



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: February 2, 2017
Location: John Braithwaite Community Centre
 145 West 1st Street
 North Vancouver, BC

Members Present Susan Morrison, Chair
 Dan Rogers, Local Trustee
 Kate-Louise Stamford, Local Trustee

Staff Present Aleksandra Brzozowski, Island Planner
 Ann Kjerulf, Regional Planning Manager
 Diane Corbett, Recorder

Also Present: Members of the Public – 13

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:15 a.m. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations. She introduced Staff and Local Trustees in attendance and acknowledged the presence of previous Local Trustees, Kim Benson and Jan Hagedorn.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

12.4 Gambier Island Official Community Plan Review – Staff Report

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

A representative of the Future of Howe Sound Society discussed an initiative promoting a UNESCO Biosphere for the Howe Sound region, and requested Local Trustee support.

A Trustee responded that this topic had been discussed at the previous meeting and that it was an oversight not to put this item on the current agenda. Clarification regarding how Local Trust Committee support would play into the larger efforts being made by Trust Council. The Trustee had drafted a motion of support that he would propose be sent to Executive Committee for formal comment, as the larger biosphere is on the Islands Trust strategic plan.

There was discussion regarding the process pertaining to the DL 696 application as follows:

- The opportunity for public input may be received any time until the end of the public hearing;
- Not all leaseholders are part of the process;
- Concern that the water system would be at risk with the subdivision as currently proposed; and
- The subdivision does not include protection of the water system for the future.

4. COMMUNITY INFORMATION MEETING – None

5. PUBLIC HEARING – None

6. MINUTES

6.1 Local Trust Committee Meeting dated November 17, 2016

The following amendment to the minutes was presented for consideration:

Page 11, Item 13.6, bullet one: delete “with the Financial Planning Committee.”

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated January 25, 2017

Received.

6.3 Advisory Planning Commission Minutes (Draft) dated January 6, 2017

Draft Minutes received for information.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated January 25, 2017

The Follow-Up Action List dated January 25, 2017 was not included with the agenda package. Island Planner read aloud from the Follow-Up Action List and gave updates:

- Providing a response to the comments made in the Gambier Island community survey. Trustee Stamford following up on the comments.
- Held orientation for Advisory Planning Commission.
- Meeting of Trustees and Staff with Ministry of Transportation and Infrastructure (MoTI) on January 18
- Referred the draft bylaws for DL 696 rezoning to Sunshine Coast Regional District (SCRD), MoTI and First Nations.
- Referred Bylaw 131 (Riparian Areas Regulation for Associated Islands) to Executive Committee; has been sent to the Ministry of Community, Sports, and Cultural Development.

- Independent review of Orchid Creek: Request for Proposals was done; site visit was done; Islands Trust has received draft report from biologist.

Trustee Rogers inquired about further actions on adding Salish location names to documents. Discussion ensued.

8. DELEGATIONS – None

9. CORRESPONDENCE – None

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

10. APPLICATIONS AND REFERRALS

10.1 GM-RZ-2004.1 (DL696-Keats Island)

Islands Planner Brzozowski provided an overview of the staff report that presented the responses to an early referral for Draft Bylaws 143 and 144, which would amend the Keats Island Land Use Bylaw (No. 78, 2002) and District Lot (DL) 696 Land Use Contract (Bylaw No. 4, 1978), respectively, in order to permit a proposed 110-lot subdivision on the subject property.

The Island Planner proposed a second version of Bylaw Nos. 143 and 144 and recommended that First Reading be given. She noted the Island Trust Policy Statement Directives Only Checklist required for all bylaw amendments indicated there is a need for verification in areas related to water and wastewater. There are currently 84 cabins on 110 lots, with potential build out of 26 additional cabins, and the camp will continue to have significant water and wastewater needs in the years to come.

The Island Planner responded to Trustee inquiries pertaining to details of the subdivision plan, including:

- Public access and rights of way;
- Covenants;
- Potential build out;
- Water quality and quantity impacts and regulatory process;
- SCR D interest in obtaining park subject to site visit;
- Nature of community services park (not intended as an off island destination park); and
- Foreshore protection, siting and setbacks to be addressed later after Preliminary Layout Approval, but before final subdivision approval.

