



## Gambier Island Local Trust Committee Minutes of Regular Meeting

**Date:** March 8, 2018  
**Location:** John Braithwaite Community Centre  
 145 West 1st Street  
 North Vancouver, BC

**Members Present:** Kate-Louise Stamford, Local Trustee, Acting Chair  
 Dan Rogers, Local Trustee

**Staff Present:** Sonja Zupanec, Island Planner  
 Jaime Dubyna, Planner 1 (by teleconference, 1:14-1:42 pm)  
 Madeleine Koch, Planner 2 (by teleconference, 1:47-1:54 pm)  
 Diane Corbett, Recorder

**Others Present:** Members of the Public – 7

**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.”*

Acting Chair Stamford called the meeting to order at 10:45 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations, particularly the Sk̓w̓x̓w̓ú7mesh / Squamish and introduced staff in attendance. She reported that she would be chairing the meeting as Chair Morrison was unwell.

Members of the public were invited to introduce themselves and introductions ensued.

### 2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

10.1 Correspondence received from Bill Brymer – February 1, 2018

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

### 3. TOWN HALL AND QUESTIONS

There were no comments from members of the public.

### 4. COMMUNITY INFORMATION MEETING – None

### 5. PUBLIC HEARING – None

**6. MINUTES****6.1 Local Trust Committee Meeting dated January 25, 2018**

The following amendments to the minutes were presented for consideration:

- item 12.6, second sentence: replace semicolon with a period after “Lasqueti Island”; next sentence should read “A proposed 2% tax increase Islands Trust-wide was suggested.”

**By general consent** the Local Trust Committee meeting minutes of January 25, 2018 were adopted as amended.

**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 March 1, 2018**

Received.

**8. DELEGATIONS – None****9. REPORTS****9.1 Chair's Report – none****9.2 Trustee Reports**

Trustee Rogers reported on:

- Correspondence to Pasley Island group from the Aquarium;
- Work to revise the Principles of Cooperation for Howe Sound Community Forum; input is being sought from Skwxwú7mesh Nation;
- Two abandoned sailboats at Plumper Cove Marine Provincial Park scheduled to be removed by BC Parks by end of March.

Trustee Stamford provided a written report prior to the meeting, sent to Gambier Islanders and Islands Trust staff. In addition, she reported on:

- Events in Howe Sound around a recent oil spill in Port Mellon;
- Gibsons RCMP looking to put a vehicle on Gambier as an emergency vehicle;
- BC Ferries’ plans for significant renovations to Langdale and Horseshoe Bay terminals.

Trustee Rogers discussed his experience regarding communications from regulatory authorities pertaining to the Port Mellon oil spill and a plan for these agencies to meet to discuss dissemination of information and communications with Islands Trust. He noted he wanted to talk to them about having some training for various islands on what the public could do and how the public could be activated in the case of a spill.

### 9.3 Electoral Area Director's Report

Acting Chair Stamford reported that Area F Director Winn would notify the Local Trust Committee later that day on whether the Sunshine Coast Regional District (SCRD) Board support the Keats Landing park aspect of the District Lot 696 subdivision application.

(Later in the meeting, Acting Chair Stamford announced that a recommendation of support for P1 zoning passed; this would go to the SCRD Board in two weeks.)

### 9.4 Trust Fund Board Report dated January 2018

Acting Chair Stamford reported that this agency was talking about calling the Trust Fund Board the Islands Trust Conservancy, but not at this time, and commented on the following:

- Reappointment of Robin Williams, a very active member of the board;
- New proposal for conservation on Lasqueti Island coming before Trust Fund Board for consideration;
- Correspondence being sent out within the Gambier Local Trust Area with information on the Natural Area Protection Tax Exemption Program (NAPTEP) whereby property owners can receive a tax exemption by protecting ecosystems on their property under covenant.

## 10. CORRESPONDENCE

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

### 10.1 Correspondence received from Bill Brymer - February 1, 2018

Bill Brymer was present and distributed to staff and trustees a second item of his correspondence to the Local Trust Committee, dated March 8, 2018, regarding a “request for assistance from the Gambier Island Local Trust Committee elected representatives for resolution of a problem in Bylaw No. 114 Bowyer Island.” An email to Mr. Brymer regarding Lot C, Bowyer Island, dated February 16, 2018, from Ian Cox, Islands Trust Planner 1, was also distributed.

