



## Gambier Island Local Trust Committee Minutes of Regular Meeting

**Date:** July 22, 2021  
**Location:** Electronic Meeting

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

**Staff Present:** Heather Kauer, Regional Planning Manager  
 Jaime Dubyna, Island Planner  
 Marnie Eggen, Island Planner  
 Wil Cottingham, Administrative Assistant  
 Diane Corbett, Recorder

### 1. CALL TO ORDER

Chair Fast called the meeting to order at 10:31 am. She acknowledged that the meeting was being held in territory of Coast Salish First Nations. Chair Fast invited trustees to introduce themselves, and introduced staff in attendance.

The Chair announced that the meeting was being conducted via Zoom, live streamed and recorded.

### 2. APPROVAL OF AGENDA

Addendum to the agenda:

- 8.1 Referral Request for Response from Sunshine Coast Regional District regarding Renaming Halkett Bay Dock

The following additions to the agenda were presented for consideration:

- 9.2.1 Public meeting with FLNRORD staff to discuss forestry issues on Gambier Island
- 11.1 Marine water testing for recreational areas within the Gambier Local Trust Area islands

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

### 3. REPORTS

#### 3.1 Trustee Reports

Trustee Stamford reported that, moving into the summer season, she had been primarily dealing with local one-off issues, including lots of questions that pertained to quality of road maintenance, safety issues, and fire. After the June Trust Council and July 8 Special Council meetings, several responses were received regarding the draft Trust Policy Statement.

Other activities included:

- Attended Marine Reference Guide launch
- Attended Ocean Watch Action Committee meeting
- Working on a new resident welcome package which includes Islands Trust items of interest
- Involved in work through Islands Trust Conservancy

Trustee Rogers reported he had had a busy month, with much involvement with Trust Council and its work with the draft Trust Policy Statement, which had caught the attention of a number of people in the Local Trust Area. Hundreds of emails regarding the Trust Policy Statement had been received; reading those and responding to them had been time consuming. That process of community consultation will continue through the remainder of this year into next year.

Other activities included:

- Process of developing a consultation program for throughout the Islands Trust was started at the Executive Committee meeting of July 21.
- Received a number of emails from Keats about Keats Island Foreshore Project.
- Acknowledged the work of Keats Conservation Group; trustee had been observing and assisting where he could, and was working to help establish a relationship with the Squamish Nation, such as around the Sandy Beach Nature Reserve.
- Discussed a project to remediate some of the damage to West Beach that includes sea damage and run-off; has been trying to find ways to involve the SCRD.
- Acknowledged people working on an ongoing project to catalogue and identify species on Keats Island; indicated he would ensure they are connected with Islands Trust Conservancy.
- Noted the real estate market is incredibly hot, with high prices and fast sales; trying to connect with new people on the island to help them understand role of Islands Trust.
- Keats and Eastbourne are on the SCRD water system and are at stage 4 water restrictions. Water is a huge issue on the island right now. Please restrict water use on the islands.

### **3.2 Chair's Report**

Chair Fast noted the projects included in the agenda for information: 14.1 on the Trust Policy Statement Project and 14.2 on highlights from recent Trust Council meetings. Chair Fast chaired the Hornby Local Trust Committee on July 16, and attends Bowen Island Municipal Council meetings every two weeks (next meeting: July 26).

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

Trustee Rogers reported that the Sunshine Coast Regional District had done a Community Wildfire Protection Plan. The original intent of the plan included various islands, including Keats, Gambier and Thormanby. The trustee was disappointed to discover that the plan is light on an examination of what is going on those three populated islands. He had been in touch with the SCRD and encouraged them to provide assistance to various groups on islands, and planning for those groups.

## **4. DELEGATIONS – None**

## 5. TOWN HALL

There were no members of the public present for the Town Hall session.

## 6. MINUTES

### 6.1 Local Trust Committee Meeting dated May 27, 2021

By general consent the Local Trust Committee meeting minutes of May 27, 2021 were adopted.

### 6.2 Local Trust Committee Public Hearing Record dated May 27, 2021

Received.

### 6.3 Section 26 Resolutions-Without-Meeting Report dated July 14, 2021

Received.

### 6.4 Advisory Planning Commission Minutes – none

## 7. BUSINESS ARISING FROM MINUTES

### 7.1 Follow-up Action List dated July 14, 2021

Received.

There was discussion of suggested agenda topics for a scheduled meeting with the SCRD on October 18:

- communication – pertaining mainly to how trustees are notified of SCRD issues that affect the islands, such as the Community Wildfire Protection Plan;
- emergency services – Trustee Stamford had received some specific questions around evacuation for the island, and reached out to the Emergency Services Program staff person at the SCRD who advised that it would need to be worked out. Basic evacuation planning support would be helpful.

Regarding the Metro Vancouver meeting item on the list, Island Planner Dubyna announced that it was agreed in 2019 to have one meeting per term.

Trustee Rogers noted that, with the exception of access issues to Passage Island, he had no issues from Bowyer or Passage. He advised he would follow up on this.

Chair Fast announced that Metro Vancouver has a new forest ecosystem connectivity report that she would send to the planner and trustees for information and a mapping portal.

## 8. APPLICATIONS AND REFERRALS

### 8.1 Referral Request for Response from Sunshine Coast Regional District regarding Renaming Halkett Bay Dock

Island Planner Dubyna reported that this referral was received by staff, and inquired as to what the trustees would like to do with it; a response was requested by September 30.

Trustee Stamford reported that this has been an item of interest for several years, especially in that area. Locals tend to call this Fircom Dock. It would be very straightforward support to the local community to provide clarity for emergency services. The trustee was supportive of the idea of local First Nations coming up with an alternative name, and expressed general support for the idea of renaming.

Trustee Rogers strongly supported renaming and thought the LTC should write and encourage renaming along an indigenous line; given the history of the name “Fircom”, given the strong interest on Gambier as the heart of the Squamish territory, and given there is a welcome figure at the top of that dock (a collaborative project involving the Squamish Nation), the trustee strongly suggested that the SCRD work with Squamish Nation and come up with an indigenous name.

**GM-2021-048**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request a letter from the Chair be sent to the SCRD supporting a renaming of the SCRD Halkett Bay Dock and supporting the SCRD to work with local First Nations to develop an appropriate name for the dock.

**CARRIED**

Trustee Stamford will forward a draft letter for internal review.

**9. LOCAL TRUST COMMITTEE PROJECTS**

**9.1 Keats Island Shoreline Protection Project**

Island Planner Dubyna discussed the staff report on the Keats Island Shoreline Protection Project. Staff requested that the Gambier Island Local Trust Committee (LTC) consider draft Bylaw Nos. 153 (OCP) and 154 (LUB), which would:

- amend the Keats Island Official Community Plan (OCP) and Land Use Bylaw (LUB), respectively, to establish a new Shoreline Development Permit Area (DP-3) and
- amend siting regulations in relation to the setback from the natural boundary of the sea, and marine structure regulations.

The staff report described Draft Bylaws 153 and 154, intended to establish a Development Permit Area for the shoreline. The drafts had been forwarded to First Nations. Comments received to date indicate general support and directed staff to the shíshálh (Sechelt) Nation’s Dock Guidelines.

Staff fielded and responded to trustee questions and comments that included:

- Extensive discussion of mooring buoys:
  - Currently permitted in most of the marine based zones.
  - The DPA within the marine area could include guidelines on mooring buoys, but they are difficult to regulate.
  - Were removed from the exemptions in the Draft Bylaw 154. Are currently regulated through the Land Use Bylaw. Setbacks are a form of regulation.
  - Feedback from community members noted that mooring buoys have been an issue around Keats.
  - Mooring buoys are currently not permitted in Marine Conservation zoned areas.

- Seems problematic to regulate mooring buoys as a structure & require a Development Permit for every mooring buoy. One side of Keats Island has lots of docks; the other has lots of mooring buoys.
- Proliferation of mooring buoys over the past few years.
- Suggestion to use “eelgrass friendly” buoys that attaches a float to a chain so the mooring buoy does not cause as much damage on the sea floor.

Further discussion points included:

- Looking ahead to the future with this development permit area.
- Platforms: type, size and function; use for recreational and other purposes.
- Include an exemption for people to remove vegetation that is a fire hazard, enhancing “FireSmart” principles on properties.
- Simplify language to help people be more comfortable about what this would entail.
- Question about whether or not it is worth losing the good will of the community by putting in the 15 m DPA now. The intent of that was to support better protection around the high water mark. This would have an impact on small properties around Keats.
- This has been on our agenda 2.5 - 3 years: did community consultation in 2019 including open house events on Keats and in West Vancouver; created a Working Group, active for about a year; had a staff report reporting back the Working Group’s work; and a draft bylaw was brought forward.
- Amending 7.5 m setback to 15 m is a major change. There are a lot of structures mostly on the west side facing the Sunshine Coast that are all in the setback, as a result of historical development, in light of the Land Use Contract and topography. This is problematic with respect to creating new rules for existing development as opposed to new development.
- The level of engagement and the process has been quite positive to date. Do not want to throw in something unexpected, like 15 m versus 7.5 m setback. Send this out to the community prior to first reading, our way of saying here is what we are thinking, give us feedback.
- Get this to the community for consultation and information sessions sooner than later. We are ready to go now. Go in the fall not over winter. Get feedback on specific issues.

**GM-2021-049**

**It was MOVED and SECONDED**

by the Gambier Island Local Trust Committee that Appendix 1 of Bylaw No. 154, 9.3.2 be amended by adding a new paragraph c that says “mooring buoys”, and the remainder of the exemptions be renumbered.

**CARRIED**

**GM-2021-050**

**It was MOVED and SECONDED**

by the Gambier Island Local Trust Committee that Appendix 1 of Bylaw No. 154, 9.3.2 be amended by adding a new sub-paragraph that reads “Vegetation removal to prevent wildfire or other potential emergencies”.

**CARRIED**

**GM-2021-051**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee Bylaw No. 153, cited as “Keats Island Official Community Plan, 2002, Amendment No. 1, 2021”, be read a first time.

**CARRIED**

Trustees expressed concern that:

- there is a plain language document explaining what this referral and consultation is;
- the document describes that this process is about the LTC listening to referral agencies and peoples’ feedback before giving second reading.

**GM-2021-052**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 153, cited as “Keats Island Official Community Plan, 2002, Amendment No. 1, 2021”, is not contrary or at variance with the Islands Trust Policy Statement.

**CARRIED**

**GM-2021-053**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee Bylaw No. 154, as amended, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021”, be read a first time.

**CARRIED**

**GM-2021-054**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 154, as amended, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021”, is not contrary or at variance with the Islands Trust Policy Statement.

**CARRIED**

**GM-2021-055**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee amend 5a to add the Eastbourne Community Association, the Keats Landing Leaseholders Group, Keats Camp, Barnabas Family Ministries, the Keats Conservation Group, and the Keats Foreshore Working Group.

**CARRIED**

**GM-2021-056**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to refer Bylaw Nos. 153 and 154 to the following agencies and First Nations:

- a. Ministry of Forests, Lands, Natural Resource Operations and Rural Development, Sunshine Coast Regional District, Islands Trust Conservancy, Lasqueti Island Local

Trust Committee, Gabriola Island Local Trust Committee and Galiano Island Local Trust Committee.

- b. Squamish Nation, Tsleil-Waututh Nation, Musqueam Nation, Sechelt Nation, Halalt First Nation, Penelakut Tribe, Lake Cowichan First Nation, Cowichan Tribes, Stz'uminus First Nation, Lyackson First Nation, Snaw'Naw'As Nation and Te'Mexw Treaty Association.
- c. Eastbourne Community Association, Keats Landing Leaseholders Group, Keats Camp, Barnabas Family Ministries, Keats Conservation Group, and the Keats Foreshore Working Group.

**CARRIED**

*Chair Fast recessed the meeting at 12:11 pm.*

*Chair Fast recalled the meeting to order at 12:41 pm.*

Discussion ensued on the following:

- Legal review of draft bylaws;
- Community consultation options, public input, and online and public meetings;
- Timeline, timing and venues for community consultation.

**GM-2021-057**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee amend the Workplan Overview of the Project Charter v. 1 of the Keats Island Shoreline Protection Project to insert a community information/public input session in the fall of 2021 prior to second reading, and remove the legal review.

**CARRIED**

**GM-2021-058**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee endorse the Revised 'Keats Island Shoreline Protection Phase 3 Project Charter v.1', as amended, dated July 22, 2021.

**CARRIED**

**GM-2021-059**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to organize an electronic Local Trust Committee community information meeting and public input session on the Keats Island Shoreline Protection Project for September 29 in the evening.

**CARRIED**

**GM-2021-060**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to adjust the start time for the September 30 Local Trust Committee meeting to commence at 3:00 pm, and schedule a community information meeting public input session commencing at 6:30 pm, both of which will be in person meetings.

**CARRIED**

## 9.2 Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project

### 9.2.1 Public meeting with FLNRORD staff to discuss forestry issues on Gambier Island

Island Planner Eggen discussed the staff report on the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project that recommended establishing a working group. Additionally, proposed changes to the project charter, proposed outlines for topic areas, and a draft Terms of reference for a working group were presented. The focus of a working group would be to provide input on the eventual community engagement and communications plan, assist with that plan's implementation, participate in consultation events, and review discussion papers.

Points from discussion included:

- Thanks to staff for putting this together; makes the process more clear; outlines of discussion papers is an efficient way to move forward.
- Concern: finding people willing to commit to two years, and level of commitment this would require. Consider expanding number of members with revolving participation based on interest, such as participating in the docks discussion paper or forestry. This would allow them a lower commitment level.
  - Concern about how this would affect quorum.
- Invite people from different areas of the island, Fircom Plateau, Brigade Bay, West Bay, etc.
- Budget does not indicate kind of resources the working group will have.
  - Staff noted that meeting notes will be taken by staff and meetings will be held electronically in the first phase.
  - Stipend available for First Nations that are attending.
- Consideration of the number of members in the working group.
- Like electronic meetings/Zoom as a way of getting the process going in the first phase.

#### **GM-2021-061**

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

that the Gambier Island Local Trust Committee amend the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project Working Group Draft Terms of Reference dated July 2021 for a select committee of eight volunteers serving for a term of two years.

**CARRIED**

#### **GM-2021-062**

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

that the Gambier Island Local Trust Committee request that the Forest Ecosystem Protection Discussion Paper Outline is amended by adding the topic "Cumulative Effects Assessment in Howe Sound".

**CARRIED**



**GM-2021-063****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee endorse the 'Terms of Reference', as amended, dated July 2021, for the 'Gambier Island Official Community Plan and Land Use Bylaw Targeted Review' and request staff to solicit expressions of interest for volunteer members from the following:

- a. Skwxwú7mesh (Squamish) Nation
- b. səli lwətaʔt (Tseil-waututh) Nation
- c. xwməθkwəyəm (Musqueam) Indian Band
- d. Gambier Island Conservancy
- e. Gambier Island Community Association
- f. Community members at large.

**CARRIED**

Trustee Stamford explained that parts of Cotton Bay were not part of the official OCP. There was a point where the owner of Cotton Bay declined to participate; the area has never been put back into the current OCP.

**GM-2021-064****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee include the currently excluded area of Cotton Bay into the new Official Community Plan Land Use Bylaw Targeted Review Project Charter under "Scope".

