



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: November 17, 2016
Location: John Braithwaite Community Centre
 145 West 1st Street
 North Vancouver, BC

Members Present Susan Morrison, Chair
 Dan Rogers, Local Trustee
 Kate-Louise Stamford, Local Trustee

Staff Present Aleksandra Brzozowski, Island Planner
 Diane Corbett, Recorder

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:46 am. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations, and introduced trustees and staff in attendance.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

Addendum:

- 7.2 Fixed Link Feasibility study – Staff Report
- 10.1 GM-RZ-2004.1 (DL696-Keats Island) – Staff Report
- 14.1 Howe Sound Biosphere Proposal – Discussion
- 17 Closed Meeting

Late Item:

- 12.2.1 Discussion regarding parks proposal

Correspondence:

- 9.1 DL696-Keats Island
- 9.1.1 Maxine Davies dated November 5, 2016 regarding rezoning and subdivision of DL696 Keats Island
- 9.1.2 Kevin Healy dated November 15, 2016 regarding public meeting – Keats Island Lot 696 Proposal
- 9.1.3 Lorne Westnedge dated November 2, 2016 regarding proposed park area known as Triangle Park on DL 696, Keats Island subdivision plan

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Ruth Simons, Executive Director, Future of Howe Sound Society, described the Howe Sound Biosphere Initiative and welcomed Local Trust Committee support for the project.

4. COMMUNITY INFORMATION MEETING – none

5. PUBLIC HEARING – none

6. MINUTES

6.1 Local Trust Committee Meeting dated October 13, 2016

The following amendments to the minutes were presented for consideration:

- Add to end of second bullet point, item 11.1.1: comma, followed by “and an apparent professional disagreement related to the RAR Report”;
- Insert before “the Land Commission” in item 12.6, third bullet point: “the Vancouver Island panel of”;
- Item 12.7, second bullet point under Trustee Stamford’s report: replace “affect the” with “complicate islanders’ ”;
- Item 12.7, third bullet point under Trustee Stamford’s report: replace “restricted” with “complicated”;
- Item 12.8: add “Topics of discussion included: building inspection; park planning; general staff to staff issues; DL 696 rezoning application; bylaw enforcement issues.”

By general consent the minutes were adopted as amended.

6.2 Local Trust Committee Public Hearing Record dated October 13, 2016

The Public Hearing Record dated October 13, 2016 regarding proposed Bylaw Nos. 129 to 133 to facilitate implementation of the Provincial Riparian Areas Regulation was received for information.

6.3 Section 26 Resolutions-Without-Meeting Report dated November 9, 2016

Received.

6.4 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated November 9, 2016

The Follow-up Action List of November 9, 2016 was discussed.

- Add to list:
 - Schedule meeting with Ministry of Transportation and Infrastructure (MoTI).
 - Scheduling of Gambier Island Advisory Planning Commission orientation meeting probably will be set for mid-December or January.

- Suggested date for meeting with Squamish Nation was late January in North or West Vancouver.
- Incorporating Squamish Nation location names into agendas and reports was discussed.

7.2 Fixed Link Feasibility Study

Island Planner Brzozowski reviewed the staff report on the Fixed Link Feasibility Study.

The Local Trust Committee (LTC) discussed a draft letter to the Ministry of Transportation and Infrastructure (MoTI) pertaining to the Fixed Link Feasibility Study; the letter will be submitted by the LTC to be included in the project's consultation summary report.

Members of the public were invited to comment.

An Anvil Island resident encouraged the LTC to send the letter. He thought feelings on Anvil were fairly mixed, with some people quite supportive of the bridge idea, and others concerned and not supportive of a bridge.

A Pasley Island resident was supportive of the draft letter.

GM-2016-093

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

that the Gambier Island Local Trust Committee request that staff prepare a letter for the signature of the Chair, with amendments, as discussed.

CARRIED

8. DELEGATIONS – none

9. CORRESPONDENCE

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

9.1 DL 696 Keats Island

- 9.1.1 Maxine Davies, dated November 5, 2016, regarding Rezoning and subdivision of DL 696 Keats Island
- 9.1.2 Kevin Healy, dated November 15, 2016, regarding Public meeting – Keats Island Lot 696 Proposal
- 9.1.3 Lorne Westnedge, dated November 2, 2016, regarding proposed park area known as Triangle Park on DL 696, Keats Island subdivision plan

Items of correspondence were received.

10. APPLICATIONS AND REFERRALS

10.1 GM-RZ-2004.1 (DL696 – Keats Island)

Island Planner Brzozowski discussed the staff report on Draft Bylaws No. 143 and No. 144 (Rezoning for District Lot 696, Keats Island).

The Island Planner responded to trustee inquiries about the subdivision and rezoning processes for DL 696. An early referral of the draft bylaws that reflect the proposed subdivision could establish a basis for further discussion on the application and encourage a reasonable timeline for feedback to the LTC.

The applicant and agent were present in the room. Agent Kevin Healy gave an update on the subdivision application. The most recent application for Preliminary Layout Approval (PLA) was submitted to MoTI in July and revised slightly in September. Mr. Healy encouraged the LTC to give first reading now in order to start moving forward.

There was extensive discussion about a park provision, which was not in the current application or the draft bylaws. The proponent indicated that a comparable piece of land located across the street was now being offered, if it was wanted by the SCRD.

Trustee Rogers remarked that there is very little public land on Keats. A park could potentially be a community property, possibly with a community hall; there is almost nowhere else on the island where that could occur. It would serve more as a park for community services as compared to a destination park.

GM-2016-094

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee refer Draft Bylaw Nos. 143 and 144 (GM-RZ-2004.1, DL 696) to the Sunshine Coast Regional District Planning and Community Development Services and Infrastructure Services Departments, the Ministry of Transportation and Infrastructure and the Squamish and Tsleil-Waututh First Nations for early comment.

CARRIED

GM-2016-095

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee, in referring Draft Bylaws 143 and 144 to the Sunshine Coast Regional District Planning and Community Development Services, Sunshine Coast Regional District Infrastructure Services and Ministry of Transportation and Infrastructure, indicate that it is in favour of the dedication of a Community Services Park, as discussed with the proponent.

CARRIED

GM-2016-096

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to advise as soon as possible regarding the outcome of discussions with the Sunshine Coast Regional District regarding the proposed Community Services Park, and arrange a Local Trust Committee Special Meeting or a Resolution-Without-Meeting to consider First Reading of the Draft Bylaws once that information is provided.

CARRIED

11. BREAK

Chair Morrison postponed the break to after item 12.1.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Riparian Areas Regulation – Post Public Hearing Issues and Recommendations

Island Planner Brzozowski gave an overview of the staff report that reviewed options pertaining to implementation of the *Riparian Areas Regulation* on Bowyer Island. Discussion ensued.

GM-2016-097

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to proceed with an independent peer review of the Madrone Riparian Areas Regulation identification findings for Orchid Creek, and to present proposed changes to the Riparian Areas Regulation Project Charter to the Local Trust Committee at a future meeting.

CARRIED

GM-2016-098

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to determine where the cost of a peer review would be drawn from, and present the information to the Local Trust Committee and arrange a Resolution-Without-Meeting to authorize those funds, if necessary.

CARRIED

Bylaw 131 – “Gambier Associated Islands Official Community Plan, 2010, Amendment No. 1, 2015”.

GM-2016-099

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend Bylaw No. 131, cited as “Gambier Associated Islands Official Community Plan, 2010, Amendment No. 1, 2015” as per the following recommendations and comments from staff at the Ministry of Forests, Lands, and Natural Resource Operations:

- a. Replace all references to “*Fish Protection Act*” with “*Riparian Areas Protection Act*”.
- b. Remove all references to “or another professional”.

CARRIED

GM-2016-100

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 131, cited as “Gambier Associated Islands Official Community Plan, 2010, Amendment No. 1, 2015”, be amended by removing Plan No. 2.

CARRIED

GM-2016-101

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 131, cited as “Gambier Associated Islands Official Community Plan, 2010, Amendment No. 1, 2015”, as amended, be read a second time.

CARRIED

GM-2016-102

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 131, cited as “Gambier Associated Islands Official Community Plan, 2010, Amendment No. 1, 2015”, as amended, be read a third time.

CARRIED

GM-2016-103

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. 131, cited as “Gambier Associated Islands Official Community Plan, 2010, Amendment No. 1, 2015”, as amended, is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GM-2016-104

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 131, cited as “Gambier Associated Islands Official Community Plan, 2010, Amendment No. 1, 2015”, as amended, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

GM-2016-105

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee forward Bylaw No. 131, cited as “Gambier Associated Islands Official Community Plan, 2010, Amendment No. 1, 2015”, as amended, to the Minister of Community, Sport and Cultural Development for approval.

CARRIED

Bylaw 132 – “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2015”

GM-2016-106

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend Bylaw No. 132, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2015” as per the following recommendations and comments from staff at the Ministry of Forests, Lands, and Natural Resource Operations:

- a. Replace the distance in Subsections 9.1(3) (e), (n), and (o) from 15 metres to 10 metres.
- b. Remove the word “native” from Subsection 9.1(3) (m) ii.
- c. Remove all references to “or another professional”.
- d. Reference throughout Section 4, the requirement for a Riparian Areas Regulation assessment report to the standard outlined in the Riparian Areas Regulation.

CARRIED

GM-2016-107

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 132, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2015”, be read a second time.

CARRIED

GM-2016-108

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 132, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2015”, be read a third time.

CARRIED

GM-2016-109

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. 132, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2015” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GM-2016-110

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 132, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2015” be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

Chair Morrison recessed the meeting at 12:50 p.m. and reconvened the meeting at 1:05 p.m.

12.2 Gambier Island Official Community Plan Review

Trustees and staff considered the public consultation process on the Gambier Island Official Community Plan (OCP) and scheduling a public meeting.

GM-2016-111

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee have an Official Community Plan public meeting in the West Vancouver area with the Squamish Nation based on their availability.

CARRIED

12.2.1 Discussion about federal park proposal

The LTC discussed information about a potential federal park initiative on Gambier Island. A public meeting may be held in the near future.

12.3 Shoreline Protection – Memorandum

Staff reviewed the memorandum regarding new resource material on foreshore protection and stewardship, entitled “Your Marine Waterfront: A guide to protecting your property while promoting healthy shorelines”.

Staff was requested to post the document to the LTC webpage, and forward the PDF version to trustees who planned to distribute it to constituents.

A trustee proposed discussion regarding LTC participation with the Green Shores for Homes – BC Pilot Project, over the next few meetings, and the potential roll out of the project in the Gambier Island Local Trust Area.

The Island Planner will prepare a Project Charter for a future meeting.

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated November 9, 2016

Received.

13.1.2 Projects List Report dated November 9, 2016

Received.

13.2 Applications Report dated November 9, 2016

Received. It was noted DVP-2011.2 had been passed on to Bylaw Enforcement.

13.3 Trustee and Local Expense Report dated September, 2016

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

Staff was requested to post to the Gambier Island LTC webpage, the document “Your Marine Waterfront: A guide to protecting your property while promoting healthy shorelines”.

13.6 Chair's Report

Chair Morrison reported on the following:

- She was on Denman Island this week.
- Next week’s meetings include Lasqueti Island LTC on Monday and Trust Fund Board on Tuesday.
- The MoTI meeting mentioned in last month’s report did not apply to this Trust Area.
- She noted that there will be a resolution that Trust Council look at the *Islands Trust Act* and another resolution regarding a groundwater specialist.

13.7 Trustee Reports

Trustee reports were sent out by email in advance of the meeting.

Trustee Stamford reported on the following:

- She discussed talks that she attended in the Land Trust Alliance seminar series that looked at how land trusts are structured, fundraising and land trusts as one of the ways to respond to climate change.

Trustee Rogers reported on the following:

- He attended a Trust Programs Committee meeting on November 14 and advised that a detailed First Nations engagement policy will be presented at Trust Council.

13.8 Electoral Area Director's Report – none

13.9 Trust Fund Board Report

Chair Morrison announced that the Trust Fund Board would be meeting soon and has a new report coming.

14. NEW BUSINESS

14.1 Howe Sound Biosphere Proposal – for discussion

Trustees discussed a proposal for a Howe Sound Biosphere initiative. It was noted that this topic was on an Executive Committee agenda and was forwarded by the Executive Committee to the December Trust Council meeting agenda. There is a need to hear First Nations views on this initiative.

Further discussion on this topic was postponed to the next LTC meeting.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, February 2, 2017 at 10:30 am at (To be Announced)

16. TOWN HALL – none

17. CLOSED MEETING

17.1 Motion to Closed Meeting

GM-2016-112

It was MOVED and SECONDED

by the Gambier Island Local Trust Committee that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, S.90(1)(d) Adoption of In-Camera meeting minutes dated October 13, 2016 and (f) Bylaw Enforcement and that the recorder and staff attend the meeting.

CARRIED

The meeting was closed to the public at 1:58 p.m.

17.2 Recall to Order

The meeting was recalled to order at 2:03 p.m.

17.3 Rise and Report

Chair Morrison reported that in the Closed Meeting, the minutes from the In-Camera meeting of October 13, 2016 were adopted and that the bylaw officer had determined, based on current regulations in the Gambier Island Land Use Bylaws, that the Blewett boathouse and accompanying structures were legal.

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:04 p.m.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder