



## Gambier Island Local Trust Committee Minutes of Regular Meeting

<b>Date:</b>	<b>August 31, 2017</b>
<b>Location:</b>	<b>Gambier Island Community Centre Andy's Bay Road, Gambier Island, BC</b>
<b>Members Present</b>	<b>Susan Morrison, Chair Dan Rogers, Local Trustee Kate-Louise Stamford, Local Trustee</b>
<b>Staff Present</b>	<b>Ann Kjerulf, Regional Planning Manager Madeleine Koch, Planner 2 Diane Corbett, Recorder</b>
<b>Others Present</b>	<b>Ian Winn, Director, Area F (West Howe Sound) Members of the Public – 1</b>

### 1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:45 a.m. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations, and noted that introductions were conducted prior to the meeting. The presence of West Howe Sound Regional Director Ian Winn was also acknowledged.

### 2. APPROVAL OF AGENDA

*"The order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."*

The following additions to the agenda were presented for consideration:

- 13.1 Meeting schedule
- 13.2 Derelict vessels off Keats Island

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

### 3. TOWN HALL AND QUESTIONS – None

### 4. COMMUNITY INFORMATION MEETING – None

### 5. PUBLIC HEARING – None

### 6. MINUTES

**6.1 Local Trust Committee Meeting dated July 27, 2017**

Trustee Rogers enquired about the “Frequently Asked Questions” (FAQ) document and hydrogeological report that pertained to the District Lot 696 rezoning application. Staff responded that a draft FAQ document and a staff report on the hydrogeological report would be available prior to the September 20 community information meeting.

Trustees requested that the rescinded motion GM-2016-044, mentioned in resolution GM-2017-033, be written in full in the minutes of the current meeting, as follows:

**GM-2016-044**

**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee requires a restrictive covenant requiring non-compliant structures be brought into compliance prior to final subdivision approval, either by way of a Development Variance Permit (DVP), a LTC-initiated shoreline Development Permit Area (DPA), or removal.

**CARRIED**

**By general consent,** the Local Trust Committee meeting minutes of July 27, 2017 were adopted as presented.

**6.2 Section 26 Resolutions-Without-Meeting Report – None****6.3 Advisory Planning Commission Minutes – None****7. BUSINESS ARISING FROM MINUTES****7.1 Follow-up Action List dated August 23, 2017**

The follow up action list dated August 23, 2017 was reviewed by the Regional Planning Manager.

**7.2 Howe Sound Community Forum****7.2.1 Draft Principles for Cooperation (with track changes and without track changes)**

Trustee Rogers remarked that this was the second time the Local Trust Committee (LTC) had seen this document. He was continuing to gather comments from local governments on the draft. He enquired if the Local Trustees had any comments, in response to which he received expressions of support for the draft.

He further noted the final version of the document would have to be approved by all the local governments. It would be presented at Howe Sound Community Forum held at Camp Elphinstone near Langdale on October 13.

**8. DELEGATIONS – None**

**9. CORRESPONDENCE – None**

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

**10. APPLICATIONS AND REFERRALS – None**

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 Riparian Areas Regulation Implementation Project**

The Planner reviewed the staff report dated August 31, 2017 regarding Gambier Island Development Permit Area 3 – Minor Amendments.

The Planner responded to requests for clarification from trustees. Topics of discussion included:

- Area of RAR applicability and determining RAR applicability
- Guidelines and regulatory processes for RAR and non-RAR applications, and the differences between these processes
- Challenges in RAR implementation, including landowner awareness of regulations
- SCR D Building Permit application process and opportunity for a RAR-declaration by landowner as part of the building permit process
- Intent of the DPA to protect all watercourses on Gambier Island, regardless of whether or not they may provide fish habitat
- Proposed amendments to Gambier Island Land Use Bylaw and the Project Charter

**GM-2017-043**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee add “Public education” into the Project Charter for the *Riparian Areas Regulation* Implementation below “Legislative bylaw amendment process”, with a date to be determined by staff.

**CARRIED**

**GM-2017-044**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee endorse the amended Project Charter for the Riparian Areas Regulation Implementation Project.

