



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date:	December 11, 2017
Location:	John Braithwaite Community Centre 145 West 1st Street North Vancouver, BC
Members Present	Laura Busheikin, Alternate Chair Dan Rogers, Local Trustee Kate-Louise Stamford, Local Trustee
Staff Present	Sonja Zupanec, Island Planner David Marlor, Director of Local Planning Services William Shulba, Senior Freshwater Specialist
Regrets	Susan Morrison, Chair

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 Busheikin called the meeting to order at 10:30 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 12.1 Add discussion regarding logging in the Howe Sound area
- 12.4 Add First Nations activities as Standing Item on Future Agendas
- 13.0 Addition of Town Hall before Item 13.1 to allow people an opportunity to speak to the application

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Scott Benson distributed a letter regarding application GM-RZ-2004.1 sewage disposal and protection of aquifer and existing wells.

Bryson Miley, leaseholder of Lot 70 DL 696 wanted to acknowledge that the camp water system design and structure is the envy of the coast and the convention has a strong commitment to caring for the water. Leaseholders support this project moving forward and have the financial

commitment to complete it. He looks forward to the application moving forward in a positive way.

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Meeting dated October 26, 2017 for adoption

By general consent the Local Trust Committee meeting minutes of October 26, 2017 were adopted.

6.2 Section 26 Resolutions-Without-Meeting Report dated November 23, 2017

Received.

6.3 Advisory Planning Commission Minutes - None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated November 23, 2017

Received.

8. DELEGATIONS - None

9. CORRESPONDENCE - None

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

10. LOCAL TRUST COMMITTEE PROJECTS - None

11. REPORTS

11.1 Work Program Reports

11.1.1 Top Priorities Report dated November 23, 2017

Received.

11.1.2 Projects List Report dated November 23, 2017

Received.

11.2 Applications Report dated November 23, 2017

Received.

11.3 Trustee and Local Expense Report dated September, 2017

Received.

11.4 Adopted Policies and Standing Resolutions

Received.

11.5 Local Trust Committee Webpage**11.6 Chair's Report**

The Chair provided a summary of Trust Council held December 2017.

11.7 Trustee Reports

Trustee Rogers acknowledged Trustee Stamford's work on the Burnco Environmental Assessment report. He submitted a letter as a trustee to the Environmental Assessment public input process.

Trustee Stamford reported that the Local Trust Committee (LTC) will be looking at the Burnco project again in 2018. She has been working as the co-chair for the Howe Sound Ocean Watch Task Force and focusing on action items for local governments, non-profits and Howe Sound representatives. She has been focusing on the Task Force and responding to general inquiries.

11.8 Electoral Area Director's Report - None**11.9 Trust Fund Board Report - None****12. NEW BUSINESS****12.1 Ministry of Forests, Lands, Natural Resource Operations and Rural Development Request for Comment on Proposed Amendments to the Coastal Douglas-fir Land Use Objectives Regulation Order, 2010 - for Discussion**

As the LTC is signatory to the Coastal Douglas fir partnership but the Gambier Island Local Trust Area is mostly other forest ecosystems, there is a place to advocate for forestry protection for the local trust area and Howe Sound.

Chair Busheikin acknowledged this topic has been on Trust Area Services' radar for advocacy work; but we are not clear on what the Province is proposing to change. Trust Area Services staff are looking at this more closely.

Trustee Stamford asked if the LTC could use this opportunity to include 'other associated ecosystems' into the request for proposed amendments to Order 2010, to

capture the Gambier Local Trust Area. Staff suggested that the Province would likely not include other associated ecosystems because more research would be required.

Trustee Stamford expressed concern that Gambier Island is primarily crown land and subject to logging and there is no mechanism to protect those lands from forestry which is outside LTC jurisdiction. Staff suggested the *Water Sustainability Act* 2016 may be more protective of forest cover and frameworks for water management plans and future watershed management. Staff suggested talking with Trust Area Services on coordinating efforts with Bowen Island on logging of islands.

12.2 Hunting on Gambier Island

Trustee Stamford requested this be on the agenda as she is looking for a provincial contact on hunting regulations on Crown Land on Gambier Island. The Chair suggested contacting the local MLA for this.

The Director of Local Planning Services joined the meeting at 11:40 am

12.3 Metro Vancouver Electoral Area A Official Community Plan Review Referral- Staff Report

The Trustees thanked Planner Koch for using “Alt’Kitsem”, the Skwxwú7mesh word for “Howe Sound”, in the staff report. The Trustees noted that Metro Vancouver recognized the Islands Trust marine boundaries, which was interesting. The LTC is taking efforts to include First Nations background in Gambier LTA Official Community Plans and notes that there was no such content in the draft Area A OCP. Trustee Rogers asked what it would look like if we worked with Metro Vancouver to zone marine areas within the Local Trust Area but outside our policy boundaries. Director Marlor responded that if there is interest at the Regional District level, then briefing the Executive Committee and having a discussion about funding a project such as that is feasible. The *Islands Trust Act* does cover areas that are not zoned; before anything happens it has to be approved by the Local Trust Committee; however there is no Official Community Plan to cover those areas so need to rely on the Islands Trust Policy Statement for direction.

