



## Gambier Island Local Trust Committee Minutes of Regular Meeting

**Date:** April 19, 2018  
**Location:** John Braithwaite Community Centre  
 145 West 1st Street  
 North Vancouver, BC

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

**Staff Present:** David Marlor, Director of Local Planning Services  
 Sonja Zupanec, Island Planner  
 Jaime Dubyna, Planner 1 (via teleconference, 11:56 am-12:05 pm)  
 Diane Corbett, Recorder

**Also Present:** Approximately 40 members of the Public

### 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 10:00 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations. Chair Morrison introduced trustees and staff in attendance.

### 2. APPROVAL OF AGENDA

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

### 3. TOWN HALL AND QUESTIONS

- A Keats Island resident, on behalf of some other residents who were looking for successful examples to follow, inquired as to whether any development variance applications had been using “Green Shores” installations.
  - The Island Planner indicated she could provide contact details for the Islands Trust northern office, for further information.
  - Trustee Rogers noted the Local Trust Committee (LTC) was at the beginning stages of a proposed project looking at shoreline protection; Green Shores might come up in discussions.

### 4. COMMUNITY INFORMATION MEETING – None

### 5. PUBLIC HEARING – None

## 6. MINUTES

### 6.1 Local Trust Committee Meeting dated March 8, 2018

The following amendments to the minutes were presented for consideration:

- p. 2, item 9.2, bullet 1 should read: “Correspondence to Pasley Island group from the Aquarium;”
- p. 3, item 9.3: replace “have a report later this morning” with “notify the Local Trust Committee later that day”;
- p. 3, item 9.4, first sentence: replace “now called” with “talking about calling the Trust Fund Board the Islands Trust Conservancy, but not at this time,” before “and commented on the following:”;
- p.3, item 9.4, bullet 2: replace “Council for approval” with “Fund Board for consideration”.

**By general consent**, the March 8, 2018 minutes were adopted as amended.

### 6.2 Section 26 Resolutions-Without-Meeting Report dated April 11, 2018

Received. Trustee Rogers noted he had attended the Salish Sea Conference instead of Trustee Stamford.

### 6.3 Advisory Planning Commission Minutes – None

## 7. BUSINESS ARISING FROM MINUTES

### 7.1 Follow-up Action List dated April 11, 2018

The Follow-up Action List of April 11, 2018 was received. The Island Planner advised she had been in contact with the coordinator of the Green Shores Project and would bring further information to the May meeting regarding a workshop in August.

## 8. DELEGATIONS – None

## 9. REPORTS

### 9.1 Chair's Report

Chair Morrison reported on the following:

- Executive Committee meeting of April 11, 2018;
- Islands Trust attendance at the Association of Vancouver Island Coastal Communities (AVICC);
- Upcoming meeting on Thetis Island where representatives from the Cowichan Valley Regional District would attend to talk about their protection of drinking water.

### 9.2 Trustee Reports

Trustee Stamford reported on the following:

- Safety meeting to be held on April 21 on Gambier, including representation from Ambulance Services, BC Forest Service, ground and marine rescue, RCMP.

- Attended Conservation Assessment Workshop on April 10, hosted by the Coastal Oceans Institute and the David Suzuki Foundation, where about eighty people from around Howe Sound participated in information gathering for a mapping project that provides a comprehensive view of Howe Sound as a whole.
- The Ocean Watch Task force is developing a regional marine reference guide that will use, in part, the information from the above-noted Conservation Assessment Workshop. The project has been accepted by Tides Canada and there is initial financial support from municipalities and regional districts around the At'Kitsem/Howe Sound area as well as from the Moore Foundation.

