



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: May 28, 2020
Location: Electronic Meeting
 Via Zoom

Present:
Members Present: Sue Ellen Fast, Chair
 Dan Rogers, Local Trustee
 Kate-Louise Stamford, Local Trustee

Staff Present: Heather Kauer, Regional Planning Manager
 Jaime Dubyna, Planner 2
 Marnie Eggen, Island Planner (in part)

Diane Corbett, Recorder
 Members of the Public – 5

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 Fast called the meeting to order at 10:43 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations. Trustees and staff were introduced.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. REPORTS

3.1 Trustee Reports

Trustee Stamford sent out an electronic report this week but added the following:

- She had been doing some work around supporting the Gambier Community Association in getting out a services phone directory for Gambier Island.

Trustee Rogers reported on the following:

- Sent out an electronic report which highlighted his activities and work with committees.
- On May 29 he will be attending a meeting of the Howe Sound Biosphere Region Initiative (HSBRI), where participants would be reviewing the national level review responses to the HSBRI application. After the national level review, the application would get sent to an international review panel for consideration. He remarked that the project has potential to bring prestige and consciousness around the Howe Sound area.

- He commented on the large number of whales being observed in the region this year, a sign that there are a lot of forage fish around. There have been a lot of sea lions in this area also, a sign of the presence of anchovies and a healthy environment.
- He sits on the Islands Trust Programs Committee. He has been involved in the ongoing work regarding the Trust Policy Statement engagement process. He noted Islands Trust staff and trustees have adapted in the last 2.5 months to restrictions to stay at home and shelter in place, and have gone to an electronic meeting format to carry on the work. They are now working on how to open up offices.

3.2 Chair's Report

Chair Fast announced that during the time of the last Trust Council meeting, which took place on Salt Spring Island, the pandemic was recognized by the World Health Organization. Since that time there have been no in person meetings and Islands Trust has gone to electronic meetings. Trust Council met online to lower the tax increase to zero, and has allocated funds to strategic plan items. There are federal and provincial programs for people having COVID-19-related difficulties.

Bowen Island Municipal Council recently passed an endorsement of its position of opposition to Woodfibre LNG. Islands Trust Conservancy met May 27; some interesting maps were included in the agenda package, including forest area connections on the islands. A Bowen Marine Atlas has been published and there will be an online version. The Chair will bring a copy to the next in person meeting.

3.3 Electoral Area Director's Report – none

Chair Fast acknowledged the presence of Sunshine Coast Regional District (SCRD) Electoral Area F Alternate Director Camilla Berry.

4. DELEGATIONS – none

5. TOWN HALL – none

6. MINUTES

6.1 Local Trust Committee Meeting Minutes – none

January 30, 2020 minutes were adopted by Resolution-Without-Meeting, May 20, 2020.

6.2 Section 26 Resolutions-Without-Meeting Report dated May 20, 2020

Received.

6.3 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated May 20, 2020

Received.

Trustee Stamford noted that a letter to go out to Gambier Islanders regarding the *Riparian Areas Protection Regulation* was nearing completion.

GM-2020-007

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to develop a plain language communiqué for dissemination by Trustee Stamford to the residents of Gambier Island regarding the Committee's Top Priority for a Gambier Island Official Community Plan review; specifically including a brief of the history and challenges of the project, the current situation and a possible timeline for completion.

CARRIED

7.2 Protected Archaeological Sites in British Columbia

7.2.1 Local Government Notification Letter to Property Owners

7.2.2 Property Owner Brochure

7.2.3 BC Archaeological Request Form

<https://www.archdatarequest.nrs.gov.bc.ca/>

The documents pertaining to protected archaeological sites, requested at the January meeting, were received for information. Responding to an inquiry from the Chair, Planner Dubyna noted she would research regarding if there is a building type that is best for archaeological protection.

There was discussion on access to information about protected archaeological sites when property owners apply for a building permit. Sunshine Coast Regional District building department staff indicated they did include information on archaeological sites. If Islands Trust staff identify that there is an archaeological site on a property, they would contact the owner. It was noted there is a link to this material on the building permit referral.

Planner Dubyna will look into posting this information to the Gambier website.

7.3 Executive Committee response to My Sea to Sky request regarding Woodfibre LNG Extension

The Islands Trust Executive Committee response to the My Sea to Sky request regarding the Woodfibre LNG Extension was received for information. Chair Fast explained that information Item 14.1 is about freighter collision and anchorage locations; Islands Trust is involved in shipping and environmental safety projects. Council has approved working on this freighter collision issue.

7.4 Map of Potential Privately Managed Forest Land (PMFL)

By general consent, it was agreed to defer to the next meeting, discussion on mapping of Gambier Island lands applicable to Private Managed Forest Lands, a request for information that stemmed from correspondence received at the January 2020 Local Trust Committee (LTC) meeting.

8. APPLICATIONS AND REFERRALS

8.1 GM-DVP-2020.1 - (Maltby, 283 Gordon Road, Keats Island)

Regional Planning Manager Kauer discussed the staff report on a request to reduce the front and side interior lot line setbacks for a property on Keats Island to allow for the siting of an existing bunkhouse with two decks and an attached structure functioning as a pump house and storage shed.

There was discussion of the definition of “dwelling” in the Keats Land Use Bylaw and how that would apply to the current application.

It was noted the Local Trust Area variance request form should be updated to read “Islands Trust Conservancy”, not “Islands Trust Fund”.

Trustees expressed concern that the structure could become a full-scale home with a zero setback if it were added onto and met the requirements of the land use bylaw.

Jon and Jo Maltby discussed the variance application. Points included:

- Background on the property and its purchase from family friends;
- Construction of bunkhouse with lumber from trees on the property;
- Use of the beautiful lumber to build decks and expand the living space;
- No intention to increase size of the structure (goal to build a larger cabin eventually);
- Neighbours have no issues with setback variance requests, and provided letters of support.

Trustee points of discussion included:

- Inquiry about the pump house;
- Status of a principle dwelling versus accessory building;
- Appreciation for letters of support;
- Inquiry about timeframe for construction;
- How applicant would respond to one letter of objection;
- Inclusion of a provision in the permit that includes that the building footprint would not expand beyond what is presented;
- Water storage;
- Septic approval in place;
- Neighbour most impacted by the variance submitted letter of support.

GM-2020-008

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend Development Variance Permit GM-DVP-2020.1 (Maltby) as proposed by adding a second sentence to paragraph 3 that reads: “The footprint of the building shall not be enlarged.”

CARRIED

GM-2020-009

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee:

1. waive the requirement for a survey plan signed by a B.C. Land Surveyor; and
2. approve issuance of Development Variance Permit GM-DVP-2020.1 (Maltby), as amended.

CARRIED

Trustees thanked the proponent for being willing to agree to the amendment.

GM-2020-010

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee add to the Projects List a review of the definition of “dwelling” under the Keats Island Land Use Bylaw.

CARRIED

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Keats Shoreline Protection Project

Planner Dubyna attended a Howe Sound conservation and mapping webinar, and recommended an online mapping tool available to the public that presents broad information and is constantly being updated. It was noted that information from the tool could be used for Keats and Gambier projects in Howe Sound.

Planner Dubyna reported that a discussion paper had been prepared for the Keats Shoreline Protection Project that could be forwarded to the Working Group. The paper provided background on the project, background policies, existing Land Use Bylaw regulations, and a summary of other Local Trust Committees and their regulations for shoreline protection. The discussion paper presented four options to proceed:

- Establish Shoreline Development Permit Area;
- Flood protection bylaw;
- Creation of marine zones;
- Establish heritage conservation areas.

The planner had also gathered information on topics of interest requested by the Working Group at its last meeting (December 2019).

Trustee Rogers provided feedback and queried the planner regarding intentions for the Working Group.

The planner indicated that discussion of the additional materials and discussion paper would be included in the next staff report to the LTC.

It was suggested that staff include in the discussion paper, an option to change nothing, with recommendations and descriptions of issues.

It was also proposed having the discussion paper as a standalone item on the LTC webpage. Presenting the Islands Trust policies gives clear clarification of its direction around foreshore protection. It was noted the last sentence on page 37 should be made

to stand out (the responsibility of property owners to confirm legality of their docks or foreshore structures with the Province).

The Chair will forward to the planner, a report on climate implications for ecosystems.

Trustee Rogers noted that all the meetings of the Working Group had been held by conference call, aside from one meeting on Keats. The Working Group is not an Advisory Planning Commission, therefore the group can meet via Zoom.

9.2 Associated Islands (Bowyer & Anvil) Riparian Areas Protection

Island Planner Eggen gave a verbal update on the Associated Islands (Bowyer and Anvil) Riparian Areas Protection Regulation Project. Work on completing this project for Bowyer and Anvil Islands was back underway; Bowyer and Anvil Islands would be the last islands in the Gambier Local Trust Area to be finalized as a part of the Riparian Areas Protection project. Based on comments recently received from the Ministry of Forests Lands and Natural Resources and Rural Development, it is confirmed that, since Orchid Creek on Bowyer is a Riparian Areas Protection Regulation applicable stream, that Bylaw No. 146 requires wording to be compatible with RAR standards including requiring a Qualified Environmental Professional (QEP). A staff report with options for advancing Bylaw Nos. 145, 146, and 147 will be on the July agenda for the LTC meeting.

Staff announced they would update the website announcing adoption of Gambier and Keats Riparian Areas regulations and that Bowyer and Anvil are ongoing.

The Island Planner was asked to ensure that the islands in question received plenty of notice in advance of the meeting regarding what was being proposed in the bylaws.

10. CORRESPONDENCE

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

11. NEW BUSINESS

11.1 Climate Change Mitigation and Adaptation

11.1.1 Climate Change and Islands Trust - Key Messages

The document entitled “Climate Change and the Islands Trust – Key Messages” was received for information. Chair Fast reported this came as speaking notes for trustees. Trustees proposed adding a link to this on the Gambier LTC web page.

11.2 2019-2020 Annual Report

GM-2020-011

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee endorse the following text for inclusion in the 2019-2020 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs & Housing.

“The Gambier Island Local Trust Committee held six regular business meetings, one special meeting and one public hearing in the 2019/20 fiscal year.

Work for this period focused on advancing the Gambier Island Local Trust Committee priorities to address shoreline protection for Keats Island, and implementation of the Riparian Areas Protection Regulation (formerly Riparian Areas Regulation). The Gambier Island Local Trust Committee adopted Bylaws 148 and 149 to update streamside and riparian area protection regulations on Gambier Island.

The Gambier Island Local Trust Committee received and considered four variance applications and one development permit application. Staff also reviewed thirty-two building permit referrals, one subdivision referral and one crown land referral within the Gambier Local Trust Area.

The Gambier Island Local Trust Committee also adopted a standing resolution stating its intent to engage in reconciliation by honouring the Truth and Reconciliation Commission Calls to Action and the United Nations Declaration on the Rights of Indigenous Peoples as well as its intent to work with First Nations governments on implementing actions that support reconciliation and maintain relationships based on respect and recognition.”

CARRIED

11.3 Letter to Minister of the Environment and Climate Change Strategy regarding BC Recycling Regulation Amendment to Include Industrial, Commercial and Institutional (ICI) Sector

Trustees discussed a request from the Sunshine Coast Regional District (SCRD) for Gambier Island Local Trust Committee support for the SCRD’s goals pertaining to recycling and reducing input to the landfill. Points of discussion included: would like to support SCRD on issues they find to be important; it speaks to the sustainability of the Howe Sound region.

GM-2020-012

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee add the Chair’s signature to the letter by the Sunshine Coast Regional District Board to the Minister of the Environment and Climate Change Strategy that reaffirms a request for an amendment to the BC Recycling Regulation to expand the scope of Packaging and Paper Products (PPP) to include the Industrial, Commercial and Institutional sector.

CARRIED

Staff would have the draft letter prepared for the Chair's signature by the following day.

Chair Fast recessed the meeting at 12:48.

Chair Fast recalled the meeting to order 12:58 pm.

12. REPORTS

12.1 Trust Conservancy Report dated February, 2020

The Trust Conservancy Report dated February, 2020 was received for information. An update will be available soon.

12.2 Applications Report dated May 20, 2020

Received.

There was discussion about the current status of initiatives on District Lot 696 in regard to Sandy Beach Nature Reserve and the covenant on Salmon Rock.

12.3 Trustee and Local Expense Report dated February, 2020

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 First Nations Activities

Islands Trust has a Trust-wide Reconciliation Declaration and Trust Reconciliation Action Plan.

12.6 Local Trust Committee Webpage

The following items will be added to the Local Trust Committee webpage:

- Climate Change and Islands Trust - Key Messages
- Update on current status of Riparian Areas Protection Regulation projects within the Gambier Trust Area
- Wolf webinar – YouTube link will be posted to Gambier Trustee Corner webpage
- Protected archaeological sites in BC – Staff will look into posting this information on the Gambier website.

13. WORK PROGRAM

13.1 Top Priorities Report dated May 20, 2020

It was noted that Trustee Stamford had talked about her top priority request earlier in the meeting regarding the status of the Official Community Plan project on Gambier.

13.2 Projects List Report dated May 20, 2020

Trustees discussed issues related to the placement of water storage tanks. Storage tanks were recently obtained by the Gambier local fire equipment group for private use and for community use for fire suppression. Trustee Rogers reported that these are present

in Eastbourne on Keats, on private property and on road allowance; the trustee had not heard any concerns about this on Keats. It was suggested that, with climate change impacts coming, there would be longer, drier, hotter summers; this topic of water storage will increase. The Chair pointed out this is an issue on other islands; perhaps at some point the LTC might be able to combine efforts with other islands.

GM-2020-013

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee add to Gambier Land Use Bylaw review (#3 in the Projects List) clarification around water storage tanks as structures, requirements for screening, and the need for setback placement as part of their use as community amenities in fire protection.

CARRIED

Planner Dubyna inquired if the review of the definition of “dwelling” for Keats Island should be included in project #6 Keats Island Land Use Bylaw review, and was advised that it be done separately.

There was discussion of processes to update Official Community Plans, and the impact of large projects upon the work program and project implementation.

14. INFORMATION ITEMS

14.1 Islands Trust Chair response Letter to Minister of Transport dated April 24, 2020 regarding a call for Investigation by the Transportation Safety Board regarding Freighter Collision and Anchorage Locations in the Southern Gulf Islands

Received.

14.2 Islands Trust News Release dated May 8, 2020 regarding Non-Essential Travel

Chair Fast announced that the next Trust Council quarterly meeting would be online, (see item 14.4). It is a chance for the public to come to Trust Council if interested.

14.3 Islands Trust New Release dated May 5, 2020 regarding Local Trust Committee Electronic Meetings and Public Hearings

Received.

14.4 Islands Trust News Release dated May 14, 2020 regarding Islands Trust Council's First Electronic Meeting June 2020

Received.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, July 23, 2020 at 10:30 am – location to be determined

16. CLOSED MEETING

16.1 Motion to Close the Meeting

GM-2020-014

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 June 13, 2019 and Bylaw Enforcement and that the recorder and staff attend the meeting.

CARRIED

Chair Fast moved the meeting to in-camera at 1:32 pm.

16.2 Recall to Order

Chair Fast recalled the meeting to order at 1:50 pm.

16.3 Rise and Report

The in-camera minutes of June 13, 2019 were adopted.

17. ADJOURNMENT

By general consent the meeting was adjourned at 1:50 pm.

Sue Ellen Fast, Chair

Certified Correct:

Diane Corbett, Recorder