

**MINUTES OF THE GAMBIER ISLAND LOCAL TRUST COMMITTEE MEETING
HELD ON THURSDAY, MARCH 1, 2012 AT 10:30 AM
AT ERIC CARDINALL HALL, 930 CHAMBERLIN ROAD,
WEST HOWE SOUND, BC**

<u>PRESENT:</u>	David Graham	Chair
	Kate-Louise Stamford	Local Trustee
	Jan Hagedorn	Local Trustee
	Sonja Zupanec	Island Planner
	Diane Corbett	Recorder

There were three (3) 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 Agenda was adopted by consensus as amended:

- Delegation postponed to April 12, 2012 meeting;
- Move to before Applications and Permits: GM-LUB-2011.2 (Associated Islands Land Use Bylaw Review Project).

3. MINUTES

3.1 *Gambier Island Local Trust Committee Meeting Minutes dated January 31, 2012*

Changes were noted:

- for clarification in Trustee's Report on page 3:
 - paragraph 3, replace first sentence with: "Trustee Stamford noted that she has added her and Trustee Hagedorn's name as senders on the Gambier community email list, an informal community service which will enable the Trustees to enhance communication on Gambier."
 - paragraph 3, line 4: replace "are" with "will be made"
 - paragraph 5, line 2: delete all words from the first comma to end of sentence
- page 3, last line and page 4, line 2: change "Martin" to "Morton"
- page 10, item 18.1: change time to "10:30 am"
- pages 8 and 9: change resolution numbers as follows:
 - from GM-011-2012 to GM-010-2012
 - from GM-012-2012 to GM-011-2012
 - from GM-013-2012 to GM-012-2012
 - from GM-014-2012 to GM-013-2012

The minutes of the Gambier Island Local Trust Committee meeting dated January 31, 2012 were adopted as amended by consensus.

3.2 *Section 26 Resolutions Without Meeting Log dated February 21, 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 *Update on January 31, 2012 Town Hall Inquiry*

Trustee Hagedorn provided an update regarding an inquiry at the January 31, 2012 Town Hall concerning yacht clubs and voting; the questioner was given contact information for Corporate Officer Angie Legault at the Sunshine Coast Regional District.

4.2 *Follow-up Action List dated February 21, 2012*

Planner Zupanec provided an update on the Follow-Up Action List dated February 21, 2012.

Engagement with First Nations, which presently is under review by Islands Trust, was discussed. It was noted by the Planner Zupanec that several First Nations had been identified in the Trust Area. It was agreed that staff would remove the word "Squamish" from the listed June 23, 2010 activity to make the reference to First Nations more general.

4.3 *Advisory Planning Commission Appointments*

Discussion of the Advisory Planning Commission appointments was deferred to the in-camera part of the meeting.

Trustee Stamford stated that she wished to ensure that the Local Trust Committee was in agreement on the use of the Gambier Island Advisory Planning Commission. She noted that the Local Trust Area includes representation from a wide area, not typical within the Islands Trust, and wanted to make sure that the Advisory Planning Commission has a minute taker and that members could attend meetings.

The Advisory Planning Commission role, functioning and bylaw were considered by the Trustees and Planner Zupanec, including discussion on:

- Local Trust Committee's need for clarity of focus regarding Advisory Planning Commission referrals
- Advisory Planning Commission access to technical information

ADOPTED

- Role of trustees
- Role of Chair and Secretary
- Nature of Advisory Planning Commission minutes, limited to recommendations and actions
- Process of previous Advisory Planning Commission

Trustee Stamford expressed a desire to refer the land use bylaws to the Advisory Planning Commission prior to first draft and comment by the Local Trust Committee.

Trustee Hagedorn stated she wished to refer the sustainability check list to the Advisory Planning Commission.

Chair Graham concluded that further discussion on this could ensue when a situation for referral is before the Local Trust Committee.

5. CHAIR'S REPORT

Chair Graham advised that he sits on the local Planning Committee, the Finance Committee and the Executive Committee. The budget is being cut; the increase this year is less than 1%, possibly 0%. There will be a quarterly meeting of the Executive Committee soon, where it will be decided whether to take a Gas Tax grant to look at the Islands Trust policy statement.

6. TRUSTEES' REPORT

On February 6, 2012, **Trustee Stamford** attended a Trust Council Programs Committee meeting by teleconference; discussion included stewardship awards and the potential policy review and its impacts. The policy review will be voted on by Trust Council on March 7, 2012.

Trustee Stamford met with a Transport Canada representative and members of the Federal Dock Divestiture Committee regarding the New Brighton dock on Gambier Island. Divestiture was looked at ten years ago, at which time the community worked hard to maintain the federal status of the New Brighton dock. There is a desire by the federal government to move responsibility of this dock to another government, community or private body. Federal staff have promised to hold public meetings to discuss the issue.

Concern continues in the Howe Sound area regarding the potential impact of the proposed BURNCO aggregate mine at McNab Creek. Trustees are working with various individuals, groups and Trustees on Bowen Island to provide an appropriate response during any public hearing opportunities.

Trustee Stamford has been working with the Gambier Island Community Association regarding the complex issue of parking and road upgrades in the New Brighton community area. She and Trustee Hagedorn met with the Gambier Conservancy on February 19, 2012 to examine land planning support for preservation of green space

ADOPTED

on the island.

Trustee Stamford's efforts as trustee to date have focused on Gambier Island. She said she was looking forward to visiting Keats Island to get a better understanding of how to support the communities there. The trustee noted that as the Local Trust Committee moves into the land use bylaw process for the Sunshine Coast Regional District Associated Islands, she would like to find opportunities to visit those islands as well over the summer months.

Trustee Hagedorn distributed the Gambier Island Local Trustee newsletter and a map of the Gambier Island Local Trust Committee Area, the largest in the Islands Trust federation. On February 8, 2012 the trustee attended the Planning Committee with eight other fellow trustees in Victoria, where priorities to forward to Trust Council were considered.

Islands Trust Property Management Specialist Jeff Ralph traveled on February 11, 2012 with several Gambier Conservancy members and interested community members to Nature Reserves on Long Bay/Brigade Bay, to consider a restoration project on the reserves which involves removing holly and planting trees. Jeff Ralph can be contacted at jralph@islandstrust.bc.ca.

Trustee Hagedorn urged those who know of anyone who has made a big difference to life in the Gambier Trust Area to nominate them for the Islands Trust 2012 Community Stewardship Awards program by contacting trustees or through the Islands Trust website.

At Trust Council, March 6-8, 2012 on Gabriola, all 26 trustees will be asked to vote and make decisions as a Trust Federation. Two major decisions will be the 2012 budget, and the review of the Policy Statement and whether to accept an offer of a grant of up to \$250,000.

A link has been posted to the Islands Trust website about the proposed policy statement review: www.islandstrust.bc.ca/tc/polstreview.cfm

Both trustees have been trying to encourage informal communications, sending out reports in advance of meetings. There is a formal notification service on the Island Trust website: www.islandstrust.bc.ca/ltc/gm/meetings.cfm?&intMode=2.

7. **DELEGATIONS**

There were no delegations.

8. **TOWN HALL SESSION**

Graeme Wickham, Gambier Island resident, distributed a handout to staff and Trust Committee members with his comments on the budget for 2012-13, which he had also forwarded to the Treasurer and the Financial Committee of March 6-7, 2012. The Trust Committee thanked Mr. Wickham for his submission.

ADOPTED

Mr. Wickham stated that he was the previous Chair of the last Advisory Planning Commission, and commented on some of his experiences at that time. Mr. Wickham inquired why he was not selected to the Advisory Planning Commission this year.

Chair Graham noted that the decision of the Local Trust Committee as to how the Advisory Planning Commission is appointed is done in camera; there is no legislative requirement for a trustee to explain appointments.

Brenda Hardisty, Keats Island resident and new Advisory Planning Commission member, said she was looking forward to learning what the Trust Committee needs from the Advisory Planning Commission and how the group will function.

9. CORRESPONDENCE

There was no correspondence to be received.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 *GM-LUB-2011.2 (Associated Islands Land Use Bylaw Review Project) Project Charter*

The Land Use Bylaw Review Project is purposed to implement the first Gambier Island Local Trust Committee land use bylaw for the Associated Islands located within the Sunshine Coast Regional District area. The Land Use Bylaw is a regulation document that will implement the Official Community Plan.

Planner Zupanec reviewed the Land Use Bylaw Review Project Charter, dated February 14, 2012, and received inquiries and feedback from trustees during extensive discussion that rendered some updates to the draft Project Charter. The Charter included the following topics: Purpose; Background; Objectives; In Scope; Out of Scope; Budget; Critical Success Factors; Links and Dependencies; Project Team; Stakeholders; Workplan Overview; Governance; Risk Assessment.

The current goal of the project is that consideration of adoption of the bylaw will transpire in March 2013.

A revised draft of the Project Charter will be forwarded by the Planner Zupanec at the next meeting, as well as a draft communications plan.

The meeting recessed at 12:25 pm and resumed at 12:45 pm.

11. APPLICATIONS AND PERMITS

11.1 GM-SUB-2010.1 (Ventureland Management, Gambier Island) 10% Frontage Waiver

Planner Zupanec reviewed the staff report dated February 17, 2012 regarding a frontage waiver for a subdivision referral.

The local trustees desired a dialogue with the developer to learn more about the proposed development. It was noted that an important stream intersects with a road. Trustees mentioned concerns raised by community members related to the size and shape of the development, water access by the public, ownership of the road, stream protection, and impacts of the development on parking in the area.

Trustees suggested that the developer might be willing to give back to the community in exchange for the waiver of the 10% lot frontage requirement.

Planner Zupanec noted that the land use bylaw permits the subdivision. The land is not subject to the Official Community Plan, as it is exempt in the old Official Community Plan, and therefore a development permit area could not be enforced.

GM-014-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee exempt Proposed Lot 6, District Lot 477, Group 1, New Westminster District except part lying south of a line drawn parallel to and perpendicularly distant North 1135.4 feet from the south boundary of said District Lot – Gambier Island PID 015-980-324 from the 10% lot frontage requirement of the Local Government Act and the Gambier Island Land Use Bylaw No. 86.

CARRIED

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

Planner Zupanec reviewed the staff report dated February 17, 2012.

GM-015-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give first reading to Bylaw No. 117 – cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012.”

CARRIED

GM-016-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give first reading to Bylaw No. 118 – cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012.”

CARRIED

ADOPTED

GM-017-2012

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

1. Direct staff to proceed with bylaw referrals, public notification and scheduling of a community information meeting and public hearing on Gambier Island; and
2. Request staff to post the supplemental staff report for GM-RZ-2011.1 (Camp Fircom, Gambier Island) and Proposed Bylaws No. 117 and 118 to the Gambier website.

CARRIED

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

Planner Zupanec reviewed the staff report dated February 17, 2012.

GM-018-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give first reading to draft Bylaw No. 119 – cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012.”

CARRIED

GM-019-2012

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

1. Direct staff to proceed with bylaw referrals, public notification, scheduling of a community information meeting and public hearing for Proposed Bylaw 119 on Gambier Island; and
2. Request staff to post the supplemental staff report for GM-RZ-2011.2 (Thunderbird Yacht Club, Gambier Island) and Proposed Bylaw No. 119 to the Gambier website.

CARRIED

12. CLOSED MEETING

GM-020-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee close the next part of the March 1, 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

The Local Trust Committee moved in-camera at 2:29 pm.

13. RECALL TO ORDER

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

ADOPTED

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

Al Haily
Brenda Hardisty
Camilla Berry
David Walker
Eric Holtz
Frank Colbourne
Joyce Clegg
Lei Marttela
Roger Sweeney

12. **BYLAWS**

- 12.1 *Draft Bylaw No. 117 cited as "Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012"*
- 12.2 *Draft Bylaw No. 118 cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012"*
- 12.3 *Draft Bylaw No. 119 cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012"*

The above readings were given in Section 11.2 and 11.3 of the Agenda.

13. **REPORTS**

13.1 *Work Program Reports*

The Top Priorities Report and the Projects List dated February 21, 2012 were reviewed.

Planner Zupanec was asked to insert "and stewardship" after "protection" in priority number three.

Discussion ensued regarding sustainability checklists. Trustees proposed that examples of these be forwarded to the Advisory Planning Commission for its feedback and suggestions for the Gambier Island Trust Area.

Trustees will bring further information to the next meeting where ideas on framing a memorandum to the Advisory Planning Commission will be discussed.

13.2 *Applications Log*

Planner Zupanec reviewed the Applications Log Report dated February 21, 2012, and responded to inquiries from trustees.

13.3 *Trustee and Local Expenses*

The expenses report posted to January 23, 2012 was received for information.

14. NEW BUSINESS

14.1 *Shoreline Mapping*

Trustee Hagedorn commented on a shoreline mapping project that had been conducted through the University of British Columbia, which had not included the Gambier Trust Area, and her recent discussions with the Director of Local Planning Services.

GM-021-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to liaison with the Director of Local Planning Services regarding shoreline mapping for the Gambier Island Trust Area, such as what was done for other islands, and bring back this information, including a proposed budget and timeline, to the Gambier Island Local Trust Committee.

CARRIED

14.2 *Local Trust Committee Meeting Schedule*

Changes were made to selected meeting locations in the Business Meeting Schedule – 2012 as follows:

April 12	Gambier Island
May 24	Gibsons
July 5	Gambier Island
September 20	Keats Island
October 25	To be determined
November 29	To be determined
December 13	To be determined

15. ISLANDS TRUST WEBSITE

15.1 *Gambier Page*

The Gambier Island Trustees requested that staff add to the website the February 2012 No. 1 issue of the Gambier Island Local Trustee newsletter.

18. NEXT MEETING

18.1 *Next Local Trust Committee Regular Business Meeting*

The next Local Trust Committee meeting will be held on Thursday,

ADOPTED

April 12, 2012 at 10:30 am at the Gambier Island Community Centre, Andy's Bay Road, Gambier Island.

19. ADJOURNMENT

The Gambier Island Local Trust Committee meeting was adjourned by consensus at 3:20 pm.

Recorder

Chair