

ADOPTED

**MINUTES OF THE GAMBIER ISLAND LOCAL TRUST COMMITTEE MEETING
HELD ON TUESDAY, JANUARY 31, 2012 AT 10:30 AM
THE MANIL ROOM, GIBSONS PUBLIC LIBRARY
470 SOUTH FLETCHER, GIBSONS, BC**

<u>PRESENT:</u>	David Graham	Chair
	Jan Hagedorn	Local Trustee
	Kate-Louise Stamford	Local Trustee
	Sonja Zupanec	Island Planner
	Chris Jackson	Regional Planning Manager (Northern Office)
	Miles Drew	Bylaw Enforcement Coordinator
	Diane Corbett	Recorder

There were five (5) members of the public in attendance.

1. CALL TO ORDER

Chair Graham called the meeting to order at 10:30 am.

2. APPROVAL OF AGENDA

The following addition was made:

11.3.1 Letter from Lea Bancroft, Burrard Yacht Club

The agenda was adopted as amended by consensus.

3. MINUTES

3.1 *Adopted Gambier Island Local Trust Committee Meeting Minutes dated October 26, 2011*

The adopted minutes of the Gambier Island Local Trust Committee meeting dated October 26, 2011 were received for information.

3.2 *Section 26 Resolutions Without Meeting Log dated January 23, 2012*

Received for information

3.4 *Gambier Island Advisory Planning Commission Minutes*

There were no Gambier Island Advisory Planning Commission minutes.

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-up Action List dated

Island Planner Sonja Zupanec provided an update on the Follow-Up Action List dated January 23, 2012.

Trustee Stamford requested that staff give an update at the next meeting on the status of the HMCS Annapolis project in Halkett Bay. Trustee Hagedorn said she would be inquiring about the project as an individual with BC Parks.

Trustee Hagedorn displayed the most recent draft of the Gambier Island Trust Area map developed by Islands Trust staff and discussed with Planner Zupanec the proposed changes as noted in the minutes of the last meeting.

4.2 Advisory Planning Commission Appointments

Planner Zupanec reviewed the memorandum dated January 23, 2012. Additional names of candidates that had been forwarded since the memorandum date were added by trustees to the list of applicants; appointments would be discussed later during the closed session of the meeting.

5. LOCAL TRUST COMMITTEE PROJECTS

Local Trust Committee Projects were discussed under item 12.1 Work Program Reports.

6. CHAIR'S REPORT

Chair Graham explained that he was recently elected to his third term as Trustee on Denman Island. This is his first term as an elected member of the Islands Trust Executive Committee. He was appointed Chair of the Gambier Island Local Trust Committee by the Executive Council, and also serves as Chair for Gabriola, Lasqueti, and Hornby. The Islands Trust Executive Committee meets in Victoria every three weeks. Chair Graham just returned from an education session for newly elected executive members at the Local Government Leadership Academy in Parksville.

7. TRUSTEES' REPORT

Trustee Hagedorn welcomed Chair Graham and fellow Local Trustee Stamford.

Trustee Hagedorn reported that she had received an orientation along with 26 Trustees from December 6-9, 2011 at Trust Council in Victoria. The Artificial Reef Society of BC did a presentation. Trustee Hagedorn joined the Islands Trust

Planning Committee.

On January 12, 2012, Trustee Hagedorn attended a Northern Office Orientation meeting on Gabriola Island. She met with Sunshine Coast Regional District and Area F Director Lee Turnbull to support the operations of the annual Island clean-up program. She attended a site visit on Gambier on January 28, 2012, and also met with a conservation group on Keats.

Trustee Stamford noted that she has added her and Trustee Hagedorn's names as senders on the Gambier community email list, an informal community service which will enable the Trustees to enhance communication on Gambier Island.

Trustee Stamford announced that another email list has been developed which is more informal, to distribute information and enhance communication. Reports and other community information, which are currently sent out a week prior to the Local Trust Committee meeting, will be made available through this email list.

Trustee Stamford attended the Trust Council meeting in Victoria in December where she volunteered for the Programs Committee, a subcommittee of Trust Council that advances Trust-wide opportunities for advocacy, communications, promotion, public awareness and education. There will be a meeting February 6, 2012 in Ladysmith.

Trustee Stamford also attended the Northern Office Orientation meeting on Gabriola Island. She also connected with the Conservancy on Gambier Island.

Trustee Stamford met with the Gambier Community Association, for whom a primary concern is parking. She also had the opportunity to meet MLA Nicholas Simons at an Open House on January 17, 2012, where they spoke about some Islands Trust issues.

8. **DELEGATIONS**

There were no delegations.

9. **TOWN HALL SESSION**

Sophia Shane of Gambier Island inquired about how she could learn more about the activities of the Local Trust Committee. Ms. Shane was provided information on how to get her name on the unofficial community notice board and encouraged to contact Trustees by phone, or to contact Planner Zupanec for any technical questions.

John McMaster, of Anvil Island, said the only way to find out what is going on and to get the public and Trustees' and staff perspectives is to attend these meetings.

Les Martin, of Thunderbird Yacht Club, inquired about voting rights of club members in elections, as the club owns property in the Trust Area. For further information, Mr. Mortin was instructed to send an email to Planner Zupanec who

could forward it to the Deputy Clerk.

10. 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.

10.1 Funding Request from Sea to Sky Clean Air Society

Planner Zupanec reviewed the funding request from Sea to Sky Clean Air Society.

Trustee Hagedorn noted, having attended several of the Society meetings, that the Society has a broad representation and a bigger vision of the Howe Sound Area, and that she thought it was a good match with Islands Trust bylaws.

GM-001-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to forward a \$200-cheque from the Miscellaneous fund and pay the funding request of the Sea to Sky Clean Air Society for a 2012 contribution.

Trustee Hagedorn declared a conflict of interest as she had put her name forward as a board member for the Society.

Trustee Hagedorn left the meeting at 11:04 am.

Trustee Stamford noted she would be interested in learning if this group was acting in collaboration with other groups and activities in the region.

GM-001-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to forward a \$200-cheque from the Miscellaneous fund and pay the funding request of the Sea to Sky Clean Air Society for a 2012 contribution.

CARRIED

Trustee Hagedorn returned to the meeting at 11:06 am.

11. APPLICATIONS AND PERMITS

11.1 GM-DVP-2011.5 (Shane – Gambier Island)

Planner Zupanec outlined the staff report dated January 12, 2012. She noted the sensitivity of the foreshore environment, with little ability to be regenerated at a 7.5-metre setback, which should be kept as a no-build strip.

ADOPTED

The architect representing the applicant showed pictures and described the topography of the property, explaining that the selected siting gave the best configuration relative to the issues of lighting, location and retention of trees, lighting from log processing across the water, and noise.

The applicant shared her vision for development of the property.

While empathizing with the applicant's views on retaining trees and locating a structure near the few trees that remained on the property after clear-cutting by the previous owner, Trustees emphasized the importance of the 15-metre setback that supports the Official Community Plan vision of preserving the aesthetics of the foreshore.

Chair Graham pointed out that Official Community Plans speak with the history of the community, and are developed by the community. The old Official Community Plan envisioned a 20-metre setback. The Land Use Bylaw regulation is 15 metres.

GM-002-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee not issue development variance permit application GM-DVP-2011.5 (Shane, Gambier Island).

CARRIED

11.2 GM-RZ-2011.1 (Camp Fircom – Gambier Island)

Planner Zupanec reviewed the staff report dated December 14, 2011. The applicant had selected to keep the titles of the camp and the adjacent subject property separate in light of the expense that would be required to re-survey the foreshore if consolidating the properties. The applicant stated there was no intent of the owner to develop the property, which would be used for camp programming.

GM-003-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to prepare a draft amending bylaw for GM-RZ-2011.1 (Camp Fircom, Gambier Island) to re-designate Lot B, District Lot 836, Plan 21550, Gambier Island, PID 009-393-358 from 'Settlement Residential (SR)' to 'Private Camps (CMP)' in the Gambier Island Official Community Plan and return it to the Local Trust Committee for further consideration.

CARRIED

ADOPTED

GM-004-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to:

1. Prepare a draft amending bylaw to rezone Lot B, District Lot 836, Plan 21550, Gambier Island, PID 009-393-358 from SR to a new S3 subzone in the Gambier Island Land Use Bylaw regulating the density and lot coverage so that the property remains undeveloped, and return the draft to the Local Trust Committee for further consideration; and
2. Post the preliminary staff report for GM-RZ-2011.1 (Camp Fircom, Gambier Island) to the Gambier website.

CARRIED

11.3 GM-RZ-2011.2 (Thunderbird Yacht Club – Gambier Island)

Planner Zupanec reviewed the staff report of December 19, 2011.

Speaking to the application, Mr. Les Morton indicated that a rezoning was being requested to make room for expansion and to increase dock size to accommodate the increase in boat sizes since the origins of the club forty years ago.

GM-005-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to:

1. Prepare a draft amending bylaw to rezone the foreshore area of Lot A, District Lot 2809, Explanatory Plan 8309, New Westminster District, Gambier Island, PID 015-896-129 from 'P3 Zone' to 'Yacht Club Outstation (YCO) Zone' in the Gambier Island Land Use Bylaw; and
2. Post the preliminary staff report for GM-RZ-2011.2 (Thunderbird Yacht Club, Gambier Island) to the Gambier Island website.

CARRIED

The meeting recessed at 12:25 p.m. and resumed at 12:40 p.m.

