

**MINUTES OF THE GAMBIER ISLAND LOCAL TRUST COMMITTEE
REGULAR BUSINESS MEETING
THURSDAY, APRIL 11, 2013 10:30 AM
WEST VANCOUVER COMMUNITY CENTRE
780 22ND STREET, WEST VANCOUVER, BC**

Members Present:

David Graham	Chair
Jan Hagedorn	Local Trustee
Kate-Louise Stamford	Local Trustee

Staff Present:

Sonja Zupanec	Island Planner
Diane Corbett	Recorder

Also Present:

1 member of the public - a.m.

1. CALL TO ORDER

Chair Graham called the meeting to order at 10:35 am.

2. APPROVAL OF AGENDA

The Agenda was adopted as amended by consensus:

- Add 14.3 Discussion of possible uses for community initiative grant funding for New Brighton area

3. MINUTES

3.1 *Gambier Island Local Trust Committee Meeting Minutes dated March 21, 2013*

The minutes of the Gambier Island Local Trust Committee meeting dated March 21, 2013 were adopted as amended by consensus:

- Page 3, item 6, last paragraph, first sentence: change “planned” to “hopes”

3.2 *Section 26 Resolutions Without Meeting*

None.

3.4 *Gambier Island Advisory Planning Commission Minutes*

None.

4. **BUSINESS ARISING FROM MINUTES**

4.1 *Follow-up Action List dated April 3, 2013*

Planner Zupanec reviewed the Follow-Up Action List dated April 3, 2013.

It was clarified that a detailed breakdown of monthly expenses, as requested by trustees at the last meeting, was not included in the agenda package due to policy; however this would be provided monthly to trustees by email with a summary and detailed expense breakdown.

It was agreed that Trustee Hagedorn and Trustee Stamford would speak with the Finance Officer about travel expenses.

Planner Zupanec advised that Bylaw No. 124, the Development Procedures Bylaw regarding Gambier Island Sea Ranch would be forwarded to the Executive Council for approval at the end of the following week.

Planner Zupanec further advised that Director of Local Planning Services Marlor would be the point of contact for any Bylaw Enforcement Notification issues at this time in light of the Bylaw Enforcement Officer being away.

It was noted that a lot of positive feedback had been received on the recent shoreline webinar.

Regarding the trustees' request for information on next steps and opportunities for shoreline mapping, further action on this was not possible at this time due to staffing issues.

4.2 *Email dated March 29, 2013 from Al Hailey, Gambier Island Advisory Planning Commission, regarding the Webinar Workshop*

Received. Discussion ensued on feedback and issues pertaining to the recent shoreline webinar.

Trustee Stamford recommended, in light of poor internet connections for some full-time Gambier residents, that the face-to-face portion and broadcast of the next webinar for the Gambier area be located at the Gambier Community Centre. The trustee stated she would like to see Gambier Trust Area continue being in the forefront for this kind of technology.

Planner Zupanec noted the webinar had been recorded and posted to the Islands Trust website.

Trustee Hagedorn spoke highly of the webinar.

Staff had identified issues for improvements. It was noted staff would be piloting the webinar software internally.

Staff was requested to send a follow-up email to Advisory Planning

Commission members inviting feedback on the webinar.

- 4.3 *Letter dated October 19, 2012 to Honourable Terry Lake, Minister of Environment from David Graham, Chair, Gambier Island Local Trust Committee, regarding the sinking of the former HMCS Annapolis at Halkett Bay Provincial Marine Park*

Received. The *HMCS Annapolis* project was discussed.

As there had been no response from the Honourable Terry Lake, Minister of Environment to this correspondence, it was agreed that Chair Graham would send a follow-up inquiry letter.

5. **CHAIR'S REPORT**

Chair Graham reported that he had met with Trust Council on Thetis Island. Chair Graham noted he has continued to work with fellow executive members on resolutions to bring to the Association of Vancouver Island and Coastal Communities meeting in Sooke, resolutions that fit the Islands Trust policy statement and previous advocacy work. These resolutions would go forward to the Union of BC Municipalities (UBCM) conference in September.

6. **TRUSTEES' REPORT**

Trustee Stamford encouraged the public to review highlights from her written report.

Trustee Stamford also had spoken with members of West Bay Landing community about Lipton Park and road maintenance, and had helped connect their association president with a Parks Planning Coordinator at the Sunshine Coast Regional District.

Trustee Hagedorn commented on the Islands Trust Stewardship Award, urging that people submit nominations of anyone who has been a good steward of the community. The trustee had been spending time reviewing the proposed Bylaw No. 120 public hearing binder. Trustee Hagedorn had been in communication with Sunshine Coast Regional District Director Lee Turnbull regarding dog control, how taxes work, and whether there was another model to use. Trustee Hagedorn noted that islanders pay a lot of money for dog control through taxes, but this function is hardly ever used on the islands. The trustee suggested maybe having a yearly fund for dog control, and that, if it is not used, perhaps it could roll over, with no new money added. A representative from the Sunshine Coast Regional District would be attending the Keats/Gambier town hall meetings scheduled for May 18, 2013.

Trustee Hagedorn met on April 1, 2013 with Keats Island Conservation Group that had been working on a vision for the park in the middle of Keats Island. She planned to do a walkabout the following week with a Sunshine Coast Regional District Parks staff member.

7. **DELEGATIONS**

There were no delegations.

8. **TOWN HALL SESSION**

Trustees and staff spoke with **Kevin Vavra** of South Trail Island about the process for proposed Bylaw No. 120, which had been the subject of a public hearing the previous evening.

9. **CORRESPONDENCE**

Correspondence specific to an active development application and/or project will be received by the Gambier Island Local Trust Committee when that application and/or project is on the agenda for consideration.

None.

10. **LOCAL TRUST COMMITTEE PROJECTS**

10.1 *GM-LUB-2011.2 (Associated Islands Land Use Bylaw Review Project)*

Planner Zupanec remarked that any information received post-public hearing regarding proposed Bylaw No. 120 should be forwarded to staff. No new information had been presented at the public hearing on the proposed bylaw on April 10, 2013.

Planner Zupanec noted that at the last business meeting the Trust Committee had authorized three revisions to the draft bylaw (resolution GM-013-2013) for consideration at Second Reading.

Items brought forward by the public at the Community Information Meeting the previous evening were considered.

Options pertaining to the bylaw process were explained by Planner Zupanec .

Chair Graham recessed the meeting at 12:09 pm.

Chair Graham reconvened the meeting at 12:22 pm.

GM-024-2013

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee direct staff to prepare the following amendments to proposed Bylaw No. 120 cited as "Gambier Associated Islands Land Use Bylaw, No. 120, 2013", for consideration of Second Reading:

- An exemption for waterlines to be permitted for Jack Tolmie, Echo, Tiki and Turnagain Islands;
- An increase in density in the RR1(c) zone from eight to ten dwellings;

ADOPTED

- A site specific M2 zone for Popham Island to recognize the existing breakwater location;
- Creation of a site specific zone for South Trail Island that authorizes three dwellings, one dwelling being limited in floor area to 1850 square feet, reducing the number of accessory buildings per dwelling to two and limiting the lot coverage to 20%;
- Insertion of the word “public” in section 3.1.1 between “excluding” and “playgrounds”.

CARRIED

GM-025-2013

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to respond to constituents whose concerns have been addressed in resolution GM-024-2013 outlining the rationale for the decision.

CARRIED

11. APPLICATIONS AND PERMITS

11.1 GM-RZ-2012.1 (Reel 17 Investments Ltd.)

Planner Zupanec reviewed the staff report dated April 2, 2013 to introduce the most recent amendments to the draft Bylaw No. 123 for consideration of First Reading.

Trustee Stamford was concerned that the community dock meets the needs of the Cotton Bay community so that the development would not impact upon New Brighton.

12. BYLAWS

12.1 Draft Bylaw No. 123 cited as “Gambier Island Local Trust Committee Land Use Bylaw No. 86, Amendment No. 1, 2013”

GM-026-2013

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give First Reading to draft Bylaw No. 123 cited as “Gambier Island Trust Committee Land Use Bylaw No. 86, 2004, Amendment No. 1, 2013”; and request staff to refer proposed bylaw No. 123 to the referral agencies and First Nations listed in the staff report dated April 2, 2013 for comment and present the referral response to the LTC prior to the consideration of scheduling a community information meeting and public hearing.

CARRIED

13. **REPORTS**

13.1 *Work Program Reports*

The Top Priorities Report and Projects List dated April 3, 2013 was received for information.

13.2 *Applications Log*

Planner Zupanec responded to the trustees' questions regarding the Applications Log Report dated April 3, 2013.

13.3 *Trustee and Local Expenses*

The Expense Report posted to March 31, 2013 was received for information.

14. **NEW BUSINESS**

14.1 *Renewable Energy Technologies in the Trust Area – Ocean Loop Geo-Exchange Systems*

Planner Zupanec discussed the memorandum dated February 25, 2013 regarding renewable energy technologies in the Islands Trust Area.

Staff was requested to add this item to the Projects List.

14.2 *Memorandum dated April 2, 2013 regarding Gambier Island Local Trust Committee 2012/13 Annual Report Submission*

Staff was requested to add “and Keats Island” to the end of the first sentence of the text for submission regarding the Gambier Island Local Trust Committee for the Islands Trust Annual Report.

14.3 *Discussion of Possible Uses for Community Initiative Grant Funding for New Brighton Area*

Discussion ensued on the possibility of utilizing community development initiatives funding available from Islands Trust for a public workshop in the

New Brighton area.

Trustee Stamford, with the support of Trustee Hagedorn, planned to investigate this further.

15. ISLANDS TRUST WEBSITE

15.1 Gambier Page

Staff will add to the Islands Trust website in the Shoreline Management section:

- Ocean-loop geo-exchange systems

16. NEXT MEETING

16.1 Next Local Trust Committee Regular Business Meeting

The next Gambier Island Local Trust Committee regular business meeting is scheduled for Thursday, May 23, 2013 at the Gibsons Library, 470 South Fletcher Road, Gibsons, BC.

17. ADJOURNMENT

The Gambier Island Local Trust Committee meeting was adjourned by consensus at 1:15 pm.

Recorder

Chair