island.
- Will submit March report for the web page and do another report soon.

Trustee Stamford reported on the following:

- Will submit report from March for website.
- Meeting with Squamish Nation was cancelled eight hours prior to scheduled time due to death of an elder. Hope to reschedule.
- Gambier Roads Committee worked with staff members from Capilano Highways Services, which had very good service over winter, with work subcontracted to local islanders. They are looking at doing two dust runs, and looking at concerns of the islands.
- Ocean Watch Task Force has been ongoing.
- Area F Advisory Planning Commission meeting of April 23
- Howe Sound Community Forum attendance on April 26

13.2 Chair's Report

Chair Fast reported on meetings of Trust Council on April 22, and Denman Island Local Trust Committee on April 23.

13.3 Trust Conservancy Report dated March, 2019

Trustee Stamford referenced the written report of March 2019. The trustee has been working on a communication challenge with Island Brook Nature Reserve on Denman Island. The Islands Trust Conservancy Board fundraising committee has been strategizing how to reflect the transient nature of the original advisory committee, and where to take the longer-term active structure to maintain funding opportunities.

13.4 Electoral Area Director's Report

Director Mark Hiltz expressed appreciation for being at the meeting. He inquired regarding processes pertaining to Islands Trust. Director Hiltz explained the role of the Regional District Director in receiving feedback from the public; information from the public should go through staff, to operationalize what the public is looking for; staff will report on that to directors. The public is encouraged to submit feedback to the SCRD through use of the online feedback form, and to send in pictures.

Additional topics of discussion included: blocked culvert near Langdale ferry terminal and responsibility of road maintenance contractor; Gambier road signage issue; recruitment process for new SCRD Chief Administrative Officer; SCRD intergovernmental meeting scheduled in May.

13.5 Applications Report dated April 18, 2019

Received.

13.6 Trustee and Local Expense Report dated February, 2019

Received.

13.7 Adopted Policies and Standing Resolutions

Received.

13.8 First Nations Activities

Trustees commented on participation of Squamish Nation at the Howe Sound Community Forum and remarked on changes in the Nation presently that could impede some files the LTC has with them. There was also discussion of the Squamish Nation and Woodfibre LNG.

13.9 Local Trust Committee Webpage – none

14. CLOSED MEETING

14.3 Rise and Report

Chair Fast reported that, in close meeting, the Local Trust Committee appointed two people conditionally to the Keats Islands Shoreline Protection Working Group. There will be an extension to May 30 of the invitation to Keats Islanders to participate in the Working Group. The in-camera minutes of December 13, 2018 were adopted.

15. UPCOMING MEETINGS

15.1 LIVE WEBINAR - Monday, April 29, 2019 from 7:00 - 8:30 pm - regarding Amendments to the Gambier DP Area 3 – Riparian Areas

15.2 Next Regular Meeting Scheduled for Thursday, June 13, 2019 at 10:30 am at Gambier Island Community Hall, 721 Andy's Bay Road, Gambier Island, BC

16. ADJOURNMENT

By general consent the meeting was adjourned at 4:40 pm.

Sue Ellen Fast, Chair
Certified Correct:

Diane Corbett, Recorder