Mr. Brymer outlined his concerns regarding his desire to subdivide his property on a lot where three dwellings are permitted while subdivision would not meet the permitted minimum lot size.

Island Planner Zupanec outlined background and technical details pertaining to the issue. The option would be for the owner to request a rezoning; there did not seem to be any OCP policies to support that. It would be an application based on the merits of the proposal itself with no supporting policies. The Island Planner explained planning rationale on why the subdivision was currently not supported in the Associated Islands Official Community Plan. It was noted that Mr. Brymer may come up with a proposal to meet the objectives of the OCP, and that there are planning professionals who could assist with that.

Other forms of ownership were mentioned.

Mr. Brymer thanked the Island Planner and trustees for the consideration and assistance.

Acting Chair Stamford called a short break at 11:26 am, and re-called the meeting to order at 11:28 am.

## **11. APPLICATIONS, REFERRALS AND BYLAWS**

### **11.1 GM-RZ-2004.1 (District Lot 696, Keats Island) - Staff Report**

Draft covenants pertaining to water conservation, Salmon Rock Conservation Area, and well head/groundwater protection were distributed.

The Island Planner reviewed recommendations in the Staff Report dated March 8, 2018 on Rezoning Application GM-RZ-2004.1 Draft Covenants (DL 696, Keats Island).

Trustee Rogers noted his concern that two of the three covenants were not in the agenda package until this morning and that members of the public would not have had a chance to review the covenants in advance of the meeting.

The Island Planner advised that the covenants were being reviewed and finalized and were now available for public review until the close of the public hearing to ask questions or provide input. Staff had worked closely with the applicant to ensure acceptability to both parties.

The Island Planner responded to trustee questions about the regulatory process and guided trustees through consideration of the recommendations in the Staff Report.

Acting Chair Stamford invited members of the public to comment on the covenants and the process recommended by staff.

Points mentioned by the public included:

- Request time to review covenants before commenting;
- Kevin Healy, Applicant, noted the Salmon Rock covenant has been shown in the Plan. Wording in the covenant is out of the Land Use Contract. The covenant on Salmon Rock includes the restrictions that were asked for. The water conservation covenant includes sections from relevant bylaws. The area had been made bigger than required. To some degree, the intent and wording has been out there for quite some time.

Staff and trustees considered items pertaining to the regulatory process regarding the covenants. From a planning perspective, staff was confident the covenants met the intent and were ready for public input.

The Island Planner noted the owner needed to be satisfied that the covenant is monitored and evaluated on a regular basis. The water conservation covenant would be the first covenant of this kind that the Local Trust Committee would be signing on to. The covenant could be amended to reflect current standards; it is a living document that can be tweaked in the future.

Scott Benson, Keats Island, announced that he would be speaking on World Water Day in two weeks about an award winning highly successful water conservation system,

which he thought would be far less onerous on the property owner than what was presented in the water conservation covenant.

**GM-2018-014**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee accept the draft covenant for water conservation for new development on District Lot 696, GM-RZ-2004.1 (CBCBC, DL 696 Keats Island), as shown on Attachment 1 of the Staff Report dated March 8, 2018 and that registration of the covenant be a condition of Preliminary Layout Approval for the first subdivision of District Lot 696, Keats Island.

**CARRIED**

**GM-2018-015**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request planning staff to notify the applicant for GM- RZ-2004.1 (CBCBC, DL696 Keats Island) that a completed ecological baseline report for the Salmon Rock Area is not required prior to the Public Hearing for Proposed Bylaw No. 143 but must be submitted to planning staff for review prior to the covenant/statutory right-of-way/rent charge being finalized for registration on title of District Lot 696, Keats Island.

**CARRIED**

**GM-2018-016**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to work with the applicant for GM-RZ- 2004.1 (CBCBC, DL 696 Keats Island) to establish and finalize an annual rent charge for inclusion in the Salmon Rock Area covenant/statutory right-of-way/rent charge, to pay for annual monitoring of the Salmon Rock area in perpetuity.

