

ADOPTED

of Howe Sound and Lions Bay. The trustee requested staff to work on procedures around community information meetings on the web, something to look at for the future.

Trustee Stamford noted that she and Trustee Hagedorn were trying to combine their efforts and found that working together was more effective than working separately. She had met with the Sunshine Coast Regional District regarding furthering parks strategy and the garbage collection program. She was at the November 15, 2012 Sunshine Coast Regional District Planning and Development Committee, where it was recommended to defer first reading of the Burnco application for rezoning of McNab Creek, and attended an Sunshine Coast Regional District Public Wharves Advisory Committee meeting on December 3, 2012.

Trustee Stamford had met informally with members of the Future of Howe Sound Society. She was working with the Gambier Community Association to map how its linear parks and road rights-of-way could be opened up for the island. Regarding the New Brighton dock, the primary location for ingress and egress at Gambier, little information was available on the divestiture process underway.

At Trust Council there was a lot of discussion on the ferry consultation process. Trust Council had forwarded a list of concerns to the Ministry of Transportation and Infrastructure. Trustee Stamford commented that it is a bigger issue than the ferries; it is a question of transportation as a whole.

7. DELEGATIONS

7.1 *Ruth Simons of Future Howe Sound Society regarding Burnco*

A copy of a letter dated November 30, 2012 was distributed with the agenda, addressed to the Sunshine Coast Regional District Chair and Planning staff from the Future of Howe Sound Society regarding the Sunshine Coast Regional District staff report on the Burnco rock product rezoning application.

Ms. **Ruth Simons** commented that the Future of Howe Sound Society was committed to the conservation and stewardship of Howe Sound for the benefit of present and future generations. She introduced other members of the delegation: Bill McNee, Lea Bancroft, Jeff Gau, and Peter Finley. Ms. Simons announced that the delegation would be submitting to the Trust Committee a petition with 1625 signatures regarding concerns on the proposed gravel mine at McNab Creek.

Peter Finley, Chair of the Future of Howe Sound Society, noting that the Burnco application would be referred by the Sunshine Coast Regional District to the Gambier Island Local Trust Committee, indicated that the delegation was present to speak of the issues the Future of Howe Sound Society sees with the application.

Issues raised by Mr. Finley included:

- There is an incompatibility of the proposal with the established uses in

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and around the area, such as children's camps, an established recreational community, a prawn fishery and salmon bearing streams.

- It is critical to have a regional plan for the whole area in introducing new industry; the implications of the project go beyond the proposed site. There is concern about the lack of planning on a comprehensive basis. It is a complicated area, with multiple jurisdictions. It is time there is a planning process put in place.
- There is concern about the staff report regarding this application that was on the November 15, 2012 Planning and Development Committee agenda. Mr. Finley thought it appeared to be superficial in its analysis, and have taken statements from Burnco at face value. The Burnco proposal has to be thought of in light of the "We Envision" core values. It is critical there is critical analysis.
- There is an assertion of economic value contributed. It would be only twelve jobs. Mr. Finley was concerned the impact could have a greater jobs loss in other areas, such as eco-tourism, destination tourism. Environmental remediation in the area without taking those in account would be a big mistake.
- The commentary in the report is that this is not a sensitive project, yet this is one of the last intact natural watersheds in the Howe Sound region. Mr. Finley urged trustees to be very critical of the comments made.

Mr. Finley asserted that it is time to develop a regional plan and promote it with other regional districts and municipalities. He announced that the Future of Howe Sound Society would be holding a regional forum on April 13, 2013. Their intention is that this forum would move the process toward development of a plan for the area.

Mr. Finley requested input from the Local Trust Committee on issues that could be considered at that forum and who should be invited. He emphasized that this type of proposal should not be looked at until there is the opportunity to develop a regional plan, to consider on a greater socioeconomic basis.

Trustee Hagedorn expressed support for a forum and that now was the right time to bring that together.

Trustee Stamford pointed out that the rezoning application would not affect the ability of the company to mine the site. There would be more barge traffic removing raw gravel from the site if the rezoning were not approved, something the trustee was concerned about.

Mr. Finley emphasized the need for an overall plan, in light of the complexity and interconnectedness within the region and the overall socioeconomic impact of the proposed activity, and noted concern about the lack of consultation of the proponent with the Future of Howe Sound Society. He asserted that it is important that there be more dialogue and understanding.

Trustee Hagedorn commented that nearby communities that have gravel extraction activities were concerned about this proposal.

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A constituent indicated it was his understanding that rezoning was needed for two applications, a processing facility and barge-loading terminal. He expressed concern that, even if processing were not permitted, it was possible barge loading could be permitted.

Mr. Finley, referring to the garbage removal day in the Gambier Trust Area, mentioned that recyclables had not been accepted, and recommended that those are items that need to be removed.

The delegation left the meeting at 11:08 am.

8. TOWN HALL SESSION

Lynne Leboe of East Trail Island pointed out the Islands Trust should look at its mandate and that it has nothing to put on the table when this type of action happens in the area.

Ms. Leboe explained that she could not understand how purchasing under Bylaw 96 differs from Pasley shareholder agreements. She commented on observed changes of definitions as the bylaw process has unfolded, such as the definition for the M2 zone, no longer allowing mooring buoys. She also pointed out that the definition of community dock was changed to indicate that a community dock would need to be articulated at the same time as the bylaw.

Another constituent from East Trail Island commented that it appeared that if the community dock locations were not predetermined before the bylaw goes through they would not be allowed with the zoning. He inquired whether “upland lot” included the waterfront, to which staff replied in the affirmative. He was concerned that there were only a few locations where mooring buoys would be safe, and that this location would be allowed within the zoning.

It was noted that historical access to East Trail Island has been a protected cove.

Mark Hugdahl of East Trail Island distributed and discussed a chart outlining issues and questions of East Trail Island property owners pertaining to the land use bylaw. He described the island: 54.6 acres, 26 private lots, average lot size 1.6 acres, subdivision approval in 1968 under Bylaw 96. There was not much restriction under that bylaw, which allowed two dwellings per lot and no water zone restrictions. There are no services for power, water, sewer, and telephone landlines. Owners use green technologies; there is very little development. Marine access was cited as the biggest problem, as there is only one sheltered cove. There is currently one dock, privately owned, off lot 23, used by several people as a “semi” community dock, which is not adequate. The island needs a community dock.

Heather Scott of East Trail Island inquired if permission of adjacent owners would be required to utilize the road allowance to the cove.

Staff explained that permission would not be required but that consultation would be needed.

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Mr. Hugdahl commented that he did not think that location was suitable for a dock in light of the rock in the cove and a reef; it also is very shallow off the road right-of-way.

Planner Zupanec pointed out that that was the only location the island had with the potential for public access to the water with appropriate upland access already in place.

Discussion ensued regarding the situation on East Trail Island. The property owners wanted the option of allowing a community dock all around the island, and did not want zoning to be in the way of where owners put a community dock.

Ms. Scott inquired if it would be possible to rescind the second dwelling restriction.

Chair Graham acknowledged this concern.

Ms. Leboe commented on access for barges, noting that tides shift and currents change over the year.

Mr. Hugdahl summarized the views of the East Trail Islanders: support for a second dwelling right; fines of \$2000 do not seem fair; zoning Small Rural Residential is not suitable, should be Rural Residential 1; prefer eleven metre height allowance; preference for ability to have three auxiliary buildings. He proposed a compromise that accepts the one dwelling but allows three accessory dwellings and a guest cabin and a build out restricted to 3200 square feet.

Monty Wood commented on building heights and the average of the grade.

Bill Sievewright of Day Break Camp on Anvil Island spoke of the proposed 100-foot setback on all property lines except water as having a substantial impact on portions of the property, and that would affect water intake lines and appeared to impact dorms and a caretaker's cabin. He noted that Day Break Camp had reduced the size of the sound system by a factor of three.

Staff discussed the need for the setbacks as a buffer to the adjacent residential properties.

Carl Gustavson of Thormanby Island spoke of sustainability, high water impacts, and the eroding bank on Thormanby. Island owners want decreased rear setbacks; some lots have had severe impact due to slides. The high water coming up to the front of cabins has brought driftwood under some decks. Owners of lots 1-9 were able to get consensus on an approach: a reduced rear setback to one metre, and reduced front setback on lots 8 and 9 to be based on the current setback. The only solution is to build up and back to achieve a buildable area. Mr. Gustavson did not support proposed changes for the Small Rural Residential zone on Thormanby as noted in Attachment 1 of the Staff Report.

Two owners from Tikki Island requested that an allowance for 20 metres (65.6 feet) between dwellings be considered. Measurements were taken and there was a distance of around 121 to 123 feet (36.9 to 37.5 metres) between cabins. It was also

proposed that any build out require that a portion of the dwelling be kept on the original footprint. They suggested that flexibility would be created and issues addressed by allowing the 20 metres.

Bill Sievewright discussed with staff permitted uses in section 5.7, Private Institutional, requesting that the wording be left as it was previously. Planner Zupanec indicated that the wording came from a legal opinion to better reflect modern language and that she would investigate further to see if added changes were more restrictive.

Doug from **North Thormanby** expanded upon the comments of Mr. Gustavson, noting that the owners were trying to preserve what they have, not trying to gain density or encroach on neighbours. He noted that, in the event of a catastrophic event like a fire, some lots would be nonconforming once the bylaw was in place. In light of that and environmental issues regarding tides and the 2:1 slope in the rear, owners were trying to render some kind of relief regarding the front and rear setback. There is a road allowance of two feet in front. The steep slope behind had come down twice since the 1940's. There are three generations of people who have used the island for sixty years. In the case of a catastrophic event, it would not be possible even to build what is there now. The constituent wanted a survey and to have the setbacks such that it is set based on where the house is now as opposed to conforming to a particular setback.

Trustee Stamford thanked the public for the valuable input.

9. 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.

None.

The meeting recessed at 12:00 pm and resumed at 12:08 pm.

10. LOCAL TRUST COMMITTEE PROJECTS

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

10.1.1 Staff Report dated December 3, 2012

Planner Zupanec reviewed the staff report dated December 3, 2012, and noted that this draft of the land use bylaw was for the purposes of discussion. She outlined the process of the development of the current draft.

Staff recommended that the Local Trust Committee not consider first reading at this time, and take care of changes needed for a revised draft and first reading.

ADOPTED

Responding to an inquiry from Trustee Stamford, staff explained the referral process and the role of the Sunshine Coast Regional District. Sunshine Coast Regional District Planning staff had not flagged anything of concern in the draft bylaw so far.

The Local Trust Committee considered revisions based on staff identified issues. Members of the public offered comment.

Changes to the draft land use bylaw as endorsed by the Local Trust Committee at the meeting are noted in the chart below.

No.	Section or Regulation	Identified Issues and Potential Revisions
1	Entire document	<p>(See ‘track changes’ in draft LUB). Comprehensive planning and legal review has resulted in the identification of several necessary revisions to clarify definitions, regulations, and administrative inconsistencies.</p> <p>Staff recommends all identified revisions identified throughout the document by ‘track changes’ be incorporated into the draft bylaw.</p> <p>LTC endorsed several of the ‘track changes’ to be incorporated into the draft bylaw, including several changes discussed at the meeting that were not identified by staff.</p>
2	5.1(5) SRR Zone	<p>Permit 2 accessory buildings, exclusive of utility and woodsheds for all properties within the SRR zone.</p> <p>No change.</p>
3	5.1(8) SRR zone	<p>Increase maximum height for any accessory building or structure within the SRR zone to 5.2 metres (17 feet) and one storey.</p> <p>LTC endorsed change.</p>
4	5.1(6) SRR zone	<p>Decrease the setbacks for lots 1 – 9 of District Lot 1017, Plan 5972 (BC Tel cottages) to 4.5 metres from any front or rear lot line.</p> <p>Maintain 1.5 metre setback from interior or exterior side lot line.</p> <p>LTC endorsed change.</p>
5	5.2(10) RR1(a) Tiki Island	<p>Decrease maximum lot coverage to 6.33% for each dwelling, associated buildings and structures.</p> <p>Delete floor area regulation.</p> <p>Include a 20 metre setback for any dwelling from any other dwelling.</p> <p>LTC endorsed change.</p>

No.	Section or Regulation	Identified Issues and Potential Revisions
6	5.2(10) RR1(b) Jack Tolmie Island	Re-establish the 2 dwelling density provision for Jack Tolmie Island. LTC endorsed change.
7	5.2(10) RR1(f) Sand Island, Buccaneer Bay	Include a new site specific zone to recognize historic density of 2 dwellings on the 4.3 acre subject property. LTC endorsed change.
8	5.7(5) P11 – Daybreak Point Bible Camp, Anvil Island	Amend the P11 zone setback regulations to include a new interior setback of 30 metres to create a buffer between the camp and adjacent residential uses. Maintain 7.5 metres to the natural boundary of the sea. LTC endorsed change.

The meeting recessed at 1:36 p.m. and reconvened at 1:55 p.m.

10.1.2 Correspondence Package up to and including December 3, 2012

Correspondence related to the draft Land Use Bylaw was received as follows:

- Email dated November 8, 2012 from Lynn Leboe
- Email dated November 13, 2012 from Jay Munsie
- Letter dated November 29, 2012 from property owners of East Trail Island
- Email dated November 23, 2012 from Dan Grice
- Email dated November 13, 2012 from Barry Drummond
- Email dated November 23, 2012 from Eva Kleinman and Randy Eckert
- Email dated November 24, 2012 from Lynne Leboe
- Email dated November 17, 2012 from David Sheffield

10.1.3 Late Correspondence package

Late correspondence related to the draft Land Use Bylaw was received as follows:

- Email dated November 13, 2012 from Jay M. Munsie
- Letter dated November 29, 2012 from Heather Scott
- Email dated November 23, 2012 from Dan Grice
- Email dated November 13, 2012 from Barry Drummond
- Email dated November 23, 2012 from Eva Kleinman and Randy Eckert
- Email dated November 24, 2012 from Lynn Leboe
- Email dated November 17, 2012 from David Sheffield
- Email dated November 29, 2012 from Tor Hurdahl and Valerie Hurdahl
- Email dated December 3, 2012 from Duane Bates

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- Email dated December 3, 2012 from Montgomery Wood
- Letter dated December 5, 2012 from property owners of East Trail Island
- Email dated December 5, 2012 from Bruce Rea
- Email dated December 5, 2012 from Jonathan and Diane Ehling
- Email dated December 5, 2012 from Lynn Leboe
- Email dated December 7, 2012 from Karl Gustavson
- Email dated December 7, 2012 from John Simson
- Email dated December 7, 2012 from Allan Meyer
- Letter dated December 9, 2012 from Wendy Harrington

GM-066-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee endorse the proposed amendments to the draft land use bylaw (GM-LUB-2011.2) for the Associated Islands as amended by the Gambier Island Local Trust Committee at its meeting on December 13, 2012;

And that staff update the draft into bylaw format for consideration of first reading at the next Local Trust Committee regular business meeting.

CARRIED

Chair Graham requested that the document entitled "Future of Howe Sound Forum Principles of Cooperation" be added to the next agenda with a brief report from staff.

3. MINUTES

3.1 *Gambier Island Local Trust Committee Meeting Minutes dated October 25, 2012.*

The minutes of the Gambier Island Local Trust Committee meeting dated October 26, 2012 were adopted as amended by consensus:

- Page 11, item 16, line 2 should read "10:30" not "11:00".

3.2 *Section 26 Resolutions Without Meeting*

Resolutions Without Meeting Log dated December 4, 2012 was received for information.

3.4 *Gambier Island Advisory Planning Commission Minutes – None*

There were no Gambier Island Advisory Planning Commission minutes.

4. BUSINESS ARISING FROM MINUTES

4.1 *Follow-up Action List dated December 4, 2012*

ADOPTED

Planner Zupanec provided an update on the Follow-Up Action List dated December 4, 2012.

4.2 *Riparian Areas Regulation Communications Project*

Planner Zupanec explained that, as no expressions of interest had been received regarding doing the communications project, a Gabriola consultant had been hired to do the work. The consultant had been working to take all samples of the Riparian Areas Regulation work done within the Islands Trust and would produce a sample more relevant to Gambier Island. The output of the work would be seen by the Local Trustee Committee in March.

Trustee Stamford mentioned that the trustees would be available to provide further information to consultants if needed.

4.3 *Shoreline Mapping – Keats and Thormanby Islands*

Planner Zupanec reported that Murdoch de Greeff was hired to conduct the shoreline mapping of Keats and Thormanby Islands to be finalized early next year; the work should be seen at the second Local Trust Committee meeting of 2013.

4.4 *Discussion on Greenshores for Homes Project*

Available dates were discussed for a shoreline mapping workshop, to be held via teleconference or videoconference with consultants in Victoria.

GM-067-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee hold a workshop for only Greenshores in West Vancouver on March 20, 2013 in the evening.

CARRIED

11. **APPLICATIONS AND PERMITS** – *None*

12. **BYLAWS** – *None*

13. **REPORTS**

13.1 *Work Program Reports*

The Top Priorities Report and Projects List dated December 4, 2012 was received for information.

13.2 *Applications Log*

The Applications Log Report dated December 4, 2012 was reviewed.

13.3 *Trustee and Local Expenses*

The expenses reports posted to October 31, 2012 and November 30, 2012 were received for information.

14. NEW BUSINESS

14.1 *Web Based Community Information Meetings*

Planner Zupanec explained that staff were willing to provide support to the Local Trust Committee to help deliver community information meetings electronically.

GM-068-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request the Director of Planning to support the Gambier Island Local Trust Committee to pilot in-house technology measures to record, broadcast and post community information meetings electronically this term.

CARRIED

14.2 *Local Trust Committee Meeting Agenda Formats for 2013*

Responding to an inquiry from Planner Zupanec, the Local Trust Committee expressed an interest in arranging meeting agenda formats as they were done in previous years, with the regular business meetings as well as special meetings for projects that do not include business items like budget reports and application lists. This would allow more time for applications and projects.

14.3 *New Brighton Dock Divestiture*

Trustee Stamford discussed the challenges she had experienced in seeking further information from Transport Canada regarding the divestiture of New Brighton dock. No public information had been provided by Transport Canada and there was no request for public input. Trustee Stamford had learned that Transport Canada was not interested in providing a public meeting on Gambier. The trustee noted there was a letter of agreement for divestiture of docks between Transport Canada and the Local Trust Committee that conveys the former will provide public meetings.

Discussion ensued. The actual occurrence of divestiture would not happen until 2014.

GM-069-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request the chair to write a letter to Transport Canada citing our letter of agreement asking to be consulted on the divestiture of New Brighton dock, and requesting a public information meeting be held on Gambier Island.

CARRIED

15. ISLANDS TRUST WEBSITE

15.1 Gambier Page

Staff was requested to add the following items to the website:

- Newsletter of November 2012;
- Staff Report dated December 3, 2012 regarding Proposed Land Use Bylaw – Associated Islands within the Sunshine Coast Regional District.

GM-070-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee close the next part of the meeting to discuss matters pursuant to Section 90(1)(d) of the Community Charter to consider adoption of Closed Meeting Minutes and that staff be invited to attend.

CARRIED

16. CLOSED MEETING

Chair Graham moved the meeting in camera at 3:40 pm.

17. RECALL TO ORDER

Chair Graham recalled the meeting to order at 3:50 pm.

18. NEXT MEETING

17.1 Next Local Trust Committee Regular Business Meeting

The next Gambier Island Local Trust Committee meeting is scheduled for Thursday, January 31, 2013 at Gibsons Library, 470 South Fletcher Road, Gibsons, BC,

19. ADJOURNMENT

The Gambier Island Local Trust Committee meeting was adjourned by consensus at 3:50 pm.

Recorder

Chair