Kim Benson, Keats Island, distributed to Trustees and Staff a letter from Evelyn Benson, Don Benson and Jay Benson, owners of District Lot 876A, dated February 1, 2017, regarding DL 696 Rezoning and Subdivision. She summarized main points of the letter, outlining support for aspects of the application and listing specific concerns and objections regarding the rezoning and subdivision related to water, wastewater and noise. Concerns included:

- Proposal to locate communal septic disposal facilities for Area C in proximity to two wells on DL 876A, risking contamination of the aquifer;
- Early involvement of the Ministry of Health to ensure water and wastewater issues on DL 696 are considered as an integral part of the bylaw amendment and subdivision approval processes;
- That a hydrological study be conducted;
- Need for water conservation measures, well monitoring and testing;
- That the Camp's water consumption and wastewater effluent be accounted for as part of the subdivision process; and
- That excessive noise impacts and noise mitigation measures be taken into account as part of the process.

Further points were made as follows:

- The water infrastructure was shared amongst the Camp and leaseholders, and should not be solely controlled by the Camp.
- Leaseholders need to know the water system is secure for their future.
- Concern that a hydrological study be conducted prior to moving forward on the application
- Noted potential risks of contamination of wells located on fractured bedrock and possible contamination of the aquifer.
- Reference was made to two maps, a context plan produced by Creus Engineering Ltd. and a map entitled "DL 696 Context Plan" identifying wells and septic field.
- Comment regarding the Camp's concern that available public space be managed and protected.

It was noted that the rezoning process had evoked a lot of good commentary, and comment was made regarding the generosity of the Camp in allowing public access on the property.

GM-2017-001

It was MOVED and SECONDED

that Gambier Island Local Trust Committee Bylaw No. 143 cited as "Keats Island Land Use Bylaw, 2002, Amendment No. 2, 2016" be read a first time.

CARRIED

GM-2017-002

It was MOVED and SECONDED

that Gambier Island Local Trust Committee Bylaw No. 144 cited as "Gambier Island Trust Committee Land Use Contract Authorization Bylaw, 1978 (Convention of Baptist Churches of British Columbia), Amendment No. 1, 2016" be read a first time.

CARRIED

GM-2017-003

It was MOVED and SECONDED

that Gambier Island Local Trust Committee refer Proposed Bylaws No. 143 and 144 to the Islands Trust Fund, Islands Trust – Bylaw Enforcement, Ministry of Forests, Lands, and Natural Resource Operations – Ecosystems Branch and Water Protection Branch, Agricultural Land Commission, Sunshine Coast Regional District Planning and Community Development Services and Infrastructure Services Departments, Bowen Island Municipality, Fisheries and Oceans Canada, Squamish Nation, and Tsleil- Waututh Nation.

CARRIED

GM-2017-004

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee refer Proposed Bylaws Nos. 143 and 144 (GM-RZ- 2004.1, DL 696) to the Ministry of Transportation and Infrastructure after receipt of the Subdivision Referral.

CARRIED

GM-2017-005

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request that the applicant for DL696 subdivision perform a hydrogeological study in relation to the proposed subdivision, and that the terms of reference be developed by Islands Trust in consultation with the proponent and the Ministry of Forests, Lands and Natural Resource Operations, Water Protection Branch.

CARRIED

11. BREAK

Chair Morrison recessed the meeting at 12:01 p.m. and reconvened the meeting at 12:18 p.m.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Riparian Areas Regulation – Memorandum

The Island Planner discussed the memorandum on Riparian Areas Regulation expenditures for 2016/17 Fiscal Year and responded to trustee inquiries.

GM-2017-006

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee reallocate \$3,500 from the Gambier Island Official Community Plan Review project budget to the Riparian Areas Regulation project budget.

CARRIED

12.2 Foreshore Protection

The Island Planner announced she would be meeting with staff from Bowen Island Municipality regarding the Green Shores workshops.

Discussion ensued regarding docks, foreshore structures and zoning on Keats Island.

GM-2017-007

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to provide a report regarding legislative options available to the Local Trust Committee specifically related to docks on Keats Island that affect identified sensitive ecosystems, or properties that have road access.

CARRIED

12.3 Howe Sound Industrial Applications – Update on Woodfibre LNG

A meeting was held on January 27, 2017 regarding the Woodfibre LNG project that was attended by local governments, two Members of Parliament, Member of the Legislative Assembly for Sea-to-Sky, Jordan Sturdy, and others. There was an update on the process pertaining to the Woodfibre LNG project. Topics of discussion included transparency on how the process unfolds. A follow-up meeting had been scheduled to discuss how to get feedback from local governments.