**CARRIED**

**GM-2017-045****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to draft amendments to Section 9.3 of the Gambier Island Land Use Bylaw to:

- a) Specify a “designated area” of applicability in accordance with the Riparian Areas Regulation “Riparian Assessment Area”;
- b) Include an exemption for development taking place outside the “designated area”;
- c) Specify how Riparian Areas Regulation applicability is to be determined; and
- d) Include guidelines for watercourses not subject to the Riparian Areas Regulation, which are consistent with the guidelines for the Keats Island Streamside Protection Development Permit Area.

**CARRIED****GM-2017-046****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff notify the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, and all First Nations with interests in Gambier Island as noted in the Provincial Consultative Areas Database, of the intent to amend the Gambier Island Land Use Bylaw for the purpose of making minor revisions to Development Permit Area No. 3.

**CARRIED****GM-2017-047****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to explore options for developing a “Riparian Declaration” to accompany building permit applications.

**CARRIED****GM-2017-048****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request that \$2,000 be allocated from the Gambier Island Official Community Plan project budget to offset expenses related to the legislative process of amending bylaws as part of the Riparian Areas Regulation Implementation Project.

**CARRIED****11.2 Gambier Island Official Community Plan Review**

The Planner reviewed the staff report on the work on the Gambier Island Official Community Plan Review (OCP) to date and proposed amendments to the Project Charter.

In terms of the timeline, Trustee Stamford advocated that community engagement related to docks should happen sooner than later. There is community interest and a need for information on what is happening with the New Brighton dock and the status of community docks.

Staff remarked that, with dock infrastructure planning and implementation, there is a shared interest between Islands Trust and the Sunshine Coast Regional District (SCRD). However, the LTC is limited in its planning authority. The importance of community docks on the islands and their preferred location could be stated in the OCP; beyond that, implementation and management of dock infrastructure is the responsibility of the SCR D and others.

Trustee Stamford noted there would be information coming from a number of areas prior to the timeline that would feed conversations related to the OCP review. In addition, the dock would speak to the First Nations component.

There was discussion of the relationship between the Advisory Planning Commission (APC) and the LTC, and the APC process.

Concern about the timeline for this project going into the next LTC term was flagged.

There was support for comments in the APC draft minutes of March 13, 2017 (included in the staff report) regarding inclusion of cluster housing and co-ops. A trustee advocated solar power over hydroelectric.

**GM-2017-049**

**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. And refer the revised project charter to the APC for comment.

**CARRIED**

**BREAK** 11:45 am to 12:00 pm

**12. REPORTS**

**12.1 Work Program Reports**

12.1.1 Top Priorities Report dated August 23, 2017

Received.

12.1.2 Projects List Report dated August 23, 2017

Received.

**GM-2017-050**

**It was MOVED and SECONDED**

that "Keats Island Trail Map" be removed from the Projects List.

**CARRIED**

**GM-2017-051**

**It was MOVED and SECONDED**

that the following items be removed from the Projects List:

- Howe Sound Strategic Planning Review
- Riparian Sensitive Ecosystem protection.

**CARRIED**

**12.2 Applications Report dated August 23, 2017**

Received.

**GM-2017-052**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request an enforcement update from Bylaw staff regarding GM-DVP-2011.2.

**CARRIED**

**12.3 Trustee and Local Expense Report dated June, 2017**

Received.

**12.4 Adopted Policies and Standing Resolutions**

Received.

**12.5 Local Trust Committee Webpage**

There were no updates regarding the webpage.

**12.6 Chair's Report**

Chair Morrison reported that:

- Capital Regional District had approached Islands Trust CAO regarding its intention to seek funds related to derelict vessels. It had been decided that the Executive Committee should be involved in this issue. Clare Frater will send out information regarding derelict vessels. A list of derelict vessels will be compiled.
- Sheila Malcolmson will present at Trust Council, coming up on Denman Island.
- At Union of BC Municipalities (UBCM), Islands Trust Trustees will be seeking audience with four ministers.

- Trust Council received a report on geoduck culture impacts in the area, are looking at getting a more thorough review on this, and they are looking at getting two stewardship awards on Denman Island. Trust Council is working on the Policy Statement.

