



Gambier Island Local Trust Committee Minutes of a Regular Meeting

Date of Meeting: May 22, 2014
Location: Gibsons and District Public Library,
 470 South Fletcher Road, Gibsons, BC

Members Present: David Graham, Chair
 Jan Hagedorn, Local Trustee
 Kate-Louise Stamford, Local Trustee

Staff Present: Aleksandra Brzozowski, Island Planner
 Linda Prowse, Planner (via teleconference, 11:07-11:50 am)
 Diane Corbett, Recorder

Media and Others Present: Colin Bates, Applicant, DVP 2013.4 (Gambier Island) – am
 Farrokh Elmieh, Owner, DVP 2013.4 (Gambier Island) – am

1. CALL TO ORDER

Chair Graham called the meeting to order at 10:41 am and introduced trustees and staff in attendance. He acknowledged that the meeting was being held in traditional territory of Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 10.3.1.1 Letter dated May 13, 2014 from Craig Sutherland, Assistant Deputy Minister of Forests, Lands and Natural Resources Operations
- 12.2 Bylaw No. 125 cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2013" (Trident Foreshore Lands Ltd. – Burrard Yacht Club)
- 14.4 Meeting with Chief Bill Williams of Squamish Nation

With regard to a request by Trustee Stamford to add to the agenda, consideration of having the Local Trust Committee summer meeting on Gambier Island held on location at Sea Ranch, the Island Planner advised that Northern Office Planning staff has and advised that this is not possible.

By general consent the Agenda was approved, as amended.

3. MINUTES

3.1 Gambier Island Local Trust Committee Meeting Minutes dated April 10, 2014

The following amendments to the minutes were presented for consideration:

- Page 5, second last paragraph: insert “and Trustee Hagedorn” after “Trustee Stamford”;
- Page 8, 15.1, add to title: (Trident Foreshore Lands Ltd. – Burrard Yacht Club)
- Page 8, 15.1, add paragraph below title: “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.”
- Page 9, 15.2, add to title: (Gambier Island Sea Ranch Strata Corporation)
- Page 9, 15.2, add paragraph below title: “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.”

By general consent the minutes were adopted as amended.

3.2 Local Trust Committee Public Hearing Record dated April 10, 2014

The Local Trust Committee Public Hearing Record dated April 10, 2014 was received.

3.3 Section 26 Resolutions Without Meeting

The Section 26 Resolutions Without Meeting dated May 12, 2014 was received.

3.4 Gambier Island Advisory Planning Commission Minutes – none

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-up Action List dated May 12, 2014

Island Planner Brzozowski provided an update on the Follow-Up Action List dated May 12, 2014.

4.2 Advisory Planning Commission Bylaw Amendment Update

4.2.1 Memorandum dated May 9, 2014

Island Planner Brzozowski noted that the residency requirement of the current Advisory Planning Commission Bylaw is as broad as possible, and that there is no provision for Advisory Planning Commissions (APC) to hold electronic meetings as they are not named in the Islands Trust Electronic Meetings Regulation.

Trustees indicated their support of some of the options proposed in the staff memorandum:

- Lengthen the APC term to coincide with the local government election term;
- Appoint a smaller APC;
- Suspend the APC until there is a need for an ongoing commission to look at specific issues;
- In the long term, request an amendment of the *Local Government Act* for exemption from the residency requirements of Section 898, as it is likely people will continue to look for electronic meeting options.

5. CHAIR'S REPORT

Chair Graham commented that the Executive Committee was finalizing content of the quarterly meeting on Saturna Island the first week in June, the penultimate Trust Council for the term.

6. TRUSTEES' REPORT

Trustee Stamford reported she had participated in the following activities since the last meeting:

- April 11-13 – Attended Association of Vancouver Island and Coastal Communities (AVICC) conference at Parksville/Qualicum Beach on behalf of the Local Trust Committee to connect with other community representatives regarding woodlots and forestry tenures issues.
- April 23 – Attended protocol meeting of Sunshine Coast Regional District and Chiefs in Council of Squamish Nation, and was able to outline some of the issues that the Howe Sound Islands are facing, as well as invite key members of the Squamish Nation to come to New Brighton this summer.
- May 1 – With Trustee Hagedorn, attended a meeting with Minister of Forests, Lands and Natural Resource Operations (FLNRO), Steven Thomson, in Victoria to advance the Local Trust Committee's concerns about lack of public process in the woodlot licensing on Gambier Crown Land. Members of the Legislative Assembly, Nicholas Simons and Jordan Sturdy, were in attendance. Forestry staff was present via teleconference. The Minister agreed to "pause" further activity on the

- bid process until a meeting could be held between community representatives and senior FLNRO staff to develop a solution as to how this finite resource could be shared appropriately.
- May 2 – Attended Howe Sound Community Forum in Gleneagles. Elected community representatives came together to review the Provincial Government’s offer of piloting a cumulative effects planning framework in the Howe Sound region. The forum agreed to continue working in this direction while still pursuing comprehensive solutions to the more immediate projects that are impacting the region now.
 - Participated in media interviews with the *Coast Reporter*, Mountain FM, Coast FM and the *Bowen Undercurrents* regarding logging on Gambier Island.
 - Received many calls regarding a cougar siting.