**CARRIED**

Trustees and staff considered possibilities regarding arranging for a FLNRORD Ministry staff representative to attend a public meeting on forestry issues on Gambier. Trustee Stamford will follow up with Chair Fast prior to the August 4 Executive Committee meeting regarding a request that senior staff follow up with the Ministry on having a public meeting on Gambier.

**10. CORRESPONDENCE**

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

**10.1 Email from K. Gustavson regarding Thormanby Island Gravel Disaster**

An email from K. Gustavson, dated June 30, 2021, regarding Thormanby Island Gravel Disaster was received for information. Discussion ensued. Trustee Rogers indicated he had been in contact with the writer, and described the situation pertaining to an area under SCRD jurisdiction on Thormanby Island being used for barge and vehicle access. There had been no community request to the LTC for advocacy on this issue.

**11. NEW BUSINESS****11.1 Climate Change Mitigation and Adaptation**

*11.1.1 Marine water testing for recreational areas within the Gambier Local Trust Area islands*

Trustee Stamford described a recent situation pertaining to some children feeling sick after swimming in the New Brighton dock area. After Vancouver Coastal Health had declined to test the water, a company was hired to conduct E. coli testing, which rendered a very high count. Vancouver Coastal Health did follow up with a second test that saw the counts return to normal. Discussion ensued.

**GM-2021-065**

**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee write a letter to Vancouver Coastal Health advocating that select marine areas be included in annual marine recreational water quality testing.

**CARRIED**

Trustee Stamford will draft a letter.

**11.2 Visual Quality Objectives**

Trustees discussed the announcement of the Sunshine Coast Natural Resource District of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development regarding an extension of the commenting period on the Ministry's "Visual Quality Objectives" (through sections 7(1) and 7(2) of the Government Actions Regulation for the *Forest and Range Practices Act*).

Points from discussion included:

- Islands Trust has no technical or professional capacity in Trust Area Services and professional staff to deal with this. It (visual quality) is a big deal in Howe Sound. It will be a scenario where Islands Trust is not involved in the commentary; I regret that.
- As individuals we can say what we want. I have difficulty with the concept; don't know how it relates to other objectives, like biological diversity. People need to see what logging does.
- A good thing coming out of this: maps from the Province. This presents an opportunity for provincial staff to update their database.

**12. REPORTS**

**12.1 Trust Conservancy Report dated May 25, 2021**

Trustee Stamford, Chair of Islands Trust Conservancy (ITC), reported on:

- Productive joint Executive Committee-Islands Trust Conservancy meeting the previous week.
- New staff member Wendy Tyrell, to focus on Species at Risk.
- Annual report being drafted.
- Participation in dedication at an island off Gabriola in June.
- ITC grants to Denman Conservancy Association and Salt Spring Island Water Preservation Society.

**12.2 Applications Report dated July 14, 2021**

Received.

**12.3 Trustee and Local Expense Report dated May, 2021**

Received.

**12.4 Adopted Policies and Standing Resolutions**

Received.

**12.5 First Nations Activities**

There was discussion about the annual letter sent to First Nations. Correspondence was sent out in February this year. It was noted that First Nations elections would be coming up soon and suggested that correspondence be sent around that time.

**12.6 Local Trust Committee Webpage**

There was no discussion regarding the Local Trust Committee Webpage.

**13. WORK PROGRAM**

**13.1 Top Priorities Report dated July 14, 2021**

Received.

**13.2 Projects List Report dated July 14, 2021**

Received.

**14. INFORMATION ITEMS**

**14.1 Policy Statement Project**

<https://islandstrust.bc.ca/about-us/policy-statement/>

Received.

**14.2 Trust Council - Decision Highlights - June 8-9, 2021**

Received.

**15. UPCOMING MEETINGS**

**15.1 Next Regular Meeting Scheduled for Thursday, September 30, 2021 at 3:00 pm - location to be announced**

**16. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:14 pm.

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Sue Ellen Fast, Chair

Certified Correct:

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Diane Corbett, Recorder