GM-2017-077

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to prepare a referral response to Metro Vancouver indicating that the Local Trust Committee recommends approval of Bylaw No. 1250, 2017 (Electoral Area A Official Community Plan) and provides the following comments:

- a) The subject marine area of Bylaw No. 1250, 2017 is within the Gambier Island Local Trust area of the Island Trust, and the Gambier Associated Islands Plan Area, pursuant to Gambier Associated Islands Official Community Plan Bylaw, 2009;
- b) Pursuant to Islands Trust Policy Manual 5.9ii (Planning, Regulation and Advocacy Initiatives: Outer Boundary of Islands Trust Area) the Gambier Local Trust Committee has reviewed Bylaw 1250, 2017 and deems it to be consistent with the Islands Trust Object, Islands Trust Policy Statement, and Gambier Associated Islands Official Community Plan Bylaw, 2009;
- c) The Gambier Island Local Trust Committee requests that Metro Vancouver consider Gambier Associated Islands Official Community Plan advocacy policies 4.1.17, 4.1.19, 4.1.20 and 4.2.21; and
- d) The Gambier Island Local Trust Committee welcomes a dialogue with Metro Vancouver regarding potential future zoning for the marine waters and foreshore within the Gambier Island Local Trust Area and Metro Vancouver Electoral Area A.

CARRIED

12.4 First Nations Activities as Standing Item on Future Agendas

GM-2017-078

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to add to each agenda "First Nations Activities" under the Reports section.

CARRIED

--BREAK-- 11:56AM - 12:20PM

13. APPLICATIONS AND REFERRALS

13.0 Town Hall

Scott Benson - commented on septic system location 'E1'. Water is only an issue because of putting septic close to the water supply.

Kim Benson - Kim provided a history of LTC decisions that supported DL696 over the years from 1974. She was happy to hear that septic is being moved and is in support of that and is also in support of water protection covenant.

13.1 GM-RZ-2004.1 (District Lot 696, Keats Island) - Staff Report

The Chair indicated that new information has come up that staff and public have not had a chance to see. To allow everybody to have the same information, the applicant will present the new information.

The Applicant outlined their response to staff recommendations in the Staff Report dated December 11, 2017 as follows:

- 1(a) (requirement to meet Section 7.7.1 of the Land Use Bylaw to protect water catchment areas) The applicant interprets this section to be an engineer defined protection area for each well head, not protection of the entire watershed catchment area.
- 1(b) The Applicant indicated that septic field location 'E1' will be moved further north to address concerns raised by the public and Islands Trust staff.
- 1(c) The Applicant indicated that they contacted the Ministry of Health and they said it was outside of their jurisdiction.
- 1(d) The applicant indicated that they have offered an observation well on DL696 but have not heard back from the Province.

Island Planner Zupanec presented the staff report and planning recommendations.

Freshwater Specialist Shulba presented a review of the hydrologist report.

The Chair opened the floor to the public for comment.

A member of the public commented that watershed area protection is generally for surface water and has concern if a covenant is placed on the 24 ha watershed area.

Jan Hagedorn thanked the LTC for taking the time to have these discussions.

Kim Benson noted that the LTC's best opportunity to influence a development is at the time of rezoning. She also indicated that her family would be willing to place a covenant on their portion of the watershed to protect the water source.

The Chair left the meeting at 2:52 pm

Island Planner Zupanec left the meeting at 2:52 pm

The Director of Local Planning Services appointed Trustee Stamford as Chair at 2:52 pm

GM-2017-079**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee schedule a special meeting by Section 26 Resolution Without Meeting as soon as possible to deal with second reading of Bylaw No 143.

CARRIED

GM-2017-080

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to work with the applicant to prepare a draft covenant, for Local Trust Committee consideration, that addresses Land Use bylaw Section 7.1.1 for any existing or proposed well locations on DL696.

CARRIED

GM-2017-081

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to report back on whether or not existing and proposed wells on DL696 are subject to the Ministry of Health "guidance document for determining ground water at risk of containing pathogens (GARP) including ground water under direct influence of surface water".

CARRIED

GM-2017-082

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to investigate the opportunity to install a groundwater monitoring well for the Ministry of Forest, Lands, Natural Resource Operations and Rural Development in the future location of the Sunshine Coast Regional District Park or elsewhere on DL696 as a donation to the "Provincial Groundwater Observation Well Network".

CARRIED

GM-2017-083

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to add to the projects list "review definition of 'structure' to ensure adequate regulation of the siting of underground sewage disposal systems with setbacks to lot lines and the natural boundary of the sea", and "review of s.7.7.1 of the Land Use Bylaw".

CARRIED

GM-2017-084

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee require that a covenant be provided with water conservation language as per the proponents original Preliminary Layout Approval application for DL696.

CARRIED

14. UPCOMING MEETINGS

- 14.1 Next Regular Meeting Scheduled for Thursday, January 25, 2018 at 10:45 am at John Braithwaite Community Centre, Meeting Room 2, 145 West 1st Street, North Vancouver, BC**

- 15. **TOWN HALL - None**
- 16. **CLOSED MEETING - None**
- 17. **ADJOURNMENT**

By general consent the meeting was adjourned at 3:40 pm.

Laura Busheikin, Alternate Chair

Certified Correct:

Sonja Zupanec, Recorder