Trustee Rogers reported on the following:

- Thanked Trustee Stamford for organizing the safety forum on Gambier on April 21; will attend with some people from Eastbourne.
- Attended Salish Sea Ecosystem Conference, sponsored by Western Washington University in Bellingham, Washington, held every two years. Was impressed with the many people around the Salish Sea working to try to find solutions to conserve and preserve the Salish Sea, including First Nations, educators, students, environmental groups, and governments. The conference included around 250 sessions from which to choose. Washington state is doing a lot more to protect particularly salmon habitat than is being done in BC.
- Went to the Ocean Wise Conference; it is a very large project to deal with just Howe Sound and the “various mapping layers”.
- The next Howe Sound Forum is scheduled for May 4, 2018.
- Was on Salt Spring Island on April 16 for Trust Programs Committee; had a town hall to look at some of the governance issues they had.
- Agreed to be a Ferry Advisory Committee member for Route 13 for awhile, since one of the representatives has left the island.
- Trust Fund Board staff will be coming onto Keats regarding the Sandy Beach Nature Reserve for a day in May. They will be shown that and other areas of Keats.

### **9.3 Electoral Area Director's Report – None**

Trustee Stamford reported that Director Winn had decided not to run again for Area F.

### **9.4 Trust Fund Board Report dated April, 2018**

Chair Morrison reviewed highlights from the Trust Fund Board Report of April 2018 that included:

- A new acquisition project on Lasqueti island;
- Grant for Saturna Island;
- Nature reserve on Thetis;
- Regional conservation plans.

## **10. CORRESPONDENCE – None**

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

Chair Morrison recessed the meeting at 10:22 am, and reconvened the meeting at 10:29 am.

**11.1 GM-RZ-2004.1 (District Lot 696, Keats Island) – Proposed Bylaw No. 143 for Consideration of Third Reading**

The Island Planner read to trustees proposed recommendations for consideration regarding the proposed Bylaw No. 143. Discussion ensued.

The Island Planner responded to a trustee inquiry about the nature of covenants and requirements in updating or changing covenants.

Trustee Rogers thanked Island Planner Zupanec, previous Island Planner Brzozowski, and Local Planning Services Director Marlor for their work in getting to this point, and to all the people who had been involved. There had been great interest and input from all around Keats Island. The trustee acknowledged the proponent for being adaptable to the issues as they arose and helping to get to this point. The trustee acknowledged the leaseholders for being involved and supportive of this process, and also the neighbours for raising issues.

Trustee Rogers noted there had been two community information meetings and numerous Local Trust Committee meetings about this issue, and that he, as well as others, had tried to ensure everyone had the information they needed.

The trustee summarized issues reviewed over recent months:

- A trail to Salmon Rock; a protective covenant on Salmon Rock that goes well beyond the Land Use Contract and provides a good balance between protecting access to the area and protecting the shoreline;
- Sandy Beach Nature Reserve will be protected as a natural area and managed by the Trust Fund Board;
- Issue of the road to the dock, and connection to the road to the dock;
- Parking area will be road allowance;
- Triangle Park area will be dedicated to SCRD;
- Septic near Campfire Rock area was moved;
- Hydrogeological study and the review by Trust staff has provided much information for all concerned.

Trustee Rogers noted he had read all the submissions in all the reports, and listened carefully to all the submissions. The importance of water protection and the wellhead covenant has become a focus of discussion.

Trustee Rogers offered comment on some concerns raised at the recent community information meeting. He did not believe the wellhead covenant was too restrictive; there would be a wellhead protection plan in addition to the covenant. Regarding including reference to a Drinking Water Officer in the covenant, he did not believe Islands Trust should be involving other organizations in covenants drafted for Islands Trust, and asserted that it is the operator who would protect the system. He noted that most of the submissions received at the information meeting were focused on the wellhead covenant.

The trustee was generally satisfied that the wellhead covenant was sufficient for now, although thought it needed to be amended slightly to anticipate possible future changes, such as if the pumping rate increased or if the regulations change.

Staff responded to trustee inquiries regarding possible future considerations pertaining to the wellhead, wells, water protection and covenants. It was noted section 7.7.1 of the Land Use Bylaw (Gambier Island Local Trust Committee Bylaw No. 78) regarding community water systems would continue to apply. At the time of subdivision, Islands Trust would receive a referral asking if section 7.7.1 still applies; if new wells were being drilled, this feedback would be provided to the Approving Officer.

**GM-2018-026**

**It was MOVED and SECONDED**

by the Gambier Island Local Trust Committee that staff be requested to amend the wellhead protection covenant by adding words to the effect of the following after “30 meters” in paragraph 2: “or the setback required by provincial regulations, whichever is greater” of the wellhead.

**CARRIED**

**GM-2018-027**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee Bylaw No. 143, cited as “Keats Island Land Use Bylaw, 2002, No. 2, 2016”, be read a third time.

**CARRIED**

**GM-2018-028**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee Bylaw No. 143, cited as “Keats Island Land Use Bylaw, 2002, No. 2, 2016”, be forwarded to the Secretary of Islands Trust for approval by the Executive Committee.

**CARRIED**

Chair Morrison recessed the meeting at 11:24 am and reconvened at 11:54 am.

**12. LOCAL TRUST COMMITTEE PROJECTS**

**12.1 Shoreline Protection – Keats Island**

Planner 1 Dubyna provided an overview of the staff report on Keats Island Shoreline Protection Project – ‘Phase 1’ Draft Project Charter.

Discussion ensued on: community consultation event dates and locations; a coordinated approach in LTC activities; survey review and distribution by email to Keats Islanders.

**GM-2018-029**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee endorse the Project Charter v.1 Keats Island Shoreline Protection, dated April 19, 2018.

**CARRIED**

**GM-2018-030**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to prepare a draft communication plan, including a public survey, for Local Trust Committee consideration in advancing the Keats Island Shoreline Protection Project.

**CARRIED**

**13. REPORTS****13.1 Work Program Reports**

13.1.1 Top Priorities Report dated April 11, 2018

13.1.2 Projects List Report dated April 11, 2018

Trustee Stamford discussed with staff implementing action items for the Gambier OCP review before the end of this electoral term. The review appeared to be slow in moving forward in light of the precedence of a number of important project items on Keats Island this term. The trustee noted LTC work was being done on Gambier, but not through a regular OCP review process.

The Island Planner commented on the importance of proceeding with the *Riparian Areas Regulation* bylaw development process on Gambier, and indicated that work on the OCP project was being done by Planning Staff.

**GM-2018-031****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request a status report from staff regarding the Gambier Island Official Community Plan Project.

**CARRIED****13.2 Applications Report dated April 11, 2018**

Received.

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

Received. Chair Morrison noted that she had the March report available.

**13.4 Adopted Policies and Standing Resolutions**

Received.

**13.5 Local Trust Committee Webpage**

There were no additions for the Local Trust Committee webpage.

**13.6 First Nations Activities**

Trustees spoke of activities with First Nations that included:

- Skwxwú7mesh/Squamish and Tseil-Waututh well-represented at the Salish Sea Ecosystem Conference
- Trustee Rogers gave an update on interaction with new Skwxwú7mesh Nation contact person regarding the draft updated Principles of Cooperation for the Howe Sound Forum. Following further consultation by Trustee Rogers with his colleague on the draft principles, it was concluded that the draft should be put before Skwxwú7mesh Council, and a request to make a presentation to Council should be submitted; seeking support for the draft from municipalities thus should be delayed.
- Discussion of possibility of interacting with the Squamish on Keats Island at Trust Council, September 2018.

- Trustee Stamford will follow up with a New Brighton dock connection.
- Pole-raising at Camp Fircom sometime in May.

#### 14. NEW BUSINESS

##### 14.1 Approval Process for Water Supply Systems on Salt Spring Island – Memorandum

The memorandum with attachment entitled “Approval Process for Water Supply Systems on Salt Spring Island” was received.

##### 14.2 August 30, 2018 LTC Meeting Location – Discussion

Discussion ensued on LTC meeting locations over the 2018 summer period.

###### **GM-2018-032**

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

that the Gambier Island Local Trust Committee that staff be requested to investigate changing the August 30 Local Trust Committee to a date in September and advise as to whether it is possible and options.

**CARRIED**

##### 14.3 Passage Island Access – Discussion

The Island Planner advised trustees of information provided from the Municipality of West Vancouver regarding an active building permit site in West Vancouver. Discussion ensued. It was noted that access had been an issue for Passage Islanders.

###### **GM-2018-033**

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

that the Gambier Island Local Trust Committee write a letter to West Vancouver Mayor and Council reiterating the access policies that the Local Trust Committee supports for Passage Island, and encouraging them to work with residents of Passage Island on any developments around Race Rocks Yacht Services.

**CARRIED**

Trustee Rogers will draft the letter to the West Vancouver Mayor and Council, to be copied to the Metro Vancouver Area A Electoral Director and the Passage Island Ratepayers Association.

##### 14.4 Regulating Accessory Uses and Structures on Keats Island – Staff Report

Trustee Rogers excused himself from the meeting at 12:38 pm under the Community Charter provisions Section 100 (2b), “another interest in the matter that constitutes a conflict of interest”, and returned at 12:50 pm.

The Island Planner discussed the staff report regarding regulation of accessory uses and structures on Keats Island. Discussion ensued.

**GM-2018-034****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to add the following activity to the “Keats Island Land Use Bylaw Review” project on the Project List: “Review regulations for accessory uses, buildings and structures occurring on parcels where no principal use exists”.

**CARRIED****GM-2018-035****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request Bylaw Enforcement staff to cease investigation and enforcement of complaints on Keats Island regarding accessory uses, buildings and structures on a parcel where no principal use exists if the adjacent parcel has a principal use and both parcels are held under common ownership.

**CARRIED****14.5 Meeting with Ministry of Transportation and Infrastructure – Topic Discussion**

Discussion ensued on setting up a meeting with the Ministry of Transportation and Infrastructure.

**GM-2018-036****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to coordinate a meeting with Ministry of Transportation and Infrastructure Sechelt branch staff at a convenient time before the fall.

**CARRIED****14.6 Meeting with Sunshine Coast Regional District – Topic Discussion**

Trustees determined that it was not necessary at this time to set up a meeting with the Sunshine Coast Regional District.

Trustee Stamford announced she would follow up with the SCRD Electoral Area F Director regarding dates of the SCRD community consultation meetings that usually are held on Keats and Gambier over the summer.

**14.7 Gambier Island Workshop – Discussion**

Trustees and staff discussed scheduling a public workshop on Gambier Island as part of the Official Community Plan review process. Trustee Stamford noted she would inquire with the SCRD regarding an invasive species workshop and advise Trustee Rogers as to the outcome of this inquiry.

**GM-2018-037****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee add a forest cover workshop as a deliverable consideration to the Gambier OCP Project status update report.

**CARRIED**

**15. UPCOMING MEETINGS**

**15.1 Next Regular Meeting Scheduled for Thursday, May 24, 2018 at 10:45 am at Gibsons Public Market, Coastal Room, 473 Gower Point Road, Gibsons, BC**

**16. TOWN HALL – none**

**17. CLOSED MEETING**

**17.1 Motion to Close the Meeting**

**GM-2018-038**

**It was MOVED and SECONDED**

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 March 8, 2018, and Bylaw Enforcement; and that the recorder and staff attend the meeting.

**CARRIED**

Chair Morrison moved the meeting to in-camera at 1:05 pm.

**17.2 Recall to Order**

Chair Morrison recalled the meeting to order at 1:21 pm.

**17.3 Rise and Report**

Chair Morrison reported that the Local Trust Committee adopted the in-camera minutes of March 8, 2018 and received a Bylaw Enforcement report.

**18. ADJOURNMENT**

**By general consent** the meeting was adjourned at 1:22 pm.

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Susan Morrison, Chair

Certified Correct:

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Diane Corbett, Recorder