**CARRIED**

Points raised in discussion on the Salmon Rock covenant included:

- The covenant would be registered on the land as a condition of Bylaw No. 143 final reading.
- The applicant has to submit a letter of agreement to deposit plans for the transfer.
- This is a destination area. Users follow the trail until the last twenty metres and then fan out; would this cause a problem? If there is an attempt to hem people in to the twenty-meter trail dedication, it is possible there would be push back. People spread out along the rocks.
  - Staff noted the covenant does not address the point in any geographic specificity. Signage can help determine sensitive areas; there are sensitive ecosystems on the foreshore. It is up to the owner to decide signage, and an obligation to protect sensitive ecosystems. There is an opportunity to bring back the focus of natural and cultural significance of that point.
  - The Applicant pointed out that, in earlier discussions on Keats Island with the Applicant, Approving Officer and Islands Trust staff, there was a consideration regarding recreation versus protection. The Approving Officer indicated it would

be asking for a triangle that fans out. When there are problems, there would be a defensible area, based on other areas where there have been issues.

- Details related to the rent charge were still being worked on for clarity.
- Suggestion to give more than ten days to pay the rent charge.
- The Ministry of Transportation and Infrastructure approval process is intended to address archaeological aspects of the project.

**GM-2018-017**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee accept the draft covenant/statutory right-of-way/rent charge for the Salmon Rock Area (GM-RZ-2004.1 [CBCBC, DL 696 Keats Island]), as shown on Attachment 2 of the Staff Report dated March 8, 2018; designate the Chair and one trustee as signatories for the covenant; and request proof of covenant registration be provided to the local trust committee prior to consideration of final reading of Proposed Bylaw No. 143.

**CARRIED**

Discussion ensued on groundwater and community well protection. Points included:

- Staff noted the covenant meets the interpreted intent of Gambier Island Local Trust Committee Bylaw No. 78, Section 7.7.1 regarding a community water system and the requirement for an engineer to specify an area around an existing well. It would be registered as a condition of Preliminary Layout Approval (PLA). Bylaw No. 143 is supported by the Land Use Bylaw provision.
- There was a question about how information would be distributed to leaseholders. Mr. Lupine, representing the owner, indicated the covenants, once tweaked, would be sent out to 150 email addresses that represent the leaseholders. There is also a Facebook page and the Keats Island newsletter. Mr. Healy, Applicant, mentioned that updates to leaseholders had been carried out, as agreed to as part of the communications plan; a notice could be posted on the website with the updated Addenda. Minutes could be posted once released.
- Subscription to Islands Trust web notification service was suggested as one way for leaseholders to keep informed.

Acting Chair Stamford inquired if there were any further comments or questions.

Mr. Benson, Keats Island, commented on the limited opportunity to review the documents. He remarked that the covenanted area does not look large enough where it is directly adjacent to neighbouring properties. If the Convention wants to minimize their setbacks where their wells are, they should be welcome to do that; however, he did not believe they should be welcome to not covenant near neighbouring wells. He/"We" had suggested a 200-foot setback and it appeared to be less than that; he wanted to see that revisited.

Mr. Benson did not understand why there was a right-of-way in the middle of the covenanted area. The covenant should be more inclusive of something like pollution, not just septic fields. He wondered what would happen on that strip of land, and thought it did not look well thought out.

Mr. Benson stated he was expecting to see a fourth covenant restricting further subdivision.

The Island Planner pointed out that this was what Bylaw No. 143 does; the zone was written to achieve that.

Mr. Healy explained that the existing Land Use Bylaw talks about septic tanks and distribution pipes. Now that the proponent was not putting a septic field in an identified location, there would be a pump there and a pipe (considered a “sanitary facility”) from the pump to the field. The hydrogeologist’s recommendation is for a 30-metre radius setback from the well. The pipe would not be located within a 30-metre zone. The existing wells on neighbouring properties do not normally trigger a covenant. There are two 10-metre rights-of-way. There should be no wells there. The existing covenant is much larger than what is recommended by the engineers. The adjoining lands have two wells. The 30-metre setback from those wells does not affect the subject property.

