



**Gambier Island
Local Trust Committee
Minutes of a Regular Meeting
and Community Information Session**

- Date of Meeting:** April 10, 2014
Location: Gleneagles Community Centre
 6262 Marine Drive, West Vancouver, BC
- Members Present:** David Graham, Chair
 Jan Hagedorn, Local Trustee
 Kate-Louise Stamford, Local Trustee
- Staff Present:** Aleksandra Brzozowski, Island Planner
 Marnie Eggen, Planner (10:30 a.m.-12:10 p.m.)
 Carmen Thiel, Legislative Services Manager
 (via teleconference 10:43-10:45 a.m.)
 Sonja Zupanec, Island Planner (via teleconference 10:55-11:12 a.m.)
 Diane Corbett, Recorder
- Media and Others Present:** Connor Shankey, Burrard Yacht Club, Proposed Bylaw No. 125 – a.m.
 Lynn Roxburgh, Applicant, Gambier Island Sea Ranch Strata Corporation, Draft Bylaw No. 126 – a.m.
 Darren Davis, Sea Ranch Council – a.m.

1. CALL TO ORDER

Chair Graham called the meeting to order at 10:38 a.m.

Chair Graham introduced Trustees and staff in attendance and remarked that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Add late item and move forward: 7.2.1 Staff Report dated April 1, 2014 regarding Bylaw No. 127 – Amendment to Gambier Island Local Trust Committee Procedure Bylaw No. 87;
- Move forward: 14.1 Sea Ranch application;
- Add 17.3 Proposed Metro Vancouver Waste to Energy Facility at Port Mellon.

By general consent the Agenda was approved, as amended.

For the convenience of the public, and due to a limited time availability of Northern Office staff, the business agenda commenced with items 7.2, 8., 9., and 14.1, followed by the Community Information Session.

The Chair opened the Community Information Session at 11:13 a.m.

3. COMMUNITY INFORMATION SESSION REGARDING PROPOSED BYLAW NO. 125

Planner Eggen explained that the purpose of the Community Information meeting was to give an overview of the proposed rezoning application and to provide an opportunity for residents and landowners to ask questions and seek clarity prior to the public hearing regarding the proposed bylaw.

The proposed bylaw would amend the Gambier Island Land Use Bylaw to re-zone a 0.40 hectare water area adjacent to the upland subject property from 'Marine Park and Recreation (P3) Zone' to 'Yacht Club Outstation' (YCO (c)) to allow for the sole use of floating breakwaters and to regulate the extent of the breakwaters through zoning provisions.

Planner Eggen summarized the history of the rezoning application and provided an outline of the legislative process regarding the bylaw amendment application.

Islands Trust had sent out nine agency referrals; three responses were received. Two indicated no concern with the application. Squamish Nation had concerns, at which time the process of the application had been halted to enable discussions between the applicant and the Squamish Nation. Early in 2014, after discussions, the Squamish Nation concluded it had no further concerns, after which time the process of the proposed Land Use Bylaw amendment moved forward.

This Community Information Meeting was the next step in the process, and would be followed by a Public Hearing on the proposed bylaw amendment. In the event that the application is given second and third reading today by the Local Trust Committee, it will be forwarded to the Executive Committee for approval and then to the Local Trust Committee for final adoption in the summer of this year.

Notice had been sent out advising that the public could review contents of the public hearing binder containing information on the application at Gibsons and District Public Library and West Vancouver Memorial Library from March 28 to April 9, 2014.

The subject area is at the north end of Gambier Island adjacent to Ekins Point, and adjacent to the existing water leases of Burrard Yacht Club.

Staff recommended amending the Gambier Island Land Use Bylaw to insert text into table 5.20, subsection 5.20 (17), which specifically permits floating breakwaters only, with a maximum height of 1 metre measured from the surface of the water. The total combined maximum area covered by breakwaters would be 1280 square metres.

Chair Graham thanked the Planner for the presentation and indicated that public was invited to ask questions for clarity.

3.1 Questions and Answers Session

Mr. Conner Shankey of the Burrard Yacht Club was present on behalf of Mr. Rob Langford who had been handling the application and who was unable to attend the meeting at this time. Mr. Shankey reported that the Burrard Yacht Club had had waterfront property on the northeast end of Gambier Island since 1988, and liked to keep the operation low profile and low key. There were no buildings on the upland properties, and trails are maintained. Members come year round to enjoy the area.

