



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: January 30, 2020
Location: John Braithwaite Community Centre
 145 West 1st Street
 North Vancouver, BC

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

Staff Present: Heather Kauer, Regional Planning Manager (via online platform)
 Jaime Dubyna, Planner 2
 Diane Corbett, Recorder
 Members of the Public – 6

1. CALL TO ORDER

Chair Fast called the meeting to order at 10:45 am. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations. Chair Fast introduced trustees and staff in attendance including the Regional Planning Manager who joined the meeting through an on-line platform.

Chair Fast provided background on Islands Trust and the Local Trust Committee.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

11.4 Crown Tenure Anvil Island

By general consent the agenda was approved as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Stamford announced she had sent her report to the community, staff and the recorder, and that she had nothing to add.

Trustee Rogers reported on:

- Effort amongst a number of the islands to join together groups interested in fire protection, to have a concerted voice and to share information;
- The role on the Executive Committee: working with the Coast Guard, networking them with various emergency response groups in this region, as part of the Coast Guard's work doing oil spill response planning for the Salish Sea and Vancouver Island. There is also work being done on a plan for the Strait of Juan de Fuca.

- Meeting on March 18 with trustees, Islands Trust staff and Sunshine Coast Regional District directors and staff to talk about dock issues and planning around docks.

3.2 Chair's Report

Chair Fast reported on:

- Announced that an Oceans Protection Plan meeting was scheduled; there would be representatives attending from Islands Trust and from Bowen Island.
- Through the Local Trust Committee chairs, there is information gathering and learning about what is going on on other islands. At the December Trust Council meeting, the Strategic Plan for Islands Trust was passed; it will help to guide region-wide work towards goals that include protecting forests and developing a fresh water management strategy.

3.3 Electoral Area Director's Report – none

4. TOWN HALL

Hans and Heather Peterson of New Brighton, Gambier Island commented on parking issues at New Brighton and road water management issues.

5. MINUTES

5.1 Local Trust Committee Meeting dated November 21, 2019

By general consent the Local Trust Committee meeting minutes of November 21, 2019 were adopted.

5.2 Section 26 Resolutions-Without-Meeting Report dated January 17, 2020

Received.

5.3 Advisory Planning Commission Minutes – none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated January 23, 2020

Received.

Trustee Stamford requested public communications materials for Bylaw Nos. 148 and 149. The Planner advised that she would follow up on this.

6.2 Letter dated December 2, 2019 to Howe Sound Biosphere Region Initiative from Chair Fast

The letter from the Chair indicating Local Trust Committee support for the Howe Sound Biosphere Region Initiative was received for information.

7. APPLICATIONS AND REFERRALS

7.1 GM-DVP-2018.2 (Treloar - 460 Vaucroft Road, Thormanby Island)

The Planner discussed the staff report on Development Variance Permit (DVP) application GM-DVP-2018.2 to authorize a reduction of the front lot line setback for a

proposed single family dwelling with attached decks, an increase in the total maximum lot coverage, a reduction of the setback from the natural boundary of the sea for an existing rock wall, and an increase in the area of a deck within the setback from the natural boundary of the sea for the existing deck.

The Planner distributed to trustees, photos received from the applicant. It was noted that the staff report indicated two letters of support had been received; an update was that seven letters now had been received and would become part of the public record.

In ensuing discussion, that included trustee interaction with the applicant who was present, and with staff input, the following points were noted:

- The Associated Islands Official Community Plan has policies for North Thormanby; policy 4.3.9 anticipates the subsidence event. There has been no sinkhole event since 1971.
- No assessment by a professional coastal engineer had been provided in the application.
- Discussion of the Sunshine Coast Regional District role pertaining to the application and geotechnical-related issues.
- Previous setback variance requests in the area.
- Issue of the rock wall located within the setback from the natural boundary of the sea.
- Discussion of previous application where variance not granted due to height.
- Size of existing deck beside beach.
- Archaeological permit.

Applicant Debra Treloar, presented an overview of background on the coverage and setback variance requests. Points of discussion included:

- The community had requested that the development not be built as two storeys.
- A subsidence event occurred in 1971, due to high and low tide, wind, and rain.
- Ministry of Transportation and Infrastructure (MoTI) had indicated willingness to give permits to build into the front setback area.
- New cabins were constructed on lots 5, 6, 7, and 8, built into the setback.
- Lot coverage is just over the 25%; not including the uncovered decks would reduce the coverage of the building to 23%.
- There would be no living area below 2.5 metres above ground.
- Rock wall existed when property was purchased, has been there since 1986. All the cabins on the “front line” have rock walls. Discussion on addressing the rock wall needs to happen as a community.
- The new building would see more use than the current building.
- Neighbour support for application.

Chair Fast recessed the meeting at 12:09 pm and reconvened the meeting at 12:14 pm.

GM-2020-001

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee not approve the variance regarding the existing rock wall and the variance related to the existing deck.

CARRIED

GM-2020-002

It was MOVED and SECONDED

by the Gambier Island Local Trust Committee that GM-DVP-2018.2 be amended by removing paragraph 2.a) in its entirety, and renumbering paragraphs 2.b) and 2.c) as 2.a) and 2.b).

CARRIED

GM-2020-003

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee issue GM-DVP-2018.2 as amended.

CARRIED

GM-2020-004

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee refer the issue of the existing rock wall in the Vaucroft area of North Thormanby Island to be part of the North Thormanby Foreshore Protection Pilot Project.

CARRIED

Chair Fast recessed the meeting at 12:37 pm, and reconvened the meeting at 12:55 pm.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Keats Shoreline Protection Project

The Planner outlined proposed amendments to the project charter for the Keats Shoreline Protection Project.

Trustee Rogers offered comment regarding his attendance at the Working Group meetings.

GM-2020-005

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee endorse the revised 'Keats Island Shoreline Protection' Project Phase 2 Project Charter v.3 dated January 30, 2020.

CARRIED

8.2 Riparian Areas Regulation Project

The Regional Planning Manager gave an update on the Riparian Areas Regulation Project. A report on the project likely would be on the next agenda. Trustee Rogers indicated his availability to update the planner who had recently taken over the file.

8.3 Gambier Official Community Plan Comprehensive Review

The Regional Planning Manager invited trustee feedback regarding implementation of the Gambier Island Official Community Plan comprehensive review.

Trustee feedback included:

- Do not want to start on square one in light of previous efforts on this project over the past six years. Look at the last project charter for review and discussion at next meeting. The real issue has been staff resourcing.
- Challenges in running an OCP review process in light of geographic constraints.
- Note connections with First Nations.

The Regional Planning Manager stated that the existing charter and discussion of a consultation plan would be put on the next agenda.

9. DELEGATIONS – none

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

Trustee Rogers announced that a workshop was being organized for the end of February by Ruth Simons regarding the impacts of storms and marine debris.

Trustees indicated their support for informing local communities regarding climate change, done in conjunction with a regular LTC meeting or as part of the OCP review. There was a suggestion to hold a gathering of community associations from around Keats and Gambier in Horseshoe Bay to talk about emergency services.

Trustees Stamford and Rogers planned to follow up on this discussion.

11.2 Role of the Local Trust Committee on Building Permit and Other Referrals regarding Archaeological Sites

Trustee Rogers noted the recent purchase and application for development of Shelter Island off Plumper Cove, an important area for the Squamish Nation; he queried staff regarding whether the LTC has a role in a reconciliation plan to be more proactive regarding archaeological sites pertaining to variances or building permit referrals.

Staff clarified that referral of a building permit would not fall within the jurisdiction of the LTC but would be through the Sunshine Coast Regional District (SCRD); SCRCD cannot withhold a building permit if there is no archaeological permit. The permit is the responsibility of the property owner, and subject to enforcement from the Archaeological Branch. Islands Trust can refer an owner to the Archaeological Branch, but not withhold a referral response. However, with a Development Variance Permit (DVP), obtaining an archaeological permit can be a condition of the DVP.

Chair Fast advocated taking an educational approach and requested that a copy of Islands Trust guidelines on this topic be available for the next LTC meeting.

The Regional Planning Manager noted that the Senior Policy Advisor was working on a reconciliation action plan that was looking at the organization's processes to see if archaeological information should be included.

11.3 Letter dated January 7, 2020 from Managed Forest Council regarding Parcels DL2469, Blocks 5,12,15,16,28,29 and 30 on Gambier Island

Trustees and staff discussed a letter regarding Private Managed Forest Land lots on Gambier Island. Trustee Stamford inquired as to where PMFL could happen on Gambier. The Planner indicated that a request could be forwarded to the mapping department to produce a map showing where PMFL lots are located. It was noted that there is no public process regarding activity on these lots. This item would be placed on the next agenda for further discussion.

11.4 Crown Tenure Anvil Island

Trustee Rogers commented on an email from Planner Ian Cox regarding a Crown tenure application (previously referred to the Gambier Island Local Trust Committee) to expand the tenure area on Anvil Island. The trustee noted that he had received no comments from Anvil Island owners regarding the application.

12. REPORTS

12.1 Trust Conservancy Report dated October and November, 2019

Trustee Stamford outlined points regarding the Trust Conservancy Reports of October and November 2019.

12.2 Applications Report dated January 23, 2020

The Applications Report of January 23, 2020 was received.

As the planning status of the South Keats Investment Ltd. application was out of date on this report, there would be an update on the status of the application for the next meeting.

Trustee Stamford announced an update regarding Sandy Beach covenant pertaining to RZ-2004.1: due to restrictions on the land title, discussions were underway between the proponent, Islands Trust, and the Sunshine Coast Conservation Association regarding operating around BC Hydro operations.

Trustee Rogers requested an update regarding the freeze on building permits that appeared to be no longer in effect, although the subdivision application is still in place. The Regional Planning Manager ensured the information would be updated at the next meeting. Trustee Rogers noted a number of properties had been sold in that area.

12.3 Trustee and Local Expense Report dated November, 2019

Received.

12.4 Adopted Policies and Standing Resolutions

There was discussion of the standing resolution on First Nations Reconciliation Engagement.

GM-2020-006

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee write the letter contemplated by paragraph a) in the standing resolution on First Nations Reconciliation engagement.

CARRIED

12.5 First Nations Activities

Discussed under 12.4.

12.6 Local Trust Committee Webpage – none

13. WORK PROGRAM

13.1 Top Priorities Report dated January 23, 2020

Received.

13.2 Projects List Report dated January 23, 2020

Received.

14. CLOSED MEETING – none

15. INFORMATION ITEMS

15.1 Letter dated November 21, 2019 from Sheila Malcolmson, MLA regarding Marine Debris

Received.

15.2 Letter dated January 10, 2020 from Peter Luckham, Chair of Islands Trust to Minister of Environment and Climate Change Strategy regarding Input to Help BC Prepare for Climate Change

Received.

15.3 Letter dated January 17, 2020 from Peter Luckham, Chair of Islands Trust to Minister of Transport regarding Ports Modernization, Coast Guard and Ocean Protection in the Islands Trust Area

Received.

15.4 Islands Trust Approved Strategic Plan

Received.

15.5 September 6, 2019 News Release - Islands 2050: The Future of the Trust Area

Received.

There was discussion of technological requirements to facilitate Local Trust Committee meetings with on-line attendees.

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for Thursday, March 26, 2020 at 10:45 am at John Braithwaite Community Centre, Meeting Room 3, 145 West 1st Street, North Vancouver, BC

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:07 pm.

Sue Ellen Fast, Chair

Certified Correct:

Diane Corbett, Recorder