



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: July 25, 2019
Location: Keats Camp – Pilot House
 Keats Island, BC

Members Present: Sue Ellen Fast, Chair
 Kate-Louise Stamford, Local Trustee
 Dan Rogers, Local Trustee

Staff Present: Sonja Zupanec, Island Planner
 Jaime Dubyna, Planner 2 (by telephone, 11:55 am-12:01 pm)
 Diane Corbett, Recorder

Others Present: Members of the Public - 3

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 10:32 am. She acknowledged that the meeting was being held in traditional territory of the Squamish people.

Chair Fast introduced trustees and staff in attendance, and noted that a planner would be joining the meeting by telephone later in the meeting. She encouraged the public to provide input to the elected officials during the Town Hall session.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

11.4 Climate crisis action steps in the Local Trust Area

11.5 Letter of support: expansion of protection for Brigade Reef

GM-2019-027

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve the agenda as amended.

CARRIED

3. REPORTS

3.1 Trustee Reports

Trustee Rogers reported on the following items:

- Keats Landing dock was damaged by a barge in June and closed to vehicle traffic; there is no indication as to when the Sunshine Coast Regional District (SCRD) will do the repair.
- The bear has gone from the island; there was no sighting for at least four weeks.
- In the last six weeks, two new docks have been put in in Eastbourne. Three of the docks damaged in winter are being repaired.
- Is working with local contractor and barge operator to remove wrecked vehicles from the island; about eight more are on the list. Hope to complete by early fall.
- Recommended to a few people replacing their wharf not to use Styrofoam. Found a recycling place for Styrofoam in Delta. Trustee Rogers encourages people not to use the blown Styrofoam; it is hard to clean out.
- Trust Council held on Galiano included motions on climate change and reconciliation. There will be a project underway over the next few years to revisit the Trust Policy Statement, which has not been updated since 2002. There will probably be a community outreach process.
- The Executive Committee has charged a small working group of trustees and staff to do some deep learning on reconciliation issues, to enhance understanding and to be able to reach out to the public.

Trustee Stamford reported on the following items:

- Gambier Island Community Fair scheduled for August 3.
- Public hearing for bylaws for streamside protection for Gambier to be held in the evening on this date.
- The conservation officer will come to the island to try to catch a cougar that was reported howling under someone's porch.
- Attended West Howe Sound Advisory Planning Commission meeting by telephone. There has been a regional request to BC Timber Sales (BCTS) for better planning on a regional basis. SCR D would like a land and resource management process. There is recognition that the ad hoc way in which BCTS puts out lots for logging is causing a lot of problems on the Sunshine Coast.
- Attended SCR D Ports Committee. Several docks are in bad shape due to age related issues, and not strong enough to handle vehicle traffic. Number one priority is to get Keats Landing fixed. They have someone able to do it; it is just a question of getting supplies together. Trustee Stamford had advocated for getting another ramp for Keats Landing.
- Islands Trust has appointed a special projects committee to look at the best way to respond to climate change within Islands Trust's authority.

3.2 Chair's Report

Chair Fast reported that Trust Council met in June on Galiano, where climate emergency and First Nations reconciliation declaration were key topics. Islands Trust is looking at changes towards online meetings, trying to move to reduce emissions and costs. Recently an update of the office space in Victoria was done that includes a technologically ready bigger board room to host meetings. Islands Trust will also be looking at webinars for public participation.

3.3 Trust Conservancy Report dated May, 2019

Trustee Stamford reported on the following:

- Islands Trust Conservancy (ITC) held a joint meeting with the Executive Committee two weeks earlier. There will be research conducted on fire protection for conservation areas. There was discussion about how ITC can work more actively with climate change emergency responses.
- The Fund Development Advisory Committee will be looking at planned giving and major gifts.
- ITC are looking at hiring a new manager.

Trustee Rogers remarked that the Islands Trust Conservancy has been successful at conserving properties across the Trust Area. Sandy Beach will have a conservancy covenant coming through ITC. If people on the island want to work with the Conservancy regarding protecting part of the island, there has to be an organized group prepared to be active and work with the Conservancy. ITC has resources and knowledge, but will not be leading the conservation effort. Property owners can preserve land through NAPTEP (Natural Area Protection Tax Exemption Program).

Trustee Stamford noted that the Ocean Watch Task Force would meet the following day. Marine debris continues to come up as a topic of discussion. Trustee Stamford had invited a government representative to attend the meeting to hear what it is like in Howe Sound, and discuss how to get rid of the debris. The clean-up days for the islands will not accept Styrofoam.

Chair Fast pointed out that Sechelt First Nation has good guidelines for Styrofoam in docks.

3.4 Electoral Area Director's Report

3.4.1 Sunshine Coast Regional District Protocol Meeting - for discussion

Chair Fast moved item 3.4 to after item 6.2.

4. TOWN HALL

An individual requested clarification as to whether the conservation land beside a wetland increased in its value because there is a wetland next to it, to which Trustee Stamford provided an explanation of this item that recently was in the news.

Trustee Rogers responded to a question about bears on the island.

An individual inquired how Islands Trust interacts with BC Parks, relating the question to the water part of the park around Plumper Cove. In that area there are a number of issues, including dumping and people mooring there permanently, which also affects eelgrass issues or other types of issues. The questioner noted there are competing water leases.

Trustee Rogers explained that Islands Trust is not asked for input on the way BC Parks operates. The Province takes the view that it has control and Islands Trust does not have regulatory power over the park. He perceived the relationship with BC Parks as being an advocacy one, and advised the questioner of his willingness to work to try to find ways to advocate.

The Island Planner noted Islands Trust has contact with BC Parks contractors that do the work, like security, waste management, etc., and directs comments to them. There would be a

contractor that has that park under their purview. There is potential to influence service contracts regarding users, use, environment and adjacent land users.

Trustee Stamford advised that at the Ocean Watch Task Force meeting, a representative would be present from BC Parks, whom she would ask these questions of and start building that relationship.

The Island Planner pointed out that all the marine areas are regulated. It is necessary to fill out a formal bylaw enforcement complaint for things breaching the land use bylaw; an investigation would determine if it is not a permitted use, in which case a file would be activated.

Kim Benson, Keats Island, explained that Keats is 1500 acres, 94% private lands, so properties for parks are very limited. Only about three more lots can be subdivided. Keats Island is a third bigger than Stanley Park. Keats camp is 93 years old. It is the largest single visitor accommodation facility in the Local Trust Area. Keats is a water access only island; aging ports are very important to Keats islanders. Ms. Benson discussed the historical presence of animals on the island, the removal of derelict vehicles, and commented on the use of electronic meetings, noting that public accessibility is important. She discussed a recent water issue at Keats Camp and pointed out the reduced water levels this summer, highlighting the vulnerability of the aquifer on the island.

Chair Fast reported that saltwater intrusion mapping would be done through the whole Islands Trust area, including Howe Sound; there may be information regarding vulnerabilities.

An individual encouraged face-to-face participation for meetings (as compared to virtual meetings), and encouraged the LTC to meet when other people who aren't retired can attend, whether evenings or weekends.

5. MINUTES

5.1 Local Trust Committee Meeting dated June 13, 2019

The following amendments to the June 13, 2019 minutes were presented for consideration:

- Page 1, item 3.1, bullet 2: delete last sentence
- Page 2, item 3.3, paragraph 2: should read "Association of Canadian Land Trusts"
- Page 3, item 4.2, paragraph 3: replace "It was discovered in 2017 that the" with "It was recognized that the provincially mandated"
- Page 3, item 4.2, paragraph 3, sentence 2: insert "all" before "riparian"
- Page 4, item 4.2, paragraph 1: add to the end of sentence 1 "for a complex subdivision"; and replace sentence 2 with "The goal is to minimize or eliminate negative impacts on watercourses from development."
- Page 5, item 4.2, paragraph 7: replace "streamside" with "riparian area"

GM-2019-028

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Minutes of June 13, 2019 be adopted as amended.

CARRIED

5.2 Section 26 Resolutions-Without-Meeting Report dated July 17, 2019

Received.

5.3 Advisory Planning Commission Minutes – none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated July 17, 2019

Received.

6.2 Meeting Procedures Regarding Public Input – update for discussion

Chair Fast will bring points from discussion back to the next meeting.

(Moved from after 3.3:)

3.4 Electoral Area Director's Report

3.4.1 Sunshine Coast Regional District Protocol Meeting - for discussion

GM-2019-029

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to arrange a protocol meeting with the Sunshine Coast Regional District at the earliest opportunity.

CARRIED

7. APPLICATIONS AND REFERRALS – none

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Keats Shoreline Protection Project - verbal update

Planner Dubyna gave an overview of the recent virtual meeting of the Keats Shoreline Protection Project working group, which included staff and Trustee Rogers, where introductions were conducted, and an overview of the Islands Trust and the history of land use planning on Keats Island and the project were discussed. Staff is currently organizing a boat trip around the island as well as a working group meeting on August 15.

Trustee Rogers invited the other trustees to attend as observers. He noted everyone on the committee lives on the waterfront.

9. DELEGATIONS – none

10. CORRESPONDENCE

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

11. NEW BUSINESS

11.1 Board of Variance Appointments

A memorandum was received from the Regional Planning Manager regarding Board of Variance appointments.

GM-2019-030

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee appoint Jack Woodward, Laurie Jackson and Sheila Ray to the Board of Variance for the Gambier Island Local Trust Area for a three-year term effective July 27, 2019.

CARRIED

11.2 Model Cell Tower Consultation Process

Trustees discussed the briefing from the Director, Local Planning Services, on Model Radio Antenna Strategy.

Trustee Rogers noted Keats local bylaws prohibit radio antennas on Keats Island, where cell service is received from Bowen Island and Gibsons and coverage is intermittent. Gambier also accesses connection through external services.

It was noted that adoption of the strategy would leave a public consultation in place if an application were received.

GM-2019-031

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee adopt the model strategy for antenna systems.

CARRIED

11.3 Resolution Only Minutes – for discussion

Following upon a meeting of the Executive Committee the previous day, Chair Fast commented on a presentation from the Islands Trust legislative specialist about Islands Trust principles, policies and guidelines around minutes. Chair Fast pointed out how much staff time it takes to review the minutes, and wondered what trustees thought about resolution only minutes, omitting summaries of discussion and debate. Would it save staff time? Would it save time in meetings? How would we know if it were better?

Points from ensuing discussion, which included input from the public, included:

- Do not like resolution only; minutes should also reflect enough of what has occurred so someone who has not attended has a level of indication of what the debate was and what ideas were considered, an accurate reflection.
- Resolution only means nothing. Have a sense of why decisions were made.
- It is important to have a record to know what the discussion was.
- Not a fan of resolution only. Have a contextual basis for what happened, for the historic record. When people go back to the minutes, they get a context of what happened.

Chair Fast, not hearing support from trustees, suggested revisiting this topic when Islands Trust gets to the point of recording meetings. She thanked trustees for their frank comments.

Chair Fast called for a recess at 12:25 pm and recalled the meeting to order at 12:55 pm.

11.4 Climate Crisis Action Steps in the Local Trust Area

Trustee Rogers referred to a discussion at Trust Council regarding a report from the Director, Local Planning Services, that identified what the various Local Trust Committees were and were not doing to address the climate crisis, and that included items from Official Community Plans (OCP) that had been committed to.

The Director had noted that Keats and Gambier have objectives for reducing greenhouse gas emissions (GHGs), but do not have a way to measure that. The LTC have committed to reduce GHGs by a third by 2020, one of a series of actions that had not been taken since being put in the OCP.