## 12.7 Trustee Reports

Trustee reports were sent out by email prior to the meeting.

Trustee Rogers highlighted the following:

- Visit to Pasley Island and its development policy and corporate structure.
- Community meeting with Member of Parliament August 12, regarding proposed feasibility study of a national park on Gambier Island.
- Attendance at summer celebrations in various communities in the region.
- Brigade Bay development and organizational structure.

Trustee Stamford commented on:

- Well water workshop in August.
- Meeting with Member of Parliament.
- SCRD Trail Network Task Force meetings and “walk and talk” over the summer.
- July 11 Ocean Watch Task Force meeting.
- Contact with Squamish Marine Group about some maintenance issues with New Brighton dock; need for conversations on future of the docks.
- Annual garbage clean-up on Gambier.
- August 15 event on local governance challenges of Howe Sound at Camp Suzuki.

## 12.8 Electoral Area Director's Report

Director Winn apologized that he doesn't get to Local Trust meetings in light of SCRD standing committee meetings always held on a Thursday. He thanked Kate-Louise Stamford as his alternate.

Director Winn commented on the following topics:

- Howe Sound Community Forum (HSCF) on October 13, hosted by SCRD with Director Winn as host; value of the Forum; Principles of Cooperation.
- Abandoned and derelict vessels.
- Constituent concerns regarding Christy Cove referral (will be on September SCRD Planning and Community Development Committee agenda).
- BURNCO.
- Community meetings in July.
- SCRD Development Permit Areas.
- Gambier Island OCP review.
- Public docks maintenance and challenges.
- Ports Monitoring Committee.

- SCRD support for national park feasibility study.

### 12.9 Trust Fund Board Report – None

Trustee Morrison commented on a proposal from Galiano Island requesting Islands Trust to take over a lot with a nature reserve in the middle of a meditation retreat.

## 13. NEW BUSINESS

### 13.1 Meeting Schedule

The Regional Planning Manager noted that Senior Planning staff may not be available for the November meeting. Discussion ensued.

Trustees determined that no change to the meeting schedule was needed at this time.

Staff requested trustees send staff information as to their availability next year to aid in the development of the 2018 LTC meeting schedule. A draft schedule will be presented at the October meeting.

### 13.2 Derelict Vessels

A trustee reported that an inventory of derelict vessels had been done for the Member of Parliament in this area three or four times. The trustee commented on the presence of two derelict boats off Keats Island at Plumper Cove Marine Park, on the seabed within the boundaries of the park, and related discussions with the local Member of the Legislative Assembly and an administrator for provincial parks with Ministry of Environment. Discussion ensued.

#### **GM-2017-053**

##### **It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee prepare correspondence to the Minister in charge of provincial parks to request that they remove the two derelict vessels within the boundaries of Plumper Cove Provincial Marine Park, under the signature of the Local Trust Committee Chair.

**CARRIED**

#### **GM-2017-054**

##### **It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee refer this issue of derelict vessels in Plumper Cove Provincial Marine Park to the Executive Committee for consideration of further advocacy, to copy to the Sunshine Coast Regional District and the Association of Vancouver Island and Coastal Communities.

**CARRIED**



Director Winn commented on the complexity of the issue of derelict vessels. Discussion ensued on the challenges in addressing this issue.

**14. UPCOMING MEETINGS**

**14.1 Special Meeting regarding District Lot 696, Wednesday, September 20, 2017 at 7:00 pm at John Braithwaite Community Centre, Meeting Room 2, 145 West 1st Street, North Vancouver, BC**

**14.2 Next Regular Meeting Scheduled for Thursday, October 26, 2017 at 10:45 am at John Braithwaite Community Centre, Meeting Room 2, 145 West 1st Street, North Vancouver, BC**

**15. TOWN HALL**

A member of the public remarked that he learned a lot by attending this meeting and that more people should attend.

**16. ADJOURNMENT**

**By general consent** the meeting was adjourned at 12:57 pm.

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Susan Morrison, Chair

Certified Correct:

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Diane Corbett, Recorder