



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: April 1, 2021
Location: Electronic Meeting

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

Staff Present: Heather Kauer, Regional Planning Manager
 Jaime Dubyna, Island Planner
 Marnie Eggen, Island Planner (part)
 Bronwyn Sawyer, Planner 2 (part)
 Wil Cottingham, Administrative Assistant
 Diane Corbett, Recorder

Also Present: Members of the Public – 3

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

Chair Fast introduced trustees and staff in attendance.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

- 10.1 FLNRORD response to Gambier Island Community Association regarding New Brighton Dock, dated March 26, 2021

By general consent the agenda was approved as amended.

2.1 Rise and Report - regarding Closed Meeting held February 4, 2021

Chair Fast reported that at the February 4, 2021 closed meeting the Local Trust Committee passed a motion about Woodlot 0039 on Crown land.

3. REPORTS

3.1 Trustee Reports

Trustee Stamford reported on the following:

- Involvement on Regional Planning Committee, including discussion of land development fees, and planning department review.
- Nomination to participate on Islands Trust Water Sustainability Strategy Roundtable; the initiative has met once and has several meetings planned; aims to develop approaches that better protect water resources on the islands.
- Membership on Financial Planning Committee; presented final proposed budget for consideration of Trust Council on March 10, which was passed.
- Attendance at informative update of Cumulative Affects Assessment pilot project of FLNRORD; learned about stewardship baseline assessment tools.
- Attendance at Ocean Watch Action Committee and representation on West Vancouver Coastal Marine Management Plan.
- Gambier Island New Brighton Dock Committee met with Director Hiltz and Alternate Director Berry to understand taxation through the Regional District and how it could relate to potential funding opportunities for New Brighton dock.

Trustee Rogers reported on the following:

- Participation on the Programs Committee overseeing a review of the Trust Policy statement, governing document for the organization.
- Thanks to members of the Gambier Local Trust Area for participating in the survey on the budget.
- Executive Committee annual meeting with Bowen Island Council regarding what is going on and how the organizations can work together
- Meeting with SCR D Communications Manager; made point about the importance of consulting islanders on issues that affect islanders. There are a few decisions SCR D is working on where there is no outreach. SCR D received a grant to develop a community wildfire protection plan; it is intended to cover off Gambier, Keats and Thormanby; it was not funded to do work on the ground, but the islands will be covered by the scope of the plan.
- Attendance at February 25 meeting with representatives of the review group of the Squamish First Nation, staff and representatives who do the referral work. Spoke specifically about Keats Shoreline Protection Project and referrals around that, also about how referrals work. Thanks to the Senior Intergovernmental Policy Advisor for setting that up.
- Attended a virtual meeting about the Policy Statement review, where there was a presentation about the current state in the Trust Policy Statement review; there were over 100 attendees.
- Trust Council passed the budget, and made a motion regarding the Trust Policy Statement.
- Participated in Trust Council meeting regarding three First Nations on Salt Spring where there was discussion on perspectives on engagement with First Nations.
- Attended meeting with the Minister of Municipal Affairs and Housing and senior staff on March 18, where authority over tree cutting bylaws and how it plays out at the local level was discussed.
- Work with fledgling Keats Island conservation group; people are keen to work on a variety of issues; ecosystem protection, access to lands and native species work. Linked the group with Sunshine Coast Conservation Association. Ruth Simons of

Howe Sound Biosphere Region Initiative attended meetings, assisting with connectivity, advice and information.

- Howe Sound Community Forum will be held April 23; Gambier Local Trustees will be attending.

3.2 Chair's Report

Chair Fast reported on:

- Meeting with Bowen Council: Trustee Fast is on both organizations, as Councillor and Islands Trust Vice Chair. Discussion of the policy statement, OCPs, reconciliation, and planning practices.
- Reports on Islands Trust work on reconciliation, from Trust Council agenda, were included in this agenda for information (section 15). Sign up online for updates.
- Islands Trust is providing support for the Howe Sound Community Forum.

3.3 Electoral Area Director's Report – None

Trustee Stamford announced the SCRCD had passed their budget; Area F islands would be looking at an almost 20% increase in rural property tax.

4. DELEGATIONS – none

5. TOWN HALL

Chris Phillips, Keats Island, commented on the “Torgerson situation” on Gambier (restricted development with three grandfathered dwellings on a lot), noting there is a tendency towards gentrification in the islands, and that Trust Council should be careful to avoid doing things that promote that.

Mr. Phillips commented on the Keats Island Shoreline Protection Project and stated that the suggested permitted siting of docks to extend 30 m from the natural boundary of the sea would not even get into the low tide line. Mr. Phillips remarked the required permit to cut down one native tree seemed excessive. He perceived the rules on maintenance of a cedar hedge seemed to prevent owners from regular topping of trees for maintenance of views.

6. MINUTES

6.1 Local Trust Committee Meeting dated February 4, 2021

By general consent the Local Trust Committee meeting minutes of February 4, 2021 were adopted.

6.2 Local Trust Committee Public Hearing Record dated February 4, 2021

The Public Hearing Record on Bylaw No. 152 was received.

6.3 Section 26 Resolutions-Without-Meeting Report dated March 23, 2021

The Section 26 Resolutions-Without-Meeting Report dated March 23, 2021 was received.

6.4 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated March 23, 2021

Received.

8. APPLICATIONS AND REFERRALS

8.1 GM-RZ-2020.1 (Torgerson - 1040 Taki-Te-Si Road, Gambier Island)

Planner Sawyer gave an overview of the memo on GM-RZ-2020.1, reporting to the LTC on steps taken since the resolution of the last LTC meeting, that staff relays information and has further discussions with the applicant. The applicant had provided a letter on some of the topics discussed, and noted an interest in working with staff and the LTC with consideration to shoreline protection.

The applicant, who was present, indicated uncertainty about what they could do to meet environmental criteria, and requested clarification about what the LTC would want or expect regarding a benefit/community amenity to Islands Trust. The applicant explained the reasoning for the request to add 300 square feet to the existing cabin was within the setbacks and would be the best location for the expansion; moving it to the back forest would have environmental impact on the property and the mature forest.

Extensive discussion ensued. Points raised by trustees included:

- Trustees are not in a position to negotiate with an applicant.
- Applicant could look at covenants to protect forested area from further clearing and development.
- There are a few developments on Gambier that existed before the Trust, that represent a different type of community and not necessarily as supported as they could be. Want to accommodate existing structures on these very few lands, and do not want to see an opportunity for overall density increase. The property is representative of a small number of long-time family recreational properties, limited by their nonconforming status but an important part of the fabric of the island community. Is there a way to accommodate small existing structures on these specific properties without providing for an overall density increase for the Settlement Residential Zone?
- Appreciation for receiving comments from neighbour (submitted by applicant).
- The application is asking the LTC to do spot zoning, not a good practice, unless the LTC thinks there is a benefit to the island that would make it worthwhile to do it. Concern about the precedent that spot zoning would set. Concern that spot zoning is not a good use of taxpayers' money; better to look at zoning island-wide.
- The rezoning process is relatively extensive work requiring public hearings and staff time. Concern about the possibility of proceeding with a rezoning process that may not be acceptable in the end.
- Inquiry as to whether climate change and sea level rise had been part of the conversation with the applicant and whether it would be incorporated in the plans.
- There is a Gambier OCP review in process. Would the applicant like to get involved in that process, to give input and learn about that process? However, the issues of this application are mostly related to what the Land Use Bylaw provides.
- Suggestion to defer this matter. Applicant was encouraged to continue to talk to staff to consider and explore options within the current zoning.

Chair Fast thanked the applicant for attending and invited the applicant to ask questions of staff and get involved with processes happening within Islands Trust, such as the Trust Policy Statement update.

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Gambier Island Official Community Plan Review

Planner Eggen reviewed the interim staff report on the Gambier Island Official Community Plan review and requested direction from the Local Trust Committee on the desired level of involvement of a consultant in the OCP Review Project.

Regional Planning Manager Kauer spoke to proposed consultant involvement options, with budget and timelines outlined in a chart within the staff report.

Discussion ensued. Points included:

- Would be content if staff wants to do the review by themselves. Imagined that is what the regional planning team would do. Would be okay with whatever staff needs to work with. Might need to send the First Nations piece and public consultation piece to consultants.
- Have always thought in terms of the regional planning group saying here is a template of how we are moving forward on OCPs.
- Difficulty in using an Advisory Planning Commission due to the make up of Gambier island community and associated challenges with transportation/mobility; a working group gives more flexibility.
- Challenge: how forestry fits in Gambier. The LTC does not have appropriate wording or focus required in order to respond to concerns from the community about where forestry is going on the island. The OCP would not be able to solve this problem.
- Do not worry about mail outs, but focus on electronic engagement. This island does not have an ability to get together, except in small groups. It is very difficult to engage the entire island. No opinion on consultants.
- More in favour of hearing from staff on issues.
- Openness to idea of using a consultant for First Nations engagement.
- First Nations do not necessarily want to invest in a relationship with a consultant. First Nations engagement is about relationship building.
- A number of LTCs in the southern islands have incorporated language regarding First Nations in their OCPs.
- SCRDP may be doing a dock review; there is an opportunity and challenge in dealing with docks. Do not know how it fits, so leave for now.

Staff will follow up.

9.2 Gambier Associated Islands Streamside Protection and Riparian Areas Development Permit Areas Project

Island Planner Eggen outlined points and recommendations from the staff report on Gambier Associated Islands Streamside Protection and Riparian Areas Development Permit Areas Project and Bylaw Nos. 145, 146, and 147.

Referral responses were as follows: Ministry of Transportation and Infrastructure interests not affected; Squamish First Nation had no concerns on Bylaw 147 and did not comment on Nos. 145 and 146.

Staff had prepared two guides, one for Bowyer and one for Anvil and South Thormanby, with a plain language summary of the bylaw amendments that could be sent to owners in advance of a Community Information Meeting and Public Hearing. Staff was encouraged to include a map for South Thormanby, not included in the draft guide; a correction to the graphic on page 93 of the agenda was noted.

GM-2021-010

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend Bylaw No. 145, cited as “Gambier Associated Islands Official Community Plan, 2009, Amendment No. 1, 2017”, by reformatting the reference “485.1” to “485(1)” in item 2.4.

CARRIED

GM-2021-011

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee Bylaw No. 145, cited as “Gambier Associated Islands Official Community Plan, 2009, Amendment No. 1, 2017”, be read a second time, as amended.

CARRIED

GM-2021-012

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend Bylaw No. 146, cited as “Bowyer and Passage Islands Land Use Bylaw, 2011, Amendment No. 1, 2017”, item 2.1 by:

- a. Removing “Section 7” and replacing with “Section 6” in the first *Information Note*;
- b. Reformatting subsection 8.1(2)(a) into a list;
- c. Removing all occurrences of “high water mark of a stream” and replacing with “stream boundary”;
- d. Correcting any typos;
- e. Adding the word “parcel” before the words “boundary is being created for an ecological reserve...” in subsection 8.1(4)h); and
- f. Correcting section reference by removing “9.3(2)” and replacing with “8.1(2)” in subsection 8.1(4)k).

CARRIED

GM-2021-013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee Bylaw No. 146, cited as “Bowyer and Passage Islands Land Use Bylaw, 2011, Amendment No. 1, 2017”, be read a second time, as amended.

CARRIED

GM-2021-014**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee amend Bylaw No. 147, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2017”, as follows:

- a. Items 2.3, 2.4, and 2.5 are amended by removing the words “removing the following text” and replacing with “deleting the text in its entirety”;
- b. Item 2.3 is amended by reformatting the replacement text for subsection 9.1(2)(a) into a list;
- c. By removing all occurrences of “high water mark of a stream” and replacing with “stream boundary”;
- d. By adding the word “parcel” before the words “boundary is being created for an ecological reserve...” in subsection 9.1(4)h).
- e. By correcting any typos.

CARRIED**GM-2021-015****It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee Bylaw No. 147, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2017”, be read a second time, as amended.

CARRIED**GM-2021-016****It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee request staff to schedule a community information meeting and a public hearing during the May 27, 2021 regularly scheduled business meeting for proposed bylaw Nos. 145, 146, and 147.

CARRIED**GM-2021-017****It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee request staff to distribute the Riparian Areas Protection Guides, as amended, to property owners of Bowyer, Anvil and South Thormanby Islands prior to the scheduled community information meeting.

CARRIED

Chair Fast recessed the meeting at 12:50 pm.

Chair Fast recalled the meeting to order at 1:20 pm.

9.3 Keats Shoreline Protection Project

Planner Dubyna presented an overview of the staff report on Keats Island Shoreline Protection Project ‘Phase 3’ – Draft Bylaw No. 153 to amend the Keats Island Official Community Plan (OCP) Bylaw No. 77, and Draft Bylaw No. 154 to amend the Keats Island Land Use Bylaw No. 78 (LUB).

Staff recommended forwarding the draft bylaws to First Nations for review and comment and did not recommend first reading at this time.

Extensive discussion ensued, with Planning staff responding to trustee inquiries, comments, and suggested edits.

GM-2021-018

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee direct staff to forward Draft Bylaw Nos. 153 and 154 to Squamish Nation and Tsleil-Waututh Nation for early review and comment.

CARRIED**10. CORRESPONDENCE**

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

10.1 FLNRORD response to Gambier Island Community Association regarding New Brighton Dock, dated March 26, 2021

Trustees and staff discussed correspondence from FLNRORD to the Gambier Island Community Association, dated March 26, 2021, regarding current developments pertaining to the New Brighton dock facility.

GM-2021-019

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to determine the status of the applications referenced in the March 26, 2021 letter from FLNRORD to the Gambier Island Community Association.

CARRIED**11. NEW BUSINESS****11.1 Climate Change Mitigation and Adaptation – No discussion****11.2 Sunshine Coast Regional District Grant in Aid – Fire Protection Groups**

Trustee Rogers pointed out that various island communities have fire groups trying to develop their ability to prevent and combat fires if they occur, and that the Sunshine Coast Regional District had developed a policy that excluded from grants-in-aid equipment for fire suppression and prevention. Discussion ensued.

GM-2021-020

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request the Chair prepare correspondence to the Sunshine Coast Regional District urging that they reverse their policy that excludes fire prevention and equipment from rural grants-in-aid.

CARRIED**11.3. Artificial Reef Society of BC - New Marine Habitat Enhancement Proposal - Howe Sound - Request for Comment**

Correspondence was received, dated March 26, 2021, from the Artificial Reef Society of BC requesting comment on a proposed initiative to place a replica of the CH-124 Sea King helicopter on the flight deck of the sunken HMCS Annapolis at Halkett Bay Provincial Marine Park.

Discussion ensued. Points included:

- need for community engagement to learn about impacts of the Annapolis project on the community, as well as the community response and issues;
- the project was controversial when it was installed;
- clarify Islands Trust policies opposing artificial reefs.

GM-2021-021

It was MOVED and SECONDED,

that the Chair reply to the letter from the Artificial Reef Society of BC indicating current Islands Trust policy and an invitation to get involved in the Policy Statement update.

CARRIED

12. REPORTS**12.1 Trust Conservancy Report dated January 26, 2021**

The Islands Trust Conservancy Report to Local Trust Committees and Bowen Island Municipality, dated January 26, 2021 was received.

Trustee Stamford reported that:

- Islands Trust Conservancy (ITC) met on March 30, 2021. The majority of the work of the ITC is done in camera.
- There is a growing popularity of NAPTEP (Natural Area Protection Tax Exemption Program) covenants as a tool for islanders protecting their properties and reducing property tax.
- The Opportunity Fund continues to be depleted to dangerous levels; ITC members are asking that people consider making donations.
- ITC has a full component of staff, and is in the process of hiring a Species at Risk Coordinator and a summer student.
- The new Spring newsletter is available online.

12.2 Applications Report dated March 23, 2021

Received.

12.3 Adopted Policies and Standing Resolutions

Received.

12.4 First Nations Activities

Responding to a trustee inquiry, staff noted that the annual letter to First Nations was sent out in February and copied by email to the Local Trust Committee.

12.5 Local Trust Committee Webpage

If members of the public want to receive email updates from trustees, they should contact Trustee Rogers or Trustee Stamford.

Chair Fast announced she may remove this standing agenda item from future agendas.

13. WORK PROGRAM**13.1 Top Priorities Report dated March 23, 2021**

Received.

13.2 Projects List Report dated March 23, 2021

Received.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Thursday, May 27, 2021 at 10:30 am via Zoom Electronic Meeting

15. INFORMATION ITEMS

15.1 Truth Precedes Reconciliation

Received.

15.2 Reconciliation Report 2019-2021

Received.

15.3 News Release dated January 21, 2021 - Islands Trust Actively Promotes Regional Collaboration

Received.

16. CLOSED MEETING

16.1 Motion to Close the Meeting

GM-2021-022

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) for the purpose of considering Adoption of In-Camera Meeting Minutes dated July 23, 2020 and February 4, 2021 and that the recorder and staff attend the meeting.

CARRIED

The Local Trust Committee moved to Closed Meeting at 2:52 pm.

16.2 Recall to Order

Chair Fast recalled the meeting to order at 3:05 pm.

16.3 Rise and Report

The in camera minutes of July 23, 2020 and February 4, 2021 were adopted.

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:31 pm.

Sue Ellen Fast, Chair

Certified Correct:

Diane Corbett, Recorder