12.4 Gambier Island Official Community Plan Review

The Island Planner reviewed the staff report dated February 2, 2017, providing an update on the Gambier Island Official Community Plan (OCP) review project including a draft revised Project Charter. Trustees provided comment. Amendments were proposed for Attachment #2, the Draft Work Plan for Gambier OCP Review Engagement:

- Shoreline protection and environmental focus to be a separate entity;
- Timing for items 1.1 and 1.2 changed to Spring 2017; and
- 2.5 include survey concurrent with community meeting.

GM-2017-008

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee endorse the revised Project Charter for the Gambier Island Official Community Plan review project, as amended.

CARRIED

GM-2017-009

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee endorse the draft work plan for the engagement phase of the Gambier Island Official Community Plan Review project, as amended.

CARRIED

GM-2017-010

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee refer to the Advisory Planning Commission, for their review and comment, the results of the 2016 Gambier Island Community Survey and the current Official Community Plan policies related to economic development and livability.

CARRIED

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated January 25, 2017

Received.

13.1.2 Projects List Report dated January 25, 2017

Received. It was announced that the DL 696 subdivision file would be reassigned to Island Planner Zupanec.

13.2 Applications Report dated January 25, 2017

Received.

13.3 Trustee and Local Expense Report dated November, 2016

Chair Morrison stated that the Trustees were aware that the Trustee and Local Expense Report of November, 2016 were distributed to the trustees by email (missing in the agenda package).

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

Staff was requested to post the Trustee report with responses to the survey.

13.6 Chair's Report

Chair Morrison reported on the following:

- Activities of other Local Trust Committees (LTC) on which she sits;
- Recently chaired the Denman Island LTC; and
- On February 7, 2017, there will be a Special Meeting on Lasqueti Island regarding docks.

13.7 Trustee Reports

There was discussion of referral to the Executive Committee of a draft motion of support in principle for the nomination of Howe Sound as a United Nations Educational Scientific Cultural Organization (UNESCO) Biosphere Region. The draft motion was as follows:

“Whereas the Gambier Island Local Trust Committee is a signatory to the Howe Sound Community Forum Principles for Cooperation; and

Whereas the values stated in the Principles for Cooperation align with the objectives of a United Nations Educational Scientific Cultural Organization Biosphere Region:

Whereas, UNESCO Biosphere Regions are effective tools for implementing United Nations Conventions including the United Nations Declaration on the Rights of Indigenous Peoples; contribute to the conservation of landscapes, ecosystems, species and genetic variation; provide a development function - to foster economic and human development which is socio culturally and ecologically sustainable; and a logistic function - to provide support for research, monitoring, education and information exchange related to local, national and global issues of conservation and development;

Therefore be it resolved that on the condition that the initiative is fully supported by the First Nations whose unceded territory encompasses what is known as Howe Sound, the Local Trust Committee supports in principle the ongoing initiative to nominate Howe Sound as a UNESCO Biosphere.”

GM-2017-011

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee refer the proposed motion related to the Howe Sound UNESCO Biosphere to the Executive Committee for comment and concerns.

CARRIED

13.8 Electoral Area Director's Report – none

13.9 Trust Fund Board Report

Chair Morrison reported that:

- A Trust Fund Board Report would be coming after the meeting of Trust Fund Board on Tuesday, February 7, 2017; and
- The Board has a new member.

14. NEW BUSINESS

14.1 Provincial Private Moorage Policy Update

Received for information:

- Memorandum dated January 24, 2017 from Regional Planning Manager Kjerulf, with an update regarding the Ministry of Forests, Lands and Natural Resource Operations' (FLNRO) recent amendment to its private moorage policy.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, March 23, 2017 at 10:45 am at Gleneagles Community Centre, Seaview Room, 6262 Marine Drive, West Vancouver, BC

16. TOWN HALL

The following comments were made:

- DL 696 subdivision application and its importance to the future of Keats Island;
- Impacts over time, since the Land Use Contract was proposed in 1978, have been noticed with the growth of the Camp;
- Recommendation that the LTC advocate for water conservation and look at other impacts of the Camp, such as noise;
- Inquiry if there was a Terms of Reference for the Camp in terms of size of buildings, capacity, and so on;
- Comment made that the Camp build-out would allow for almost 500 people on site; and
- Camp Barnabas was also getting bigger.

17. CLOSED MEETING – None

18. ADJOURNMENT

Local Trustees extended thanks to Island Planner Brzozowski who soon would be leaving her position.

By general consent the meeting was adjourned at 1:20 p.m.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder