

**MINUTES OF THE GAMBIER ISLAND LOCAL TRUST COMMITTEE
SPECIAL BUSINESS MEETING
TO HOLD A COMMUNITY INFORMATION MEETING
FRIDAY, JULY 20, 2012 AT 4:00 PM
ST. HILDA'S ANGLICAN CHURCH, 5838 BARNACLE STREET
SECHELT, BC**

<u>PRESENT:</u>	David Graham	Chair
	Jan Hagedorn	Local Trustee
	Kate-Louise Stamford	Local Trustee
	Sonja Zupanec	Planner Zupanec
	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 6:00 pm and introduced the Trustees, Island Planner and Recorder.

2. APPROVAL OF AGENDA

The agenda was adopted by consensus.

3. OPENING REMARKS FROM THE CHAIR AND TRUSTEES

Chair Graham explained that the purpose of the Community Information Meeting was to show the first draft of the Land Use Bylaw.

Trustee Hagedorn thanked **Al Hailey** of **South Thormanby Island** for being involved with the Gambier Island Advisory Planning Commission. She remarked that this was a starting point for the bylaw review and that it was hoped the process would be finished by next spring.

Trustee Stamford commented that, although she was new to the Trustee position, she was familiar with the Land Use Bylaw review process through her involvement with the Official Community Plan process as previous Local Trust Committee minute taker. She noted the Trustees were trying to make themselves as available as possible and focusing on bringing people together.

Planner Zupanec explained that she was the contact person for this project in terms of technical inquiries. The purpose of the meeting was to introduce the draft bylaw, the number one priority for the Gambier Island Local Trust Committee this term.

4. COMMUNITY INFORMATION MEETING FOR ASSOCIATED ISLANDS LAND USE BYLAW REVIEW PROJECT (GM-LUB-2011.2)

Planner Zupanec gave a presentation that outlined historic land use planning activity for the Local Trust Area, introduced the draft bylaw and outlined the legislative process for the bylaw. The draft bylaw is based on Associated Islands Official Community Plan policies. A project charter was endorsed by the Local Trust Committee.

Planner Zupanec remarked that early input from the public was being solicited. The intention was that a public hearing, the last opportunity for submission of input, would be conducted in February or March of 2013.

Throughout the presentation, members of the public directed questions and comments to Planner Zupanec and responded to questions and comments from Planner Zupanec and Local Trustees.

Comments and questions from members of the public from **North and South Thormanby** and topics of discussion included:

- How do you measure the natural boundary on a steeply sloped beach?
- Regarding home occupations (item 3.6), **Al Hailey, South Thormanby Island**, remarked that it makes sense that it is allowable, in response to which Planner Zupanec noted the corporation might want to flag that home occupation is not in the corporate bylaws.
- How do you deal with lofts? Is a loft deemed to be a story?
- What if there is a conflict between the land use contract and permitted uses?
- Subdivision, clustering and density – Examples of possible property subdivision, including clustering and Comprehensive Development Zones, were discussed. It was noted that subdivision comes under the jurisdiction of the Ministry of Transportation and Infrastructure, and also requires oversight by Vancouver Coastal Health; the Local Trust Committee deals with zoning. A surveyor could help to maximize the build out for a subdivision plan.
- Zoning possibilities for a communal dock off North Thormanby
- Are owners allowed to log any part of their property?
- Page 48, 6.2 (1)(d): add “boat traffic”
- If we come in with a rezoning, and you have to advise affected neighbours, who are our affected neighbours? If I were going to subdivide, and one side says they don’t want you doing anything, and other side says go ahead, what do you do? ... What about if I want to put a float out? If you want to put an extra dock in you’d have to go for a rezoning?
- If you had over 10 acres, and are allowed two sites, does it make sense you should be able to have two docks?
- I don’t think 100-metre buffer for water zone is enough.

A member of the public representing owners from **East Trail Island** requested

that there be at least three designations for the M2 Zone in order to enable the possibility of having at least three breakwaters. She noted there was no water taxi service to the island. She said there is a very strong current around the island, which had an impact on where marine ambulance services could land, so there needed to be some flexibility and provision for safe access. The boat access at the only Ministry of Transportation and Infrastructure road was full of deadheads on the beach. Another access was between lot 16 and 17, the only place the garbage barge could come in, and on the other side of the island.

Staff commented that owners of the upland lots would need to request that the foreshore would permit a community dock, and that there would be various planning implications that would need to be discussed with planning staff. Designating an area and negotiating with private owners for breakwater is a significant undertaking, not within scope of this project.

Trustee Hagedorn inquired if it would be possible to put an M2 Zone at the Ministry of Transportation and Infrastructure access. Staff responded that it would be possible; an M2 Zone could only be as wide as the outward projections of the lot lines bordering the Ministry of Transportation and Infrastructure right-of-way. Planner Zupanec recommended that the member of the public ask other East Trail Island owners to take a look at this before the next draft. The constituent commented that it would be necessary for the ministry to clear that road which was “full of deadheads”.

The large number of accessory buildings on the East Trail Island was mentioned.

Planner Zupanec outlined ways the public could provide input to the Local Trust Committee. Owners also could request a meeting with Planner Zupanec to discuss site-specific issues, or contact staff by phone for clarification of technical issues. All relevant project documents are posted to the Gambier Island website at www.islandstrust.bc.ca.

Trustee Hagedorn urged members of the public to submit in writing to Islands Trust what they want to see in the bylaw, noting that some people say ‘yes’ and then change their mind.

Chair Graham thanked Planner Zupanec for the presentation.

5. PUBLIC COMMENTS AND QUESTIONS

Chair Graham invited comments and questions from members of the public, and requested that the public bring to the Local Trust Committee’s attention if there something that does not work in the Land Use Bylaw. He said there were a lot of opportunities to review the Land Use Bylaw, and urged people to send in their information.

6. CLOSE OF THE MEETING

Chair Graham declared the meeting closed at 8:04 pm.

Recorder

Chair