

**MINUTES OF THE GAMBIER ISLAND LOCAL TRUST COMMITTEE MEETING  
HELD ON THURSDAY JULY 5, 2012 AT 10:30 AM  
AT THE GAMBIER ISLAND COMMUNITY CENTRE  
ANDY'S BAY ROAD, GAMBIER ISLAND, BC**

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

There were six (6) members of the public in attendance.

**1. CALL TO ORDER**

Chair Graham called the meeting to order at 10:30 am and introduced trustees and staff in attendance.

Chair Graham announced that the meeting would start with information sessions pertaining to two rezoning applications.

**2. REZONING APPLICATION GM-RZ-2011.1 (CAMP FIRCOM, GAMBIER ISLAND)**

Planner Zupanec provided background information on the proposed rezoning of a large residential lot to a camp use.

**3. QUESTIONS AND ANSWERS**

*Proposed Bylaw No. 117 Cited as "Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012" AND*

*Proposed Bylaw No. 118 cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012"*

There were no questions on the proposed bylaws.

**4. REZONING APPLICATION GM-RZ-2011.2 (THUNDERBIRD YACHT CLUB, GAMBIER ISLAND)**

Planner Zupanec provided background information on a proposed foreshore rezoning requesting expansion of an existing Yacht Club Outstation zone to accommodate needs for extra moorage.

5. **QUESTIONS AND ANSWERS FOR**

*Proposed Bylaw No. 119 cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012"*

Brief discussion ensued on background events pertaining to the rezoning application.

Responding to an inquiry, staff clarified that the Sliammon Nation had no interest in the property, which is not in the Sliammon Nation traditional territory.

Chair Graham announced that the Local Trust Committee would now move into a public hearing.

*The meeting recessed for public hearing at 10:42 am.*

*The meeting reconvened at 10:48 am.*

6. **APPROVAL OF AGENDA**

The Agenda was adopted as amended by consensus, with the following additions:

- 14.1.3 Draft letter and agenda
- 17.4 June 2012 expense report

7. **MINUTES**

7.1 *Gambier Island Local Trust Committee Meeting Minutes dated May 24, 2012*

The minutes of the Gambier Island Local Trust Committee meeting dated May 24, 2012 were adopted as amended by consensus, with the following change:

- Item 14.1: Add "and other environmental impacts" to the end of last sentence.

7.2 *Section 26 Resolutions Without Meeting*

None.

7.3 *Gambier Island Advisory Planning Commission Minutes*

The minutes of the Gambier Island Advisory Planning Commission dated May 23, 2012 were received for information.

Trustee Hagedorn extended thanks to the Advisory Planning Commission and Joyce Clegg, APC chair. The trustee commented on item PM #1.01 in the minutes, noting that trustees would not typically attend Advisory Planning

Commission meetings and that requests from the Advisory Planning Commission for technical information would best be directed to Islands Trust staff.

7.4 *Gambier Island Advisory Planning Commission Draft Minutes dated June 13, 2012 and Recommendation*

Received.

Joyce Clegg provided supportive and explanatory comments on the recommendation regarding a draft sustainability checklist.

Islands Trust's recently published "Environmentally Friendly Building and Renovating Guide" for the southern Gulf Islands was circulated and discussed. It was noted that the Advisory Planning Commission's recommendation was similar to what was done in the southern islands.

**GM-032-2012**

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request that the Northern Regional Planning Manager investigate the possibility of customizing the Southern Gulf Islands Environmentally Friendly Building and Renovating Guide for the Northern Trust Area.

**CARRIED**

**8. BUSINESS ARISING FROM MINUTES**

8.1 *Follow-up Action List dated June 25, 2012*

Received.

**9. CHAIR'S REPORT**

An outcome of a recent Trust Council meeting on Pender Island was the start of a strategic plan for Trust Council to direct the work for trustees for this term. Chair Graham advised that a new public comment period on the Trust Council's priorities that had been introduced until the end of July. The public consultation on the proposed strategic plan was being conducted through a geographically based online survey managed by PlaySpeak.

**10. TRUSTEES' REPORT**

**Trustee Stamford** said that a personal outcome of the recent BURNCO site visit was a realization of the importance of developing a strategic plan for Howe Sound. She wanted to see "bigger questions" being answered. Trustee Stamford noted that other information was available in the Trustees' July 2012 newsletter.

**Trustee Hagedorn** concurred with Trustee Stamford that the BURNCO proposal was an opportunity to look at a bigger plan for the Howe Sound area, with Lion's Bay, Bowen Island, Squamish all sharing a common interest in the beautiful environment. On June 1, 2012 there was a meeting of a road committee on Keats Island where topics like speed control and safety on the road were discussed. This is

the first year Keats has had a conservation group; members recently pulled out invasive species from a 33-acre park. Trustee Hagedorn proposed to invite Ramona DeGraff to Keats to look at foreshore development.

It was noted that highlights from Trust Council were mentioned in the Trustee newsletter.

On July 7, 2012 there would be joint town hall meetings with the trustees and the Sunshine Coast Regional District Electoral Area F (West Howe Sound) Director on Keats and Gambier.

A meeting of the trustees with the Ministry of Transportation and Infrastructure and Capilano Highways would be held on July 12, 2012.

11. **DELEGATIONS**

None.

12. **TOWN HALL SESSION**

**Lou Byers** and **Beth Feldman of Gambier Island** provided comments and discussed with staff and trustees recent developments regarding their long-standing subdivision application. They now faced an additional expense related to the implementation of the *Riparian Areas Regulation*, requiring a report from a Qualified Environmental Professional.

