



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: July 27, 2017
Location: Keats Camp – Pilot House
Keats Camp, Keats Island, BC

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

Staff Present Sonja Zupanec, Island Planner
Ann Kjerulf, Regional Planning Manager
Fiona XETXÁTTEN MacRaild, Senior Intergovernmental Policy
Advisor on First Nations and Marine Issues
Diane Corbett, Recorder

Also Present Members of the Public – 15

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 Morrison called the meeting to order at 10:45 am. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

The Senior Intergovernmental Policy Advisor on First Nations and Marine Issues noted that emerging archaeological research has revealed that these were one of the most densely populated lands by aboriginal peoples in Canada. At least a third to half of aboriginals in Canada lived in these areas; 100,000 First Nations people is a conservative estimate for the island region until about two hundred years ago. This was one of the most advanced societies since the earliest pyramids; there is evidence of a highly advanced material culture. This island would have been a gathering place for primarily Squamish, but also other nations, a site of community and culture. “We are new here.”

Trustee Rogers drew attention to a carved wooden plaque; the Squamish Nation had gifted Gambier Island Local Trustees with the art piece at an event the previous year.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Chair Morrison acknowledged the attendance of former trustee Kim Benson.

Kim Benson of Keats Island discussed a recent Sunshine Coast Regional District (SCRD) meeting regarding the dock divestiture process and the ports function and ports levy. She provided related documents to the Local Trust Committee for information, including a 2008 ports review and financial data.

4. COMMUNITY INFORMATION MEETING – none

5. PUBLIC HEARING – none

6. MINUTES

6.1 Local Trust Committee Meeting dated May 25, 2017

The following amendments to the minutes were presented for consideration:

- page 1, item 1, sentence 2: delete “traditional”;
- item 13.7, bullet 2 under Trustee Stamford report should read: “The SCRCD is working with a local trails task force developing potential trail initiatives in the south west peninsula of Gambier Island.”

By general consent the Local Trust Committee (LTC) meeting minutes of May 25, 2017 were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated July 20, 2017

Received.

6.3 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated July 20, 2017

The Regional Planning Manager gave an overview of the Follow-up Action List of July 20, 2017.

7.2 Regulatory Options for Keats Island Docks

The Regional Planning Manager reviewed the staff report on options to regulate docks on Keats Island. Discussion ensued. Points included:

- Foreshore protection is currently on the Top Priorities list;
 - There are a number of foreshore issues related to DL 696;
 - There is more information about the Keats Island foreshore at the present time. Islands Trust has completed eelgrass and forage fish mapping over recent years;
- Up until eight to ten years ago, the vast majority of docks on the island would have been considered to have “no road access”. Recently, a number of docks have been constructed for properties which are readily accessible by road.

The community should have a discussion regarding whether they want to restrict those docks.

- There is also the issue of mooring buoys which may be impacting eelgrass beds.
- Engagement could occur with the community on options noted in staff report.

Members of the public enquired about licensing and the status of the current 35 docks on DL 696, and commented on existing docks at Keats Island.

Former trustee Benson provided background information on rationale behind docks regulations for Keats Island.

GM-2017-032

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee replace current priority number 3 of the Local Trust Committee Projects List with “Keats Island OCP/LUB Amendments” with the specified activity, “amending policies and regulations for docks and other foreshore development”.

CARRIED

8. DELEGATIONS – none

9. CORRESPONDENCE

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

9.1 Email dated July 25, 2017 from C Wilding regarding Proposed Development Permit Area

Received for information

10. APPLICATIONS AND REFERRALS

10.1 GM-RZ-2004.1 (District Lot 696, Keats Island)

It was announced that a Community Information Meeting regarding this agenda item would be held after the meeting.

Following up on the May LTC meeting, the Island Planner provided an update to the Local Trust Committee in consideration of next steps and recommended options pertaining to the DL 696 application that included:

- Overview of new approach for a comprehensive development zone for DL 696;
- Draft zoning changes to enable Land Use Contract discharge and subdivision of DL 696;
- Update on the status of the hydrogeological assessment;
- Update on LTC covenants required;

- Update on the recommended process to address non-conforming buildings and structures on DL 696;
- Recommended consultation schedule during legislative process for bylaw review;
- Recommended timeline of deliverables prior to bylaw adoption; and
- 'Frequently asked questions' document for mail out to Keats Island residents.

Points mentioned included:

- Staff reviewed with trustees the July 27, 2017 – Draft Zone Map for DL 696 Keats Islands, and the July 27, 2017 Draft CD2 Zoning Text.
- Staff and the applicant had agreed that discharging the Land Use Contract as part of this process was instrumental in moving forward.
- A new approach with a Comprehensive Development 2 zone would see road and park severed from the zone; these would be dedicated at time of rezoning; Private Conservation zone is dedicated.
- Further input on direction from trustees at this meeting was needed by staff prior to further development of a “frequently asked questions” for distribution to the public.
- Staff outlined options and requested direction from trustees regarding marine zoning.
- A correction was noted in Attachment 2, subsection 4.4.3 under permitted uses: replace “natural area parks and conservation” with “nature reserve”.
- The hydrogeological assessment was received by Islands Trust the day before this meeting. A report on the hydrogeological assessment is planned for an upcoming LTC meeting. It is intended that the consultant be available by phone to ensure that any technical questions can be vetted with the person who did the groundwork.
- Staff would continue to work to get formal referral response from First Nations, and meaningful engagement. Protection of archaeological resources would happen through the subdivision process.

Deliverables proposed:

1. Special meeting on new proposed approach to the rezoning and amendments for LTC to consider.
2. Amend Bylaw No. 143 to include new CD zone, marine zones, park zone and discharge of Land Use Contract. Re-refer to SCRD.
3. Resolution to proceed no further with Bylaw No. 144.
4. Applicant provides:
 - a) hydrogeological report Aug 31;
 - b) letter confirming owner's agreement to discharge of LUC;
 - c) draft covenant for Salmon Rock Conservation Area (August or October).
5. LTC considers second reading. Mail Out FAQ to all property owners and residents.
6. Schedule community information meeting and public hearing. Could be by March 2018.
7. Applicant provides letter of undertaking to deposit plans upon final reading of Bylaw No. 143.

ADOPTED

8. Applicant provides letter of undertaking to deposit the transfer of the 3.3-hectare nature reserve to the Islands Trust Fund Board.
9. LTC gives 10% frontage waiver exemption for all lots with less than 10% perimeter highway frontage.
10. Conduct community information meeting and public hearing.
11. Consider third reading of the bylaw.
12. Forward Bylaw 143 to Executive Committee for approval.
13. Consider final reading of Bylaw 143.

GM-2017-033

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee rescind GM-2016-044.

CARRIED

Chair Morrison recessed the meeting at 12:29 pm and reconvened the meeting at 12:53 pm.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 A Shared Narrative of Place: Gambier Island Local Trust Committee and Squamish Nation

The Senior Intergovernmental Policy Advisor on First Nations and Marine Issues thanked trustees, whom she had interviewed for about an hour each, for educating her on some of the challenges of this Local Trust Area. She gave an overview of the staff report on a shared narrative of place, and responded to trustee enquiries and feedback.

There was discussion of:

- Interaction with the Squamish Nation Education Department. The Squamish Nation has made language revitalization a top priority, and has published a Squamish-English dictionary.
- Using words and phrases from Squamish language in LTC communications. There was a request to add Pasley Group of Islands. It was noted that “Gambier” was not included in the list of Squamish place names.
- Developing trust and showing respect with First Nations.
- Use of place names; reference to “Oh the places you should know” website and interactive map in the Sk̓w̓x̓wú7mesh/ Squamish language.

GM-2017-034

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to incorporate Squamish words in Local Trust Committee communications in a phased approach, starting with simple phrases and words, and place names where appropriate, in letters, agendas, etcetera.

CARRIED

11.2 Riparian Areas Regulation Implementation Project (Bowyer and Anvil Islands)

The Regional Planning Manager reviewed the staff report on Gambier Associated Islands Streamside Protection Development Permit Area (Bowyer and Anvil Islands) and implementation of the *Riparian Areas Regulation*.

Points noted included:

- In response to correspondence from Trustee Rogers to Anvil Island residents, only one item of correspondence had been received by Islands Trust, recommending the un-named creek not be provided with Development Permit Area (DPA) protection. No owners living next to the un-named creek had responded as either in favour or opposed to a DPA.
- The Gambier Island LTC has used a DPA approach throughout the Trust Area. It makes sense that bylaws are consistent in approach.
- Islands Trust's mandate is "to preserve and protect".

GM-2017-035

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 145, cited as "Gambier Associated Islands Official Community Plan, 2009, Amendment No. 1, 2017", is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GM-2017-036

It was MOVED and SECONDED

that Gambier Island Local Trust Committee Bylaw No. 145, cited as "Gambier Associated Islands Official Community Plan, 2009, Amendment No. 1, 2017", be read a first time.

CARRIED

GM-2017-037

It was MOVED and SECONDED

that Gambier Island Local Trust Committee request staff to prepare draft bylaws to amend the Bowyer and Passage Islands Land Use Bylaw and Gambier Associated Islands Land Use Bylaw to include guidelines for Development Permit Area 2: Streamside Protection.