The primary purpose of the application was to provide breakwater protection. Boats would not be tied to the breakwaters, which would only rise one to two feet above the water. People swim in the open area that would be enclosed by the breakwaters; the breakwaters would enhance the area for swimming. Mr. Shankey commented on the value of the natural environment to the members.

Responding to a question about how the site would be monitored, Mr. Shankey indicated that the Yacht Club's Director of Maintenance has a crew that goes out frequently. Members, who are volunteers, do most of the heavy maintenance and the work, and go out to the site year round, every week or two in the winter. Especially in the winter, when conditions could be rough in the northern strait, members keep an eye out to ensure anchors do not move. The breakwaters would be regularly inspected and insured.

The Chair thanked Mr. Shankey for taking the time to attend and for his comments, and closed the Community Information Session at 11:31 a.m.

4. RECESS FOR PUBLIC HEARING – PROPOSED BYLAW NO. 125

By general consent, the meeting recessed for a public hearing at 11:31 a.m.

5. RECONVENE

By general consent, the meeting reconvened at 11:38 a.m.

6. MINUTES

6.1 Gambier Island Local Trust Committee Meeting Minutes dated March 20, 2014

The following amendments to the minutes were presented for consideration:

- Page 2, item 5, sentence 2: replace "Traditional" with "Provincial";
- Page 2, item 5, sentence 3: delete last half of sentence after "April".

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions Without Meeting – none

6.3 Gambier Island Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated March 31, 2014

Island Planner Brzozowski provided an update on the Follow-Up Action List dated March 31, 2014, responded to questions and requested trustee clarification on planned actions.

Trustee Hagedorn requested a map that could be taken to meetings to be used for reference to outline sensitive areas. Upon ensuing discussion, the Island Planner indicated she would consult further with Islands Trust Fund staff on this and would come back with something at a future date.

Regarding a proposed meeting with the Sunshine Coast Regional District, the Island Planner reported that staff was making arrangements for that. Trustees suggested topics for discussion at the meeting.

Island Planner Brzozowski distributed newly printed copies of:

- The sustainability guide “Building Sustainably in Howe Sound and the Northern Gulf Islands”; and,
- “Sharing Our Shorelines”.

7.2 Bylaw No. 127 – Amendment to Gambier Island Local Trust Committee Procedure Bylaw No. 87

7.2.1 Staff Report dated April 1, 2014 regarding Bylaw No. 127 – Amendment to Gambier Island Local Trust Committee Procedure Bylaw No. 87

Legislative Services Manager Thiel responded to questions from Trustees regarding the amendment to the Gambier Island Local Trust Committee Procedure Bylaw No. 87 that would allow for electronic participation by members at a Local Trust Committee (LTC) meeting.

Trustees expressed thanks to staff that put the bylaw together. Trustees commented that the bylaw amendment:

- Gives the Gambier Island Local Trust Area operational flexibility, in light of the travel requirements for this Local Trust Committee; and
- Supports climate change initiatives.

GM-2014-017

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give First Reading to Bylaw No. 127, cited as “Gambier Island Local Trust Committee Meeting Procedure Bylaw No. 87, 2004, Amendment Bylaw No. 1, 2014.”

CARRIED

GM-2014-018

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give Second Reading to Bylaw No. 127, cited as “Gambier Island Local Trust Committee Meeting Procedure Bylaw No. 87, 2004, Amendment Bylaw No. 1, 2014.”

CARRIED

GM-2014-019

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give Third Reading to Bylaw No. 127, cited as “Gambier Island Local Trust Committee Meeting Procedure Bylaw No. 87, 2004, Amendment Bylaw No. 1, 2014.”

CARRIED

GM-2014-020

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee forward Bylaw No. 127, cited as “Gambier Island Local Trust Committee Meeting Procedure Bylaw No. 87, 2004, Amendment Bylaw No. 1, 2014”, to the Executive Council for consideration of approval.

CARRIED

8. CHAIR’S REPORT – none

9. TRUSTEES’ REPORTS

Trustee Stamford recently attended the Sunshine Coast Regional District (SCRD) Public Wharves Advisory Committee (PWAC) that was quite productive; there had been a community meeting on Keats Island two weeks earlier that had focused some of the issues and assisted in PWAC decision-making. New SCRD Manager of Transportation and Facilities, Rob Williams, was in attendance.

Trustee Stamford and Trustee Hagedorn had a productive telephone meeting with SCR D Directors, Lee Turnbull (Area F) and Garry Nohr (Area B), both of whom have islands within their jurisdiction that are in the Gambier Local Trust Area.

Trustee Stamford had drafted a letter for the Local Trust Committee, in collaboration with Trustee Hagedorn and the Island Planner, to the Minister of Forests, Lands and

Natural Resource Operations regarding the issue of no public process for the Crown land community woodlots that occupy about 25% of Gambier Island.

Trustee Hagedorn reported that on the following Saturday an Aquatic Howe Sound Forum would be held in Furry Creek.

Trustee Hagedorn commented positively on a preliminary Town Hall meeting on Keats Island to discuss issues, mentioned earlier. Directors Turnbull and Nohr attended. A larger Town Hall meeting for Keats Island residents is scheduled for May 24, 2014.

The SCR D invited Metro Vancouver to talk in Gibsons on May 24, 2014 about the potential waste to energy project that might happen at Port Mellon.

Trustees Hagedorn and Stamford were trying to arrange, in collaboration with local Member of the Legislative Assembly, Nicholas Simons, for a meeting with the Minister of Forests, Lands, and Natural Resource Operations regarding the woodlots on Gambier Island.

Trustees Stamford and Graham planned to attend the upcoming Association of Vancouver Island and Coastal Communities (AVICC) Annual General Meeting and conference the following weekend in Parksville and Qualicum Beach.

By general consent, the meeting recessed at 12:14 and reconvened at 12:36 p.m.

10. DELEGATIONS - none

11. TOWN HALL SESSION - none

12. CORRESPONDENCE - none

13. LOCAL TRUST COMMITTEE PROJECTS

13.1 Foreshore Protection

13.1.1 Staff Report dated March 25, 2014 regarding Updates to Foreshore Protection/Stewardship priority project

Island Planner Brzozowski gave an overview on updates to the foreshore protection priority project. It was proposed to include the project work for forage fish mapping for Gambier Local Trust Area that was recently funded by Trust Council as part of the Foreshore Protection Project Charter.

Trustees provided feedback on a proposed outline and plans for a summer educational event on best practices for landowners considering shoreline development.

GM-2014-021

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend the Project Charter for Foreshore Protection as follows:

- 1) Adding “forage fish mapping” to *Scope and Deliverables*.
- 2) Adding “forage fish mapping” to *Workplan Overview*, with a timeframe of Summer/Fall 2014.
- 3) Change the timeframe for “Expansion of *Caring for My Shoreline* webpages” to Fall/Winter 2014.
- 4) Change the timeframe for “Further brochure design & printing if needed” to Fall/Winter 2014.
- 5) Change the timeframe for “Report on possible regulatory improvements for foreshore protection” to Winter 2014/2015.
- 6) Add “Mike Richards (Forage Fish Mapping lead)” to the project team.
- 7) Change the Budget Source line to read: “Work Program 2013/2014 (\$5,000) and 2014/2015 (\$3,000), Forage Fish Mapping (\$5,000)”.
- 8) Add a Budget Item “Forage Fish Mapping” at a cost of \$5,000.

CARRIED

GM-2014-022

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee provide feedback on the outline for the upcoming summer shoreline education event, and provide Staff with direction on preferred dates and location.

CARRIED

14. APPLICATIONS AND PERMITS

14.1 GM-RZ-2013.2 (Gambier Island Sea Ranch)

14.1.1 Staff Report dated March 21, 2014 regarding CD1 Zone Bylaw Amendment Application – Supplementary Report

Island Planner Zupanec explained the purpose of the report was to introduce draft Bylaw No. 126 for consideration of First Reading and to give an overview of the application. Island Planner Zupanec responded to questions.

Applicant Lynn Roxburgh of Gambier Island Sea Ranch Strata Corporation explained that the process to sort out the issues with the bylaw had been going on for ten years. Changing the park requirement from ‘Dedication of’ to ‘Statutory Right-of-Way over’ the park would require a 75% vote rather than a 100% vote, which was achieved at the Strata Corporation’s last Annual General Meeting.