**Trustee Stamford** advised that she had spoken to the northern team at Trust Council about the proposed subdivision; correspondence with one's Member of the Legislative Assembly was suggested if the provincial *Riparian Areas Regulation* regulations were too onerous.

**Jeff Willis**, Executive Director of Camp Fircom, owned by the United Church, said the camp was moving into its second year of operation. The camp offers programs tailored to school groups that visit, and had developed numerous partnerships including partnering with Sea to Sky Outdoor School.

Mr. Willis described Camp Fircom as a "thematic based camp" and elaborated upon planned programs and enterprises, including social enterprise. Mr. Willis commented that he wanted to build the "greenest camp in BC". He noted the importance of food and food programs and initiatives at the camp. Mr. Willis commented on the present expansion of a three-quarter acre farm and mentioned possible food related initiatives for the Gambier Island area. As well, he praised the capacities of the staff team at Camp Fircom.

**Trustee Hagedorn** commented that she was encouraging Trust Council to meet at Camp Fircom this term.

13. **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*

*(Item 16 was moved forward for the convenience of members of the public.)*

16. **BYLAWS**

16.1 *Proposed Bylaw No. 117 cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012”*

**GM-033-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give second reading to proposed Bylaw No. 117, cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012”.

**CARRIED**

**GM-034-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give third reading to proposed Bylaw No. 117, cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012”.

**CARRIED**

**GM-035-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee submit proposed Bylaw No. 117, cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012”, to the Executive Committee and to the Minister of Community, Sport and Cultural Development for approval.

**CARRIED**

16.2 *Proposed Bylaw No. 118 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012”*

**GM-036-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give second reading to proposed Bylaw No. 118 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012”.

**CARRIED**

**GM-037-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give third reading to proposed Bylaw No. 118 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012”.

**CARRIED**

**GM-038-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee submit proposed Bylaw No. 118 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012” to the Executive Committee.

**CARRIED**

16.3 *Proposed Bylaw No. 119 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012”*

**GM-039-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give second reading to proposed Bylaw No. 119 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012”.

**CARRIED**

**GM-040-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give third reading to proposed Bylaw No. 119 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012”.

**CARRIED**

**GM-041-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee submit proposed Bylaw No. 119 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012” to the Executive Committee.

**CARRIED**

*The meeting recessed at 12:02 pm and resumed at 12:26 pm.*

**14. LOCAL TRUST COMMITTEE PROJECTS**

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

14.1.1 *Staff Report dated June 29, 2012*

14.1.2 *Draft Associated Islands Land Use Bylaw dated July 2012*

14.1.3 *Draft Letter and Agenda*

Planner Zupanec reviewed the staff report dated June 29, 2012. The format and logistics for the upcoming Community Information Meetings were considered.

**GM-042-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee direct staff to amend the draft Associated Islands Land Use Bylaw (GM-LUB-2011.2) with changes deemed appropriate by the Local Trust Committee and post the July 2012 draft Land Use Bylaw to the Gambier Local Trust Committee web page.

**CARRIED**

**GM-043-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee endorse the notice and agenda for the Community Information Meetings on July 13 and 20, 2012 and requests staff to notify residents and property owners of the upcoming meeting by mail and web posting.

**CARRIED**

**GM-044-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request early referral of the July 2012 Draft Associated Islands Land Use Bylaw to the Islands Trust Bylaw Enforcement Division, Sunshine Coast Regional District and adjacent First Nations.

**CARRIED**

15. **APPLICATIONS AND PERMITS** – *None*

17. **REPORTS**

17.1 *Work Program Reports*

The Local Trust Committee reviewed the Top Priorities Report and Projects List dated June 25, 2012.

**GM-045-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request the Director of Local Planning Services to release funds from the Scientific Studies account in order to include Keats and the Thormanby islands as part of the Integrated Shoreline and Watershed Mapping project.

**CARRIED**

17.2 *Applications Log*

The Local Trust Committee reviewed the Applications Log Report dated June 25, 2012.

17.3 *Trustee and Local Expenses*

The expenses report posted to May 31, 2012 was received for information.

17.4 *June 2012 Expense Report*

The June 2012 expense report was received for information.

18. **NEW BUSINESS**

18.1 *Honorarium for Consultant*

**GM-046-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to release funds from the Special Projects account to grant Ramona de Graff an honorarium in the amount of \$150 for the purpose of outreach and education in foreshore stewardship in the Gambier Trust Area / Keats Island.

**CARRIED**

18.2 *Meeting with Greater Vancouver Regional District this Term*

**GM-047-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to arrange a meeting in the fall of 2012 with Maria Harris, electoral director of Bowyer and Passage Island from the Greater Vancouver Regional District.

**CARRIED**

**19. ISLANDS TRUST WEBSITE**

Trustees requested that staff add to the Islands Trust website the July 2012 trustee newsletter, July 2012 meeting notices, the draft Land Use Bylaw (GM-LUB-2011.2), and the staff report of June 29, 2012.

**20. NEXT MEETING**

16.1 *Next Local Trust Committee Regular Business Meeting*

The next regular meeting of the Gambier Island Local Trust Committee is scheduled for Thursday, September 20, 2012 at 10:30 am at Keats Camp, Keats Island, BC.

**21. ADJOURNMENT**

The Gambier Island Local Trust Committee meeting was adjourned by consensus at 2:52 pm.

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Recorder

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Chair