Trustee Hagedorn attended the Howe Sound Aquatic Forum on April 12, where there were over eighty people and many science based organizations in attendance to discuss the most pressing issues facing Howe Sound and its marine/freshwater environment while exploring possible action steps to address issues. The outcome was some small action steps.

Regarding the meeting with FLNRO Minister Thomson, the Minister indicated he would put a pause on the proposed forestry activity and arrange a meeting.

Trustee Hagedorn attended a Local Planning Committee meeting via teleconference. Discussion included renewable energy technologies in the Trust Area and development of a fact sheet that will include web links to relevant information about micro-energy. New Trust Grant Manager, Mike Richards, explained the implications of Canada Revenue Agency designation of Islands Trust as a Qualified Donee.

7. DELEGATIONS - none

8. TOWN HALL SESSION

Discussion ensued regarding cougars on Gambier.

For the convenience of the public, item 11 was moved forward in the agenda and considered after the Town Hall session.

11. APPLICATIONS AND PERMITS

11.1 GM-DVP-2013.4 (Farrokh Elmieh – Gambier Island)

11.1.1 Staff Report dated May 6, 2014

Planner Prowse explained the application is to vary the setback from the natural boundary of the sea and interior side lot line to permit a series of existing decks and a tram. It was noted:

- There had been no concerns expressed by neighbours in regard to the proposed variance.
- No correspondence on the application had been received.
- The rationale for having a tram within the setback from sea was that it would serve people with disability issues.
- Some of the decks were pre-existing.
- The applicant had submitted an application but had proceeded to build structures before the variance was approved.
- The neighbouring properties in the West Bay area of Gambier Island have a number of approved Development Variance Permits (DVP) and the shoreline in the area is already highly modified.

A correction to the staff report was noted on page 10, last italicized sentence; the tram installation took place in December 2013, not 2014.

Applicant Colin Bates of West Bay, Gambier Island, and owner Farrokh Elmieh presented their comments and explanations for the requested variances.

The trustees made a number of points on the DVP application.

GM-2014-030

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee issue a Development Variance Permit for GM-DVP-2013.4, excluding deck B as outlined in schedule A to the proposed permit.

DEFEATED

Trustees Graham and Stamford Opposed

Discussion ensued, specifically on the subject of Deck "B".

GM-2014-031

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee issue a Development Variance Permit for GM-DVP-2013.4.

CARRIED

Trustee Hagedorn Opposed

By general consent the meeting recessed at 11:55 am and reconvened at 12:15 pm.

9. CORRESPONDENCE – none

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Foreshore Protection and Outreach

10.1.1 Memorandum dated May 9, 2014

Islands Planner Brzozowski discussed the possibility of holding a Soft Shorelines community information event during the summer near Gibsons at Chaster House, a venue adjacent to a soft shoreline project of Sunshine Coast Regional District Parks department.

Discussion ensued about potential speakers, participants, dates and locations for an educational event. There was consensus that September would be a preferred month for an event and that a more accessible site than Chaster House would be preferred.

Islands Planner Brzozowski indicated she would contact the Town of Gibsons regarding the possibility of partnering on an event if there were any suitable soft shoreline project sites in the Gibsons area. Trustees will give further thought to possible sites on their islands.

To be discussed further on July agenda.

10.2 Riparian Areas Regulation Implementation

10.2.1 Staff Report dated May 1, 2014

Staff provided background information and reviewed options for *Riparian Areas Regulation* (RAR) mapping in the Gambier Island Local Trust Area (LTA).

Discussion ensued on a potential Request for Proposals from Qualified Environmental Professionals to provide an outline and anticipated budget for RAR mapping services for Gambier Island.

GM-2014-032

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee direct staff to prepare and advertise a Request for Proposals regarding mapping services for basic verification of RAR-applicable watersheds on Gambier Island.

CARRIED

GM-2014-033

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend the Riparian Areas Regulation Implementation Project Charter to remove "Community Information Meeting for Gambier Island" from the "Workplan Overview" and also from "Scope & Deliverables".

CARRIED

GM-2014-034

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee endorse the Project Charter for Riparian Areas Regulation Implementation as amended.

CARRIED

10.3 Implementation of Official Community Plan Policies

10.3.1 Proposed Community Woodlots on Gambier Island

10.3.1.1 Letter dated May 13, 2014 from Craig Sutherland, Assistant Deputy Minister, Ministry of Forests, Lands and Natural Resources Operations

Trustees Hagedorn and Stamford attended a meeting on May 1 with the Minister of Forests, Lands and Natural Resource Operations (FLNRO) regarding Local Trust Committee concerns about the woodlot licensing process on Gambier Island. The Minister advised that the process could be slowed down until a meeting with senior Forestry staff and community representatives could be arranged.

Subsequently, the Ministry scheduled a meeting for May 30, to which neither Islands Trust staff nor the local trustees had been invited. Trustees voiced concerns that this was not a public meeting and that no invitation had been extended to Islands Trust.

It was pointed out the maximum size of a woodlot recommended by the Ministry is 400 hectares, whereas the two woodlots proposed for Gambier Island are each over 600 hectares and adjacent.

GM-2014-035

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to follow up on a Ministry of Forests, Lands and Natural Resource Operations meeting with select Gambier Island residents being held May 30, 2014 at Sewell's Marina, requesting participation of Islands Trust.

CARRIED

10.3.2 Potential Waste to Energy Facility at Port Mellon

There was discussion on the potential waste to energy facility at Port Mellon and appropriate parameters around advocacy on this issue.

12. BYLAWS

12.1 Bylaw No. 127 cited as “Gambier Island Local Trust Committee Meeting Procedure Bylaw No. 87, 2004, Amendment Bylaw No. 1, 2014”

Staff indicated Bylaw No. 127 would allow for electronic participation by members of a Local Trust Committee.

GM-2014-036

It was MOVED and SECONDED,

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

CARRIED

12.2 Bylaw No. 125 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2013”

Staff noted that Bylaw No.125 would amend the Gambier Island LUB 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.

Chair Graham provided background information on Executive Committee’s proposed suggestions for the Local Trust Committee to consider having staff develop a definition of breakwater, and for staff to look at an advocacy policy for sewage. Staff will add this item to the review list.

GM-2014-037

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee adopt Bylaw No. 125 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2013”.

CARRIED

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report and Project Report dated May 12, 2014

Received for information.

Staff was asked to place “Change terminology ‘Wilderness Conservation’ in the Gambier Island OCP land use designations and zoning” onto the Projects list.

13.2 Applications Log

13.2.1 Report dated May 12, 2014

Received for information.

13.3 Trustee and Local Expenses

13.3.1 Final Fiscal Year-End Expenditures to March 31, 2014

Received for information.

14. NEW BUSINESS

14.1 New Federal Marihuana for Medical Purposes Regulation

14.1.1 Staff Report dated April 28, 2014

Islands Planner Brzozowski reviewed options on an approach to bylaw amendments in consideration of the new *Marihuana for Medical Purposes Regulation*.

GM-2014-038

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee direct staff to add to the Projects List, an amendment to the Gambier Island Bylaw No. 86, Keats Island Land Use Bylaw No. 78, and the Gambier Associated Islands Bylaw No. 120 regarding the production of medical marihuana under the *Marihuana for Medical Purposes Regulation*.

CARRIED

14.2 Communications Infrastructure in Gambier Local Trust Area

Trustees engaged in consideration of access to Internet and cellphone services on Gambier Island, where there is problematic coverage as geography plays a significant role. It was reported that Rogers was working on installing a tower on Bowen Island but not planning to do so on Gambier Island.

Trustees determined advocacy on this issue was beyond the scope of the Local Trust Committee. It was suggested that trustees may be able to gather a group together to brainstorm how to address the issue of communications infrastructure, or may have an opportunity to build momentum as an individual, and that residents be encouraged to write letters on this issue.

14.3 Trust Council on Keats/Gambier Island in September

The last Trust Council of this term will be held on Keats and Gambier Islands in September.

14.4 Meeting with Chief Bill Williams of Squamish Nation

Trustee Hagedorn announced trustees would be meeting with Chief Bill Williams of Squamish Nation in Mosquito Creek the following week to build the relationship, discuss proposed woodlots and hear his views.

15. ISLANDS TRUST WEBSITE

15.1 Gambier Pages

Trustee Stamford indicated she would like to see more on the Gambier web pages and will forward a list of ideas to the Island Planner.

16. NEXT MEETING

Thursday, July 10, 2014 at 10:30 am at the Gambier Island Community Centre, Andy's Bay Road, Gambier Island, BC.

17. ADJOURNMENT

By general consent the meeting adjourned at 2:27 pm.

David Graham, Chair

CERTIFIED CORRECT:

Diane Corbett, Recorder