CARRIED

GM-2017-038

It was MOVED and SECONDED

that Gambier Island Local Trust Committee Bylaw No. 145, cited as "Gambier Associated Islands Official Community Plan, 2009, Amendment No. 1, 2017", be referred to First Nations in accordance with the provincial First Nations Consultation List.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated July 20, 2017

Received.

The Senior Intergovernmental Policy Advisor on First Nations and Marine Issues noted that First Nations have indicated that 80-90% of archaeological values are shoreline; harvesting rights are a primary consideration to all foreshore work/issues now. She commented on linking the LTC budget for First Nations and shoreline protection work.

12.1.2 Projects List Report dated July 20, 2017

Received.

12.2 Applications Report dated July 20, 2017

Received.

12.3 Trustee and Local Expense Report dated May, 2017

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 Local Trust Committee Webpage – no update

12.6 Chair's Report

Chair Morrison reported:

- The Executive Committee initiated a project charter to amend the *Islands Trust Act*.
- Bowen Island was removed from the Forest Stewardship Plan.
- Executive Committee was reviewing the issue of derelict vessels and how to remove them.
- She will be attending the Union of BC Municipalities (UBCM) Conference.
- Trustees are seeking to schedule ministerial meetings at UBCM.
- There had been discussion about a possible Trust Fund Board retreat.

12.7 Trustee Reports

Trustee Stamford reported:

- SCR D Trails Network Task Force is encouraging public input on trail potential for Gambier Island.

- She attended as an observer on July 11 at an Ocean Watch Task Force meeting, a science lecture that showed what could be done with mapping and layers of mapping, for a comprehensive marine plan.
- She attended a derelict vessel meeting hosted by the MP in Gibsons. The derelict vessel issues around the islands in Howe Sound pale in comparison to other areas of the SCRD where there are severe derelict vessel issues. There is no coordinating force to address this issue.
- she attended the SCRD Community Dialogue meetings on Keats and Gambier Islands.
- Gambier Island is looking at funding issues regarding the New Brighton dock. She is trying to initiate discussion with the manager on long-term funding.

Trustee Rogers reported:

- The group that put out the “Ocean Watch Report” (a publication displayed by the trustee) was introduced at the last Howe Sound Community Forum. The group would be doing ten tours around Howe Sound this summer, talking about how communities develop, and what the issues are from a human perspective as compared to an aquatic perspective.
- There are two derelict vessels on Keats, in the provincial park. He mentioned he would contact MLA Nicholas Simons about this issue.
- He met with the Keats Conservation Group on July 22, talking about next steps. They will do a survey of the island to identify their conservation priorities.

12.8 Electoral Area Director's Report – none

12.9 Trust Fund Board Report

Chair Morrison reported that the Isabella Point covenant on Salt Spring Island had been finalized. There is a proposal for the Islands Trust Fund to assume ownership of land on Galiano Island.

13. NEW BUSINESS

13.1 Gambier Island Clean-up Days

Trustees discussed scheduled dates for the annual SCRD islands garbage clean up.

GM-2017-039

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee direct staff to write a letter for the Chair’s signature to the SCRD requesting assurance that the annual island clean up days will be held within the traditional summer months of July and August in all islands in Areas F and B.

CARRIED

13.2 Gambier Island Riparian Area Regulations Development Permit Area

The Island Planner announced there would be a staff report coming in August on the Gambier Island *Riparian Area Regulations* Development Permit Area. Discussion ensued.

GM-2017-040

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to bring back a report regarding guidelines for the *Riparian Area Regulations* Development Permit Area for the August 31st Local Trust Committee meeting.

CARRIED

13.3 Howe Sound Forum Principles of Cooperation

Trustee Rogers discussed the draft updated Principles of Cooperation document that he and Ruth Simons had sent to local governments around Howe Sound, requesting feedback by mid-August. The draft could then be taken to the First Nations that are affected. The goal was that, before the October Howe Sound Community Forum, there would be approval from local governments for the draft. Chair Morrison indicated she would put this item on the Executive Committee agenda for information. Trustee Rogers will send a copy to Chair Morrison, and to Senior Intergovernmental Policy Advisor MacRaid, for feedback.

14. UPCOMING MEETINGS

14.1 Community Information Meeting regarding District Lot 696, Thursday, July 27, 2017 at 3:00 pm at Keats Camp, Chart Room, Keats Island, BC

14.2 Next Regular Meeting Scheduled for Thursday, August 31, 2017 at 10:45 am at Gambier Island Community Centre, 721 Andy's Bay Road, Gambier Island, BC

15. TOWN HALL – none

16. CLOSED MEETING – none

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:25 pm.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder