



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: May 24, 2018
Location: Gibsons Public Market
 473 Gower Point Road
 Gibsons, BC

Members Present: Susan Morrison, Chair (by telephone, 9:03-11:10 am)
 Dan Rogers, Local Trustee, Acting Chair
 Kate-Louise Stamford, Local Trustee

Staff Present: Madeleine Koch, Planner 2 (by telephone, 9:58-10:43 am)
 Teresa Rittemann, Planner 2 (by telephone, 10:59-11:10 am)
 Sonja Zupanec, Island Planner (by telephone, 9:03-11:10 am)

Also Present: Diane Corbett, Recorder
 Members of the Public – 2

1. CALL TO ORDER

“Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change.”

Local Trustee Dan Rogers acted as Chair and called the meeting to order at 9:04 a.m. Trustee Rogers acknowledged that the meeting was being held in territory of the Coast Salish First Nations, and particularly the Skwxwú7mesh/Squamish, and introduced trustees and staff in attendance.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Two gentlemen from South Thormanby Island inquired regarding increasing the number of dwellings on a property beyond what was permitted in the Land Use Bylaw.

The Island Planner outlined related information and urged the owner to contact her office for further discussion. Contact information and website references were provided by Trustees.

4. COMMUNITY INFORMATION MEETING – None

5. PUBLIC HEARING – None

6. MINUTES

6.1 Local Trust Committee Special Meeting dated April 18, 2018

The following amendments to the minutes were presented for consideration:

- Page 3, bullet 3, first sentence: insert “well” between “second” and “report”;
- Page 4, open bullet 1, first sentence: replace “preserves” with “reserves”;

- Page 4, open bullet 1, last sentence: change semicolon to a period after “site”, and change the last word “it” to “them”.

6.2 Public Hearing Record dated April 18, 2018

The following amendments to the Public Hearing Record regarding Proposed Bylaw No. 143 (GM-RZ-2004.1) were presented for consideration:

- Page 1, item 1, add at end of first paragraph: “Chair Morrison introduced staff and trustees in attendance and acknowledged that the meeting was being held in territory of the Coast Salish First Nations.”
- Page 3, bullet 3 should read: “The Campfire Rock field was moved as a concession to the neighbour to try to satisfy some of their concerns, not because it was an error in location.”

GM-2018-039

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee adopt the Local Trust Committee Special Meeting minutes dated April 18, 2018, as amended, and the Public Hearing Record dated April 18, 2018, as amended.

CARRIED

6.3 Local Trust Committee Meeting dated April 19, 2018

The following amendments to the April 19, 2018 minutes were presented for consideration:

- Page 3, under Trustee Rogers’ report:
 - bullet 5: change “Planning Commission” to “Programs Committee”;
 - bullet 7: change “April” to “May”;
- Page 3, item 9.4, first sentence: change “Morris” to “Morrison”.

By general consent the April 19, 2018 minutes were adopted as amended.

6.4 Section 26 Resolutions-Without-Meeting Report dated May 17, 2018

Received for information.

6.5 Advisory Planning Commission Minutes – None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated May 17, 2018

- The Island Planner announced that staff was looking into dates in July or August for a public information meeting on shoreline protection on Keats. A communications plan would be on the following Local Trust Committee agenda.
- Bylaw No. 143 was approved by Executive Committee the previous week.

8. DELEGATIONS – None

9. REPORTS

9.1 Chair's Report

Chair Morrison attended an Executive Committee meeting the previous week.

Information that came out at the meeting was that all of the Regional Districts would be

having mail-in ballots this election cycle; this should make a difference in the Local Trust Area. Regarding the upcoming Trust Council meeting on Saturna, efforts were being made to organize a water taxi from Thetis to Saturna; Chair Morrison would keep trustees posted.

Correspondence was received from the Minister indicating that the name “Islands Trust Conservancy” had passed in the Legislature and was awaiting Crown consent.

9.2 Trustee Reports

Trustee Stamford discussed highlights of activities since the previous meeting that included:

- Attendance at Howe Sound Community Forum on May 4 at Furry Creek. Several members of Skwxwú7mesh Nation Council were in attendance. There was learning about the focus and structure of the Nation, and an informal roundtable after the forum that enhanced connections. An elders meeting had been organized with the Skwxwú7mesh Nation on June 19, first day of Trust Council; either Trustee Stamford or Trustee Rogers would attend.
- Gambier Island feasibility study for a national park was released in draft format to a few people. The overall recommendation was that it be a co-managed reserve with the Skwxwú7mesh Nation.

Trustee Rogers reported on:

- Developments planned for the east side of Howe Sound at Furry Creek and Britannia
- New leadership of Squamish Nation
- Meetings on Keats of Roads Committee (and others)
- Trust Programs Committee meeting in Nanaimo

9.3 Electoral Area Director's Report

At a recent Sunshine Coast Regional District (SCRD) Planning and Community Development Committee meeting, the Electoral Area F Director requested that a recommendation be forwarded to the board to consider support for a small trail between the community centre and West Bay Road.

9.4 Trust Fund Board Report

A new report would be available after the meeting of the Trust Fund Board the following week.

10. CORRESPONDENCE – None

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

Trustee Rogers inquired with staff about the type of correspondence that would be included in this section of the agenda. Trustee Rogers reported he would forward to staff an update letter he received from Woodfibre LNG.

11. APPLICATIONS AND REFERRALS – None

The Chair adjourned the meeting at 9:51 am, and reconvened the meeting at 9:58 am.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Gambier Official Community Plan Review Project

Planner 2 Koch provided an update on the Gambier Official Community Plan (OCP) Review Project that included proposed changes for the Project Charter, discussion of the current technical review of the OCP, and considerations regarding a proposed forest cover workshop. Discussion ensued.

GM-2018-040**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee endorse the draft revised Gambier Official Community Plan Review Project Charter dated May 24, 2018, with the addition of the following objectives for a forest cover workshop:

- a. that there be an educational component on the importance of forest cover in general;
- b. that there be an outline of the specific challenges of forest cover on Gambier, and how we can support continued forest cover on Gambier.

CARRIED

Trustee Stamford noted she would follow up with the Planner 2.

12.2 Greenshores Workshop

The Island Planner announced that a Greenshores workshop, to be presented by the Stewardship Centre for BC, had been scheduled for Friday, July 13, with registration through the University of Victoria website. Staff would send further information to trustees when it was available.

12.3 Riparian Areas Regulation – Gambier/Anvil/Bowyer

Planner 2 Koch reviewed proposed changes to the Gambier Riparian Areas Regulation Project Charter.

GM-2018-041**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee endorse the revised Gambier Riparian Areas Regulation Project Charter, dated May 24, 2018.

CARRIED**13. REPORTS****13.1 Work Program Reports****13.1.1 Top Priorities Report dated May 17, 2018**

Received.

13.1.2 Projects List Report dated May 17, 2018

Received.

13.2 Applications Report dated May 17, 2018

Received.

13.3 Trustee and Local Expense Report dated March, 2018

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage – None**13.6 First Nations Activities**

The importance of having the Squamish Nation at Trust Council on Keats in September was noted.

14. NEW BUSINESS**14.1 Support for the Howe Sound Community Forum**

Trustees discussed with staff, the possibility of providing some financial support for the Howe Sound Community Forum, to which the Local Trust Committee was signatory and an active participant, which to date had been organized mainly by one volunteer who needed administrative help for that to continue.

Chair Morrison encouraged Trustees to contact the Regional Planning Manager regarding an opportunity to present this topic at Trust Council, and announced she would bring it up at the next Executive Committee meeting as a late item for discussion.

Points raised by Trustees included: desire to see Islands Trust help support the Howe Sound Community Forum, at least making a commitment for a year of support; and importance and benefit of the Forum through information that the Forum provides and the level of status it receives in the region.

14.2 Gambier Island Local Trust Committee Annual Report Submission – Request for Decision**GM-2018-042****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee approve the attached text for inclusion in the 2017-2018 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs and Housing.

CARRIED

14.3 Draft Restrictive Covenant to be used for the Purpose of Satisfying Keats Island LUB No. 78, 2002, Regulation 4.4.7

Planner 2 Rittemann reviewed the staff report entitled “Template Covenant for Keats Island Land Use Bylaw No. 78 Regulation 4.4.7 respecting a potential Crown Lease application for a new shared dock in Shoal Channel adjacent to Keats Island (fronting two upland residential Strata Lots). The Planner 2 responded to trustee inquiries.

GM-2018-043

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to work with Islands Trust legal counsel to draft a restrictive covenant to be used for the purpose of satisfying Keats Island Land Use Bylaw No. 78, 2002, regulation 4.4.7 which would limit the maximum area of a shared dock facility to 112 square metres.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, June 28, 2018 at 10:45 am at Gambier Island Community Hall, 721 Andy's Bay Road, Gambier Island, BC

15.2 Discussion regarding Rescheduling the November 15, 2018 Regular Meeting to after Swearing in of New LTC on November 16, 2018

By general consent, Trustees deferred this item to the next LTC meeting.

16. TOWN HALL – None

17. CLOSED MEETING – None

18. ADJOURNMENT

By general consent the meeting was adjourned at 11:10 am.

Dan Rogers, Acting Chair

Certified Correct:

Diane Corbett, Recorder