

**MINUTES OF THE GAMBIER ISLAND LOCAL TRUST COMMITTEE  
REGULAR BUSINESS MEETING  
THURSDAY, MARCH 21, 2013 AT 10:30 AM  
AT THE MANIL ROOM, GIBSONS PUBLIC LIBRARY  
470 SOUTH FLETCHER, GIBSONS, BC**

**MEMBERS PRESENT:**

Jan Hagedorn	Local Trustee
Kate-Louise Stamford	Local Trustee

**REGRETS:**

David Graham	Chair
--------------	-------

**STAFF PRESENT:**

Sonja Zupanec	Island Planner
Diane Corbett	Recorder

**OTHERS PRESENT:**

Jim Green for GM-SUB-2012.2 (11:50 am-12:35 pm)

**1. CALL TO ORDER**

Trustee Hagedorn acted as Chair in the absence of Trustee Graham, who unexpectedly was unable to attend the meeting.

Chair Hagedorn called the meeting to order at 10:30 am and acknowledged that the meeting was happening in Traditional Coast Salish territory.

**2. APPROVAL OF AGENDA**

The agenda was adopted as amended by consensus:

- 10.3 Riparian Areas Regulation (RAR) mapping discussion
- Move items under 10.1 to 10.2: Greenshores Mapping, Keats Maps, Thormanby Maps

**3. MINUTES**

**3.1 *Gambier Island Local Trust Committee Meeting Minutes dated January 31, 2013***

The minutes of the Gambier Island Local Trust Committee meeting dated January 31, 2013 were adopted as amended by consensus:

- Page 4, item 8, paragraph 2 – Add to end of second sentence: “because the current Sunshine Coast Regional District Zoning Bylaw does not permit accessory buildings to be constructed before a principal residence.”

- P. 12, item 16.2, second paragraph: change the date for the September business meeting to read: "September 26, 2013".

3.2 *Section 26 Resolutions Without Meeting*

None.

3.4 *Gambier Island Advisory Planning Commission Minutes*

None.

**4. BUSINESS ARISING FROM MINUTES**

4.1 *Follow-up Action List dated March 13, 2013*

The Follow-Up Action List dated March 13, 2013 was received for information.

Responding to an inquiry, Planner Zupanec indicated that there was no update on correspondence regarding the *Annapolis*, and that she believed the sinking of the vessel had been postponed. In light of some constituents' concerns regarding toxicity of the vessel's insulation, Trustee Hagedorn requested that staff bring relevant correspondence on this issue to the next meeting for consideration of possible follow-up.

Regarding possible options for the northern trust area to customize the southern islands' "Guide to Environmentally Friendly Building and Renovating", due to recent staff and organizational changes in the northern office, there was no further information at this time.

**5. CHAIR'S REPORT**

None.

**6. TRUSTEES' REPORT**

**Trustee Stamford** remarked that the Howe Sound Community Forum held in Lions Bay February 26, 2013 was a step forward regarding awareness and potential planning possibilities in the Howe Sound area. The purpose of the meeting was to examine how a strategic land plan could be implemented across the Howe Sound drainage area to capitalize on the environmental gains evident in the region since the Britannia mine site was rehabilitated. A future meeting is tentatively scheduled to happen in West Vancouver in June.

Trust Council on Thetis Island March 5 to 7, 2013 involved covering many topics, and included heated discussion. A primary activity was passing the budget; there was a 1.3% tax increase. Trustee Stamford attended a Trust Council Programs meeting by phone February 4, 2013. There has been ongoing discussion with Sunshine Coast Regional District on parks. The Gambier Conservancy appears to be

on an upswing and focused, with lots of potential.

Discussion ensued on supervision for children coming off Gambier ferry.

**Trustee Hagedorn** commented on the “Greening Our Shores” webinar held the previous evening, thanking staff members who assisted with that and noting the webinar format could be a really good tool in moving forward.

The Trustee announced that a “Sustainability Champions” training workshop is scheduled for April 26 and 27, 2013 in Vancouver, an opportunity for students in British Columbia aged 19 to 25 interested in sustainability to develop a sustainability project and help transform their community. Information: [www.naturalstep.ca/impact-sustainability-champions-training/vancouver](http://www.naturalstep.ca/impact-sustainability-champions-training/vancouver).

Trustee Hagedorn hopes to meet in May with representatives from Passage Island and Maria Harris, Area A Director of Metro Vancouver, for discussion on taxes. Trustee Hagedorn indicated she would meet monthly with the Sunshine Coast Regional District, also for discussion on taxes.

**7. DELEGATIONS**

There were no delegations.

**8. TOWN HALL SESSION**

There was no Town Hall session.

**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.*

**10. LOCAL TRUST COMMITTEE PROJECTS**

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

Planner Zupanec discussed the staff report regarding Proposed Bylaw No. 120, 2013 (Gambier Associated Islands Land Use Bylaw), dated March 10, 2013, and reviewed the feedback on agency referrals received to date, including one item received after the agenda package was sent out.

Planner Zupanec responded to Trustees’ questions on the bylaw process and discussed plans for communications with property owners and the public for the community information meeting and public hearing on the Land Use Bylaw scheduled for April 10, 2013 in West Vancouver. An information binder for public viewing would be made available at the end of March at the Gibsons and West Vancouver Public Libraries.

Trustee Hagedorn requested the opportunity to sit in on any technical meetings at which hereditary chiefs would be attending. The trustee thanked staff for following up on referrals.

**GM-013-2013**

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to flag the concerns expressed by Vancouver Coastal Health for Local Trust Committee consideration at second reading regarding:

- a. Need for a definition of a ‘community water system’;
- b. Updating the reference to sewage disposal regulation on page 14; and
- c. Including an information note stating that drinking water systems that service more than one single-family dwelling must comply with the *Drinking Water Protection Act* and Drinking Water Protection Regulation.

**CARRIED**

**GM-014-2013**

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee considers the consultation for the Gambier Associated Islands Land Use Bylaw review project pursuant to Section 879 of the *Local Government Act* to be sufficient and that staff be requested to schedule a community information meeting and public hearing and notify property owners within the plan area by mail out.

**CARRIED**

10.2 *Greenshores Mapping, Keats Maps, Thormanby Maps*

Maps for Keats and Thormanby Islands presenting shoreline types, energy and sediment movement, and shoreline values and vulnerability were received for information. Trustees considered with the Planner Zupanec the utilization of the Green Shores mapping.

**GM-015-2013**

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to report back to the Local Trust Committee regarding identifying next steps and opportunities to use and advance the shoreline mapping in the Gambier Islands Trust Area.

**CARRIED**

10.3 *Riparian Areas Regulation (RAR) Mapping Discussion*

Responding to a question about alternative and economical approaches to Riparian Areas Regulation mapping in light of the large numbers of watersheds in the Gambier Trust Area, Planner Zupanec provided an update on developments at the Islands Trust Northern Office on Riparian Areas Regulation mapping. A Riparian Areas Regulation team lead by a newly hired planner would be operative by the summer.

The Director of Local Planning Services and the Regional Planning Manager would submit a report on this topic soon. Trustees agreed to await the staff

report for further discussion.

11. **APPLICATIONS AND PERMITS**

11.1 *GM-RZ-2012.1 (Reel 17 Investments Ltd.)*

Planner Zupanec reviewed the staff report dated March 8, 2013 to introduce Draft Bylaw No. 123 to rezone to permit community dock access and a neighbourhood dock for consideration of first reading.

Trustee Stamford reported she had visited the Cotton Bay site with Mr. Green where she observed the build on Lot 4, the rock wall and the community dock area, and got a sense of the potential of the site and, if docks were permitted, where they would go. The trustee was looking at a possible restrictive covenant on proposed Lot 11, closest to the community dock.

No historical photos were available from the applicant.

Trustee Stamford clarified that the rock wall was holding up a driveway and that this fell within the current regulations for the 15-metre setback. Planner Zupanec noted it also was the access point for the dock.

Trustee Hagedorn inquired if it was appropriate to go ahead with first reading if the development variance permit and/or a covenant were not in place.

Planner Zupanec indicated, if a restrictive covenant were requested, that a community information meeting and public hearing would be held off until the covenant and the properties it applies to were sorted out.

Regarding the process for the development variance permit, the planner noted that, at the last meeting, the Local Trust Committee supported the intent of the zoning change for a community dock. The use was core to this application at this time. This was a good opportunity to advance the bylaw to get input from agencies.

The applicant was invited to comment.

**Jim Green** inquired about the list of referral agencies and about possible amendments to the Marine General (W1) and Local Service Area (S2) zones. Mr. Green commented on the Local Service Zone permitted uses. He did not think it would be appropriate, with its modest footprint, to put boat storage at this site; nor would it be appropriate to put in a barge ramp, which would imply there would be alteration to the foreshore above and below the high water line. He also thought boat launching was not appropriate there.

Mr. Green commented further on permitted buildings and structures. He proposed S2 Zone items (1) (b), (e) and (f), and (2) (c) and (d) could be eliminated.

Creation of a site-specific zone for that area was discussed.

## ADOPTED

Under Marine General Zone, Mr. Green was concerned about the opportunity for the dock to become too large. He noted there is relationship between the numbers of lots it would service, and taking that number and making the size of the dock a multiple of the dock, which would put in an oversized facility. Mr. Green thought it should be more modest, with some consideration for some expansion in the future to some modest extent. He did not see it as being a marina, nor a multiple of the number of lots being serviced.

Planner Zupanec explained that, if not permitting other docks in that area, the one area that is already disturbed ideally would be the receiver of any additional docks to take pressure off other foreshore access points. The footprint is a rectangle around the existing dock, not a big water area. There is potential for limited expansion because of the footprint and the nature of the number of possible lots that could be developed.

Trustees discussed possible referral of the application to the Advisory Planning Commission and the value of a public forum to hear input on the issue of community versus private docks.

Trustee Stamford had spoken informally with residents about a community dock versus several docks. She noted the focus of the community was the pressure on New Brighton dock, in terms of parking and driving. The trustee noted she could see community benefits for both a community dock versus several docks, and that there would be impacts on New Brighton and the developer that need to be considered.

Trustee Stamford acknowledged that development of Cotton Bay had been a point of discussion for a while and was a polarizing issue in the local community. There were concerns about access to the estuary. The trustee noted the opportunity to look at larger questions to get a better sense of priorities of the community regarding small docks and public parking at New Brighton.

Trustee Stamford remarked that the community was looking at the bigger picture and wanted to look at what the community dock would service in the long term, numbers of buildings that would be served, how it would impact the community in New Brighton area. There was a lot of interest in the overall pattern of Cotton Bay and its impact on the New Brighton community.

Planner Zupanec explained to Trustees the options available at this point regarding the draft bylaw and the public process. She also advised that she would not recommend first reading if there were changes in use, as draft zoning should reflect the intended use. There also would be changes required on the mapping with a change in use.

### GM-016-2013

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to amend Draft Bylaw No. 123 cited as "Gambier Island Local Trust Committee Land Use Bylaw No. 86, 2004, Amendment No. 1, 2013" by creating a site specific S2 Zone that permits ramp access to the neighbourhood dock only.

## CARRIED

*Chair Hagedorn recessed the meeting at 12:35 pm.*

*Chair Hagedorn reconvened the meeting at 12:50 pm.*

**12. BYLAWS**

- 12.1 *Draft Bylaw No. 123 cited as “Gambier Island Local Trust Committee Land Use Bylaw No. 86, Amendment No. 1, 2013”*

Consideration of first reading of Draft Bylaw No. 123 was postponed until the next meeting.

- 12.2 *Draft Bylaw No. 124, 2013, cited as “Gambier Island Local Trust Committee Development Procedures Bylaw No. 50, Amendment No. 1, 2013” – Development Procedures Bylaw*

Planner Zupanec reviewed the staff report dated March 8, 2013.

**GM-017-2013**

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to amend Draft Bylaw No. 124 to remove references to the word “Local” from “Gambier Island Local Trust Committee”.

**CARRIED**

**GM-018-2013**

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give first, second and third reading to Draft Bylaw No. 124 cited as “Gambier Island Trust Committee Development Procedures Bylaw No. 50, Amendment No. 1, 2013” and refer the proposed bylaw to the Executive Committee of the Islands Trust for approval.

**CARRIED**

- 12.3 *Draft Proposed Bylaw No. 116 (Bylaw Enforcement Notification)*

Planner Zupanec reviewed the staff report dated February 26, 2013 regarding adoption of Bylaw Enforcement Notification Bylaw No. 116.

**GM-019-2013**

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee adopt proposed Bylaw No. 116 cited as “Gambier Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 116, 2011”.

**CARRIED**

**GM-020-2013**

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee appoints the Bylaw Enforcement Assistant, the Bylaw Enforcement Coordinator and the Regional Planning Manager as Screening Officers pursuant to Gambier Island Local Trust Area Bylaw Enforcement Notification Bylaw No. 116, 2011.

**CARRIED**

**GM-021-2013** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee adopt the Bylaw Enforcement Notification Bylaw Screening Officers' Powers and Duties Policy attached to the staff report dated February 26, 2013.

**CARRIED**

**GM-022-2013** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee stipulates that the Bylaw Violation Notice attached to the staff report dated February 26, 2013 is the form of violation notice to be used pursuant to the Bylaw Enforcement Notification Bylaw No. 116, 2011.

**CARRIED**

**13. REPORTS**

*13.1 Work Program Reports*

Planner Zupanec reviewed the Top Priorities Report and Projects List dated March 13, 2013.

*13.2 Applications Log*

Planner Zupanec responded to Trustees' questions regarding the Applications Log Report dated March 13, 2013.

*13.3 Trustee and Local Expenses*

Received.

Planner Zupanec noted the trustees' request that staff provide more detail in the expense report, especially around local expenses, with a tally of monthly expenses. There was also a request for clarification regarding travel expense allocation.

**GM-023-2013** It was **MOVED** and **SECONDED** that Gambier Island Local Trust Committee request staff to print and laminate one copy of the Keats Island recent shoreline mapping, and one copy of Thormanby Island recent shoreline mapping, for a total of six maps, and release up to \$100 from local expense Special Projects.

**CARRIED**

**14. NEW BUSINESS**

*14.1 Sunshine Coast Agricultural Area Plan Background Report*

The Sunshine Coast Agricultural Area Plan Background Report was received for information. Staff commented on the excellent information in the



background report, and noted it is possible in the online version of the report on the Sunshine Coast Regional District website to do a search for information on agriculture on Keats and Gambier Islands.

Planner Zupanec announced that the Sunshine Coast Regional District was getting ready for the next phase of the Sunshine Coast Agricultural Area Plan.

Trustee Hagedorn volunteered to serve as contact person for the Local Trust Area to invite people to attend public forums related to the Agricultural Area Plan.

**15. ISLANDS TRUST WEBSITE**

Trustee Stamford noted there were linking issues she had experienced on the Gambier website.

Planner Zupanec noted she would update the latest news and add Mr. Green's information.

**16. NEXT MEETING**

*16.1 Next Local Trust Committee Regular Business Meeting*

The next Gambier Island Local Trust Committee business meeting is scheduled for Thursday, April 11, 2013 at the West Vancouver Community Centre, 6262 Marine Drive, West Vancouver, BC.

**17. ADJOURNMENT**

The Gambier Island Local Trust Committee meeting was adjourned by consensus at 1:50 pm.

\_\_\_\_\_  
Recorder

\_\_\_\_\_  
Chair