



**Gambier Island
Local Trust Committee
Minutes of a Regular Meeting**

Date of Meeting: Thursday, July 11, 2013 at 10:30
Location: Keats Camp – Pilot House
Keats Island, BC

Members Present: David Graham, Chair
Jan Hagedorn, Local Trustee
Kate-Louise Stamford, Local Trustee

Staff Present: David Marlor, Director, Local Planning Services
Aleksandra Brzozowski, Island Planner
Diane Corbett, Recorder

Others Present: Four (4) members of the public – am
One (1) member of the public – pm

1. CALL TO ORDER

Chair Graham called the meeting to order at 10:30 am and acknowledged that the meeting was taking place in the traditional territory of the Coast Salish people.

Chair Graham introduced trustees and staff in attendance, including Director of Local Planning Services, David Marlor. He noted that Past Trust Council Chair Kim Benson was also present.

2. APPROVAL OF AGENDA

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

- 14.5 Memorandum regarding Gambier Island Local Trust Area Eelgrass Mapping – Funding
- 14.6 Discussion of Trust Council meeting venue June, 2014
- 14.7 Honorarium for Ramona de Graff

3. MINUTES

3.1 Local Trust Committee Community Information Meeting Minutes dated April 10, 2013

The minutes of the Community Information Meeting of April 10, 2013

were adopted by consensus as amended:

- Page 3, last paragraph should read: “Trustee Hagedorn commented that some of the Sunshine Coast Regional District docks have become like recreation centres.”

3.2 Local Trust Committee Public Hearing Record dated April 10, 2013

The Gambier Island Local Trust Committee Public Hearing record dated April 10, 2013 was received for information.

3.3 Gambier Island Local Trust Committee Meeting Minutes dated May 23, 2013

The minutes of the Gambier Island Local Trust Committee meeting dated May 23, 2013 were adopted by consensus as amended:

- Page 3, item 4.2: delete paragraph 3.
- Page 4, item 6, first bullet should read: “Met informally on April 23 with various interested parties, *some of whom attended* the Future of Howe Sound Society Forum *on April 13*, to examine....”

3.4 Section 26 Resolutions Without Meeting

The *Resolutions Without Meeting* log dated July 2, 2013 was received for information.

A missing Resolution Without Meeting will be published in the next report.

3.5 Gambier Island Advisory Planning Commission Minutes - None

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-up Action List dated July 2, 2013

The Follow-Up Action List dated July 2, 2013 was received.

Planner Brzowski distributed for discussion an updated draft *Riparian Areas Regulation* (RAR) brochure and responded to inquiries from trustees. Trustee Stamford emphasized that she wanted to see the RAR brochure made available to the public as soon as possible.

Chair Graham reported that he had written to new BC Minister of Environment, Mary Polak regarding the *HMCS Annapolis* project and that he would send a copy to trustees. The Ministry of Environment has not finished the environmental assessment on this project.

Chair Graham discussed information he had received regarding Local Trustee expenses from Cindy Shelest, Islands Trust Director of

Administrative Services, and Nancy Roggers, Finance Officer. He noted that adjustments would be made in the proposed budget for this Trust Area, where the cost of doing business is higher than in other areas.

Planner Brzowski explained that Student Planner, Jason Youmans, recently developed a compendium of case studies for community groups, residents, and Local Trust Committees (LTC) looking at establishing community docks. The case studies would be presented to Thetis Island Local Trust Committee this month. Pending approval of that LTC, this information could be forwarded for the September meeting.

Trustee Hagedorn offered thanks to Student Planner Youmans for work on this project.

Planner Brzowski reported that funding was still available for shoreline protection initiatives.

Points raised in discussion included:

- Need for public education and outreach to increase public awareness around shoreline protection;
- Convert the foreshore protection brochure produced for North Pender Island to apply to the northern islands;
- Forward posters and information to conservation groups;
- What are the incentives to do “green” shoreline protection initiatives? These should be identified and see if there is a landowner willing to try this out;
- Want to educate and to invite participation in shoreline protection initiatives, maybe a pilot project;
- Concern about planner time needed; and
- Important to spend time creating buy-in from contractors and waterfront owners by sharing the science that supports softer shorelines as a better way.

GM-032-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to review the Pender Island foreshore brochure and edit for the Gambier Island Trust Area/Northern Islands, and report back with a draft.

CARRIED

5. CHAIR’S REPORT

Chair Graham commented that Trust Council met on Mayne Island, where a highlight was the Community Stewardship Awards. There were no recipients from the Gambier Trust Area.

Chair Graham reported that conservation covenants for all three Islands Trust

Fund Nature Reserves on Gambier Island (Mt. Artaban, Long Bay Wetland and Brigade Bay Bluffs) have been completed and registered with the Land Titles Office. Gambier Island Conservancy and the Sunshine Coast Conservation Association hold the Covenants, and will act as another pair of eyes watching over these protected areas.

The Islands Trust Fund and the Seagrass Conservation Working Group have started their Eelgrass Mapping Project in the Trust Area. They hope to have mappers working in Howe Sound August 6 to 10, 2013. The mappers will contact local conservancies for information about where eelgrass has already been found.

The Islands Trust Fund monitor was on Gambier Island earlier this spring to check in on the health of the Islands Trust Fund nature reserves. They were happy to find no major issues regarding the health of the ecosystems protected on the properties.

6. TRUSTEES' REPORT

Trustee Stamford reported that Sunshine Coast Regional District (SCRD) staff would be doing on-site inspections of the five docks at the islands in the Gambier Trust Area. The trustee learned at the SCRD Public Wharves Advisory Committee meeting on June 3, 2013, that staff would provide an Annual Wharves Works Report for public viewing.

Highlights of the quarterly Islands Trust Council meeting on Mayne Island can be found in the trustee newsletter.

Gambier Island Community Hall Society Annual General Meeting (AGM) was held June 22, 2013. Trustee Stamford noted there is a lack of volunteers, with few people in the New Brighton area capable of taking on volunteer positions.

On July 9, 2013, Trustee Stamford and Gambier Island Conservancy Directors met with Brian Kukulies, the Land and Resource Planning Officer for the Sunshine Coast with the Ministry of Forests, Lands and Natural Resource Operations, to go over details of the upcoming lease of two woodlots on Gambier Island. There is a three page question and answer document on this matter, with a comprehensive list of questions compiled by the Conservancy and responses from the Ministry, available by email from the Local Trustees.

On July 10, 2013, Trustees Stamford and Hagedorn met with an *ad hoc* Howe Sound working group to discuss strategies on regional protection of the Howe Sound area. There was a focus on a regional land and marine management plan for the Howe Sound area.

Trustee Hagedorn attended a Road Committee meeting on May 27, 2013 on Keats Island. Roads were graded and dusted on July 10, 2013.

The agenda for the recent Trust Council meeting on Mayne Island is available on Islands Trust website. A highlight for Trustee Hagedorn was witnessing

through the Stewardship Awards, the many volunteers and the energy of people committed to conserving the islands.

On June 29, 2013, there was a meeting concerning the 33 acre park on Keats Island. Those who wish to know more about this meeting or provide input should contact Trustee Hagedorn, Dan Rogers or Richard Beard.

Trustee Hagedorn attended a boat rally on June 30, 2013 near Gambier Island where over 150 boaters gathered to hear speakers talk about Howe Sound.

On July 10, 2013, Trustee Hagedorn met with a Howe Sound *ad hoc* working group looking at a regional plan for conservation and remarked that there has never been an actual plan for this area.

7. DELEGATIONS - None.

8. TOWN HALL SESSION

There were no speakers for the 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

Planner Brzozowski outlined the staff report dated June 28, 2013, and noted the notice of waiver and the readiness for third reading.

11. APPLICATIONS AND PERMITS

11.1 GM-RZ-2012.1 (Reel 17 Investments Ltd.–Gambier Island)

Planner Brzozowski reviewed the staff report dated June 26, 2013 and responded to trustees' inquiries.

GM-033-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee endorse Section 219 Restrictive Covenant and appoint a trustee as signatory, and direct staff to schedule a community information and public hearing for Proposed Bylaw No. 123.

CARRIED

11.2 GM-RZ-2013.1 (Burrard Yacht Club – Gambier Island)

Planner Brzozowski discussed the preliminary report, dated June 19, 2013, regarding application GM-RZ-2013.1 to rezone an area of marine waters adjacent to an upland property, to put in a breakwater and extend out slightly past the existing marina. Staff commented that this is a minor expansion, consistent with the OCP and not expected to significantly impact the shoreline.

Mr. Rob Langford, on behalf of the applicant, was present to respond to questions and give an overview of the application. Mr. Langford described the wooden breakwater being brought from North Vancouver. He noted that the challenge the yacht club experiences is not with vessel traffic but with the big winds that come from the McNab Valley.

Director Marlor suggested some ways to address the application including:

- Zoning tailored to set a maximum height;
- Designation of the area as a development permit area for protection of the environment; and/or
- Use of a Section 218 covenant (conservation covenant).

Trustee Stamford recommended that a community information meeting for this application should be held in Vancouver where members of the yacht club live.

Trustee Hagedorn supported exploring some of the options mentioned by staff and encouraged flexibility for the yacht club while maintaining integrity of the area. She thanked Mr. Langford for attending the meeting and helping to explain the application.

GM-034-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to:

1. Prepare a draft amending bylaw to rezone the foreshore area of Lot 3, District Lot 2809, Plan 19245, Gambier Island, PID 007-041-616 as shown on "SH. 1 of 3 BYC/Trident Outstation – Proposed Expansion License" from 'P3 Zone' to a Yacht Club Outstation (YCO) site specific zoning in the Gambier Island Land Use Bylaw to allow for the sole use of floating breakwaters; and
2. Provide direction on how to control form and character of the breakwater; and
3. Post the preliminary staff report for GM-RZ-2013.1 (Trident Foreshore Lands Ltd.) to the Gambier website.

CARRIED

Chair Graham called a recess at 12:15 pm and resumed the meeting at 12:35 pm

12. BYLAWS

12.1 GM-LUB-2011.2 Associated Islands Land Use Bylaw

GM-035-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give third reading as amended to Proposed Bylaw No. 120, cited as Gambier Associated Islands Land Use Bylaw, 2013, and forward proposed Bylaw No. 120, cited as Gambier Associated Island Land Use Bylaw, 2013, to the Islands Trust Executive Committee.

CARRIED

Chair Graham commented on the work done on the bylaw.

Trustee Hagedorn thanked all those who gave input on the bylaw, worked on communication with Islands Trust and attended meetings.

13. REPORTS

13.1 Work Program Reports

The Top Priorities Report and Projects List dated July 2, 2013 was received.

Trustees provided feedback and direction to Planner Brzozowski on a draft *Riparian Areas Regulation* brochure. Staff will forward copies to

Trustees as soon as the finalized brochure is available.

Trustee Hagedorn expressed interest in receiving further information regarding the Greenshores pilot projects.

13.2 Applications Log

Planner Brzozowski responded to trustee questions on items listed in the Applications Log Report dated July 3, 2013.

13.3 Trustee and Local Expenses

Expense reports posted to May 31, 2013 and June 30, 2013 were received for information.

Chair Graham noted the Financial Department had no concerns in recent discussions about Local Trustee expenses.

14. NEW BUSINESS

14.1 Proactive Bylaw Enforcement