Trustee Rogers suggested the LTC should have a project that involves work on some of these items, and take leadership. There are some specific tools that the LTC had not yet utilized around land use planning that would be useful. The trustee suggested having this as a standing item on the agenda so the LTC could talk about it at every meeting.

Trustee Stamford commented on the OCP, noting that there was a lot of community support for protecting forest resources, a common denominator throughout the OCP. This would be an area that could be worked on more actively.

Trustee Rogers noted Keats has a fairly low footprint, partly from necessity. People do not tend to build out because it is difficult. He did not feel the LTC had done enough to respond to the climate issue.

Trustee Stamford concurred that islanders are lower carbon footprint out of sheer necessity, and are doing a great job.

GM-2019-032

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee add "Climate change mitigation and adaptation" as a standing item on agendas.

CARRIED

GM-2019-033

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to address and make recommendations on climate change adaptation and mitigation in any report on a project or application.

CARRIED

11.5 Letter of Support: Expansion of Protection for Brigade Reef

Trustee Stamford discussed a request that the Local Trust Committee provide a letter of support for a Brigade Bay property owners' initiative to include Brigade Reef in an extension of the Pam Rocks Rockfish Conservation Area, to help protect the declining rockfish population in Howe Sound/Atl'ka7tsem. Discussion ensued.

Trustee Stamford will draft a letter to forward to the Local Trust Committee members, to be discussed online, for consideration for a Resolution-Without-Meeting.

12. REPORTS

12.1 Applications Report dated July 17, 2019

Received.

12.2 Trustee and Local Expense Report dated May, 2019

Received.

12.3 Adopted Policies and Standing Resolutions

Received.

12.4 First Nations Activities

12.4.1 Squamish Nation Support for the At'l'ka7tsem Biosphere Initiative - for discussion

Trustee Stamford reported the Howe Sound Regional Biosphere Initiative had received verbal confirmation from Squamish First Nation that they were looking into more support for the Biosphere Initiative. To facilitate trust-wide support for the initiative, the trustee had suggested that Ms. Simons bring this to Trust Council on Bowen Island. The initiative application is scheduled for submission at the end of October.

Trustee Rogers will follow up with the Executive Committee and the First Nations Advisor about rescheduling the protocol meeting between the Local Trust Committee and the Squamish Nation.

12.5 Local Trust Committee Webpage

None.

Chair Fast advised trustees that she was keeping a file on LTC web pages, and would be interested in trustee thoughts on the website, what they would like to see, what would be helpful to the community, and what changes are needed with the upcoming website redesign.

13. WORK PROGRAM

13.1 Top Priorities Report dated July 17, 2019

Received.

13.2 Projects List Report dated July 17, 2019

Received.

14. UPCOMING MEETINGS

- 14.1 Special Meeting - Thursday, July 25, 2019 at 7:00 pm at the Gambier Island Community Centre, Andy's Bay Road, Gambier Island, BC regarding Gambier Island Riparian Areas Regulation**
- 14.2 PUBLIC HEARING -Thursday, July 25, 2019 at 7:30 pm at the Gambier Island Community Centre, Andy's Bay Road, Gambier Island, BC - Proposed Bylaw Nos. 148 and 149**
- 14.3 Next Regular Meeting - Thursday, October 10, 2019 at 10:30 am at John Braithwaite Community Centre, Harbourview Room, 145 West 1st Street, North Vancouver, BC**

A member of the public advocated holding LTC meetings in the evening or on weekends, to encourage public attendance at meetings.

GM-2019-034

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to explore moving the November 21 meeting to a late afternoon-early evening meeting to be held in North Vancouver, and that staff explore attending electronically.

CARRIED

15. ADJOURNMENT

By general consent the meeting was adjourned at 2:05 pm.

Sue Ellen Fast, Chair

Certified Correct:

Diane Corbett, Recorder