Staff noted that at the time of public hearing there should be no uncertainty regarding (a referenced area) potentially being reevaluated at the time of subdivision as a potential septic field location, long after the zoning is completed and subdivision details are being worked on. The covenant now excludes that portion of the island as well as any new well site that is drilled for part of the proponent’s licensing, which would have a 30 m buffer attached as well.

Trustee Rogers noted he was satisfied there would be plenty of opportunity for public input, and announced he would be sending out all the material so people would be aware of the nature of these covenants. The trustee expressed appreciation for the Island Planner’s advice and the comments of the public.

#### **GM-2018-018**

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

that the Gambier Island Local Trust Committee accept the draft covenant for groundwater protection, with the amendment that paragraph 1 include “and fuel storage tanks” after the word “appurtenances”, for District Lot 696, Keats Island (GM-RZ-2004.1 [CBCBC, DL 696 Keats Island]) to address Keats Island Land Use Bylaw section 7.7.1, as shown on Attachment 3 of the Staff Report dated March 8, 2018 and that registration of the covenant be a condition of Preliminary Layout Approval for the first subdivision of DL696, Keats Island.

**CARRIED**

Acting Chair Stamford recessed the meeting at 12:53 pm, and re-called the meeting to order at 1:09 pm. There were five members of the public remaining.

#### **11.2 Bylaw No. 129**

Several bylaws pertaining to *Riparian Areas Regulation* implementation were received for adoption.

**GM-2018-019**

**It was MOVED and SECONDED**

that Gambier Island Local Trust Committee Bylaw No. 77, cited as "Keats Island Official Community Plan, 2002, Amendment No. 1, 2015", be adopted.

**CARRIED**

**11.3 Bylaw No. 130**

**GM-2018-020**

**It was MOVED and SECONDED**

that Gambier Island Local Trust Committee Bylaw No. 130, cited as "Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2015", be adopted.

**CARRIED**

**11.4 Bylaw No. 131**

**GM-2018-021**

**It was MOVED and SECONDED**

that Gambier Island Local Trust Committee Bylaw No. 131, cited as "Gambier Associated Islands Official Community Plan, 2009, Amendment No. 1, 2015", be adopted.

**CARRIED**

**11.5 Bylaw No. 132**

**GM-2018-022**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee Bylaw No. 132, cited as "Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2015", be adopted.

**CARRIED**

**12. LOCAL TRUST COMMITTEE PROJECTS**

**12.1 Shoreline Protection – Keats Island**

Jaime Dubyna, Planner 1 reviewed the Staff Report of March 8, 2018 regarding Keats Island Regulatory Options for Docks and Other Foreshore Development.

Discussion ensued regarding:

- Project charter;
- Community consultation process; recommendation that a public consultation event be held on Keats Island and an evening event in North Vancouver; usefulness of an electronic questionnaire in addition to public meetings;
- Impact on other LTC projects and staff logistics;
- Advancing the review of the Gambier Island OCP.

**GM-2018-023****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to prepare a draft project charter for a Phase 1 “Keats Island Shoreline Protection Project” for Local Trust Committee consideration on April 18, 2018.

**CARRIED****GM-2018-024****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee defer Recommendation No. 2 from the Staff Report of March 8, 2018, and that it be referred back to the Local Trust Committee at a fall meeting in 2018.

**CARRIED****12.2 Green Shores Program – Verbal update**

Trustee Rogers referred to the collaboration with Bowen Island to do a Green Shores Program over a two-year period. Bowen did a program that was well-attended last October/November. The second year was to be for an island within the Gambier Local Trust Area; it had been agreed by the LTC this would be for North and South Thormanby, and would be delivered by the Bowen Island group. Trustee Rogers inquired how to ensure that this moves forward.

The Island Planner reported that upon the departure of the previous Island Planner, there had been no designation of a planner to this project. The Island Planner noted that she was now the designated staff person to the Green Shores group, and that she would request an update on this and report back at the April meeting or by email.

Trustee Rogers requested that the Island Planner ensure that this goes forward and can get help in getting this set up.

**12.3 Gambier Associated Islands Streamside DPA Update – Memorandum**

The Planner 2 reviewed an update on Gambier Associated Islands Streamside DPA.

Responding to an inquiry from Acting Chair Stamford regarding an item from the Follow Up Action List, the Planner 2 affirmed that the letter of introduction to new Squamish Chiefs and Council had been drafted. The letter would be forwarded to Islands Trust’s Senior Intergovernmental Policy Advisor on First Nations and Marine Issues for comment after which trustees’ input would be invited.

**13. REPORTS****13.1 Work Program Reports****13.1.1 Top Priorities Report dated March 1, 2018**

Received.

**13.1.2 Projects List Report dated March 1, 2018**

Received.

**13.2 Applications Report dated March 1, 2018**

Received.

**13.3 Trustee and Local Expense Report dated January, 2018**

Received.

**13.4 Adopted Policies and Standing Resolutions**

Received.

**13.5 Local Trust Committee Webpage – none****13.6 First Nations Activities**

Trustee Rogers reported that he had personally reached out to the Squamish Council. Having not received a response, he reached out through Howe Sound Community Forum, whereupon he made contact with a Band Administrator.

It was in the news recently that Skwxwú7mesh First Nation approved the benefit package for BURNCO. They said they had failed to be as transparent as they would have liked.

Acting Chair Stamford discussed a concept for a meet and greet type of meeting with Skwxwú7mesh First Nation. She proposed to draft an outline of the idea to forward to the Planner 2 for further consideration.

**14. NEW BUSINESS****14.1 Regulating Accessory Uses and Structures on Keats Island**

Trustee Rogers requested deferral of discussion regarding the Staff Report dated March 8, 2018 on regulating accessory uses and structures on Keats Island until the April meeting, when Chair Morrison will be present. He had questions about his involvement in this discussion.

**By general consent**, the Local Trust Committee recommended deferral to the April meeting of item 14.1, the Staff Report on regulating accessory uses and structures on Keats Island.

**14.2 Supporting Water Monitoring Initiative on Thormanby Islands – Discussion**

There was discussion of an email received from a constituent with a request for assistance regarding water mining for saltwater intrusion on Thormanby Islands. It was apparent that there did not seem to be room for the LTC to take on a project regarding groundwater monitoring. The LTC could write a letter of support if this item were an agenda item for discussion, in which case further details for Islands Trust would be needed from the applicant.

In terms of the constituent's inquiry about financial matters, the Island Planner made reference to Trust Area Services as potentially being able to assist with information on that. Trustee Rogers indicated he would follow up with the constituent.

**14.3 Howe Sound Conservation Needs & Opportunities Workshop**

Acting Chair Stamford requested travel funds to be able to attend the free David Suzuki Foundation Howe Sound Marine Conservation and Science workshop, open to the public and held on April 10. Discussion ensued.

Acting Chair Stamford will follow up with a request to staff for a possible Resolution-Without-Meeting.

**14.4 Farm Industry Review Board – Memorandum**

The memorandum on the March 2017 News Release pertaining to aquaculture and the *Farm Practices Protection (Right to Farm) Act* was received for information.

**15. UPCOMING MEETINGS****15.1 Next Regular Meeting Scheduled for Thursday, April 19, 2018 at 10:45 am at John Braithwaite Community Centre - Meeting Room #2, 145 West 1st Street, North Vancouver, BC****16. TOWN HALL**

A member of the public was concerned with having a community information meeting on the District Lot 696 subdivision application on the same day as the public hearing, in light of the need to digest the information and the possibility of last minute items being brought forward by the applicant.

**17. CLOSED MEETING****17.1 Motion to Close the Meeting****GM-2018-025****It was MOVED and SECONDED**

by the Gambier Island Local Trust Committee that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1)(d) and (f) for the purpose of considering adoption of In-Camera Meeting Minutes dated January 25, 2018; and Bylaw Enforcement and that the recorder and staff attend the meeting.

**CARRIED**

The meeting moved to *in camera* at 2:20 pm.

**17.2 Recall to Order**

Acting Chair Stamford recalled the meeting to order at 2:24 pm.

**17.3 Rise and Report**

Acting Chair Stamford reported that the *in camera* minutes of January 25, 2018 were adopted. The Local Trust Committee received but did not consider the bylaw enforcement report dated March 8, 2018.

**18. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:24 pm.

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Kate-Louise Stamford, Acting Chair

Certified Correct:

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Diane Corbett, Recorder