The applicant indicated the Corporation was pleased to move forward with the application and meet the amenity requirements.

Island Planner Zupanec indicated that background information would be provided for the Community Information Meeting.

15. BYLAWS

15.1 Proposed Bylaw No. 125 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2013” (Trident Foreshore Lands Ltd. – Burrard Yacht Club)

Staff indicated that proposed Bylaw No. 125 would amend the Gambier Island Land Use Bylaw to re-zone a 0.40 hectare water area adjacent to the upland subject property from ‘Marine Park and Recreation’ (P3) Zone to ‘Yacht Club Outstation’ (YCO(c)) to allow for the sole use of floating breakwaters and to regulate the extent of the breakwaters through zoning provisions.

GM-2014-023

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give Second Reading to proposed Bylaw No. 125 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2013”.

CARRIED

GM-2014-024

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give Third Reading to proposed Bylaw No. 125 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2013”.

CARRIED

GM-2014-025

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee submit proposed Bylaw No. 125 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2013” to the Executive Council for consideration of approval.

CARRIED

15.2 Draft Bylaw No. 126, cited as “Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2014” (Gambier Island Sea Ranch Strata Corporation)

Staff indicated that proposed Bylaw No. 126 would amend the text of the CD-1 zone in the Gambier Island Land Use Bylaw to require a statutory right of way over 3.8 hectares of parkland in lieu of requiring a dedication of 3.8 hectares of specified parkland.

GM-2014-026

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give First Reading to Draft Bylaw No. 126, cited as “Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2014”; and direct staff to refer proposed Bylaw No. 126 to the following agencies and First Nations:

- Islands Trust Fund
- Sunshine Coast Regional District Parks Department
- Agricultural Land Commission
- Squamish Nation
- Tsleil-Watuth Nation

CARRIED

16. REPORTS

16.1 Work Program Reports

16.1.1 Top Priorities Report and Project List dated March 31, 2014

Received for information.

GM-2014-027

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee remove priority number 3: “Sustainability Guide” from the Top Priorities List.

CARRIED

16.2 Applications Log

16.2.1 Report dated March 31, 2014

Received for information.

16.3 Trustee and Local Expenses

16.3.1 Expenses posted to end of March 2014

Received for information.

17. NEW BUSINESS**17.1 Gulf Islands Groundwater Protection – A Regulatory Toolkit****17.1.1 Memorandum dated March 19, 2014 regarding *Gulf Islands Groundwater Protection – A Regulatory Toolkit***

The Gambier Island Local Trust Committee received the document entitled “Gulf Islands Groundwater Protection – A Regulatory Toolkit” as information. Discussion ensued about water related issues in the Trust Area, regulatory tools, and education related to groundwater protection.

GM-2014-028

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to refer the document entitled “Gulf Islands Groundwater Protection – A Regulatory Toolkit” to planning staff working on DL 696 rezoning file 2004.1 and subdivision file 2013.1, with specific applicability to groundwater concerns on those files.

CARRIED**Trustee Hagedorn Abstained****17.2 Local Trust Committee Submission for 2013/2014 Annual Report****17.1.1 Memorandum dated March 25, 2014 regarding 2013/14 Annual Report submission for Gambier Island Local Trust Committee****GM-2014-029**

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee insert the following statement in the submission for the 2013/2014 Annual Report, before the sentence commencing with “In October”: “Throughout the fiscal year, the Local Trust Committee liaised with agencies and other local governments on cross-jurisdictional activities occurring in Howe Sound.”

CARRIED**17.3 Proposed Metro Vancouver Waste to Energy Facility at Port Mellon**

Trustees and staff discussed concerns related to the proposed Metro Vancouver waste to energy facility at Port Mellon and potential questions and comments to forward on to the Sunshine Coast Regional District and Metro Vancouver on this issue. Main concerns noted included ash toxicity and air quality, and the barging of garbage through Howe Sound.

18. ISLANDS TRUST WEBSITE**18.1 Gambier Pages – No update**

19. NEXT MEETING

Thursday, May 22, 2014 at 10:30 am at Gibsons Library, 470 South Fletcher Road, Gibsons, BC

20. ADJOURNMENT

By general consent the Gambier Island Local Trust Committee meeting was adjourned at 1:57 pm.

David Graham, Chair

CERTIFIED CORRECT:

Diane Corbett, Recorder