12. **REPORTS**

12.1 *Work Program Reports*

12.1.1 *Memorandum dated January 20, 2012 regarding Work Program for term 2011-2014*

12.1.2 *Email dated January 14, 2012 from Wendy Harrison regarding the Associated Islands Land Use Bylaws*

12.1.3 *Top Priorities Report and Projects List dated January 23, 2012*

Planner Zupanec reviewed the staff memorandum and requested that Local Trustees confirm their priorities for the current term and items for the work

ADOPTED

program. Discussion ensued.

GM-006-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee requests staff to move number 3 in the Top Priorities List (“Initial discussions with Squamish First Nation regarding protection of archaeological and heritage resources”) to the Projects List and replace number 3 on the Top Priorities List with “Foreshore protection/ clarity/ DAI/ DPA’s”.

CARRIED

GM-007-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to remove two items from the Projects List:

- Review whether trail rights of way should be held by the Sunshine Coast Regional District on Keats Island or by Sunshine Coast Regional District and Local Trust Committee
- Options to protect the integrity of beaches and define “natural boundary”

CARRIED

Trustees discussed public engagement and consultation, and communication with the public about priority projects.

GM-008-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to add “Review of a strategic plan for the Howe Sound area” to the projects list.

CARRIED

12.2 Applications Log

Planner Zupanec reviewed the Applications Log Report dated January 23, 2012.

12.3 Trustee and Local Expenses

The trustee and local expenses report posted to December 21, 2011 was received for information.

13. NEW BUSINESS

13.1 Proposed Local Trust Committee Meeting Schedule for 2012

The meeting schedule was adopted by the Local Trust Committee by Resolution Without Meeting. A change of meeting location was noted: March 1 and April 12 meetings will be held at the Eric Cardinal Hall, at 930 Chamberlin Road, West Howe Sound, not the Gibsons Library.

The Local Trust Committee agreed to review the scheduled locations at the next meeting.

13.2 *BURNCO Gravel Extraction Proposal – Sunshine Coast*

Planner Zupanec provided background on the BURNCO proposal and advised Trustees that submissions pertaining to the scope of the environmental assessment process had been requested by February 3, 2012.

GM-009-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to write a letter to the Environmental Assessment Office referring to the Gambier Trust Area Official Community Plan policies, and stating that the rezoning is in Islands Trust Jurisdiction; and further, that the Gambier Island Local Trust Committee would encourage the topics of noise and light impact to be included in the scoping of the Environmental Assessment.

CARRIED

14. BYLAWS

14.1 *Bylaw Enforcement Notification System*

14.1.1 *Bylaw Enforcement Notification Brochure*

14.1.2 *Bylaw Violation Notice*

14.1.3 *Proposed Bylaw No. 116*

Bylaw Enforcement Coordinator Drew discussed a housekeeping amendment to proposed Bylaw Enforcement Notification Bylaw No. 116.

Trustees Stamford and Hagedorn both emphasized the importance of communicating with the public to provide information about the bylaw and responding to inquiries before moving forward with the proposed bylaw.

GM-010-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee rescind the October 26, 2011 Third reading to Proposed Bylaw No. 116, cited as Gambier Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 116, 2011.

CARRIED

GM-011-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to amend proposed Bylaw No. 116 by replacing Schedule B with the Schedule B as attached to the staff report dated January 18, 2012.

CARRIED

ADOPTED

GM-012-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request Bylaw Enforcement Coordinator Drew to send a letter to Gambier Island Trust Area residents informing them of the proposed Bylaw Enforcement Notification Bylaw.

CARRIED

15. ISLANDS TRUST WEBSITE

15.1 Gambier Page

The Gambier Island Trustees requested that staff add to the website rezoning and application reports discussed at this meeting.

16. CLOSED MEETING

GM-013-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee closes the next part of the January 31, 2012 business meeting to discuss matters pursuant to Section 90(1)(a) of the Community Charter to consider appointments to the Advisory Planning Commission and that staff and the minute taker be invited to attend this meeting.

CARRIED

17. RECALL TO ORDER

Chair Graham recalled the meeting to order at 2:40 pm.

Chair Graham announced that the Gambier Island Local Trust Committee appoints the following individuals to the Gambier Island Local Trust Area Advisory Planning Commission for a two year term:

Brenda Hardisty
Camilla Berry
Dan Rogers
David Walker
Eric Holtz
Frank Colbourne
Joyce Clegg
Lee Martella
Roger Sweeney

Chair Graham requested that staff write letters to all candidates thanking them for their application, and to the nine Advisory Planning Commission appointees to provide them with information regarding a training session.

18. NEXT MEETING

18.1 Next Local Trust Committee Regular Business Meeting

The next Local Trust Committee meeting will be held on Thursday, March 1, 2012 at 10:30 am at Eric Cardinal Hall, at 930 Chamberlin Road, West Howe Sound.

19. ADJOURNMENT

The Gambier Island Local Trust Committee meeting was adjourned by consensus at 2:41 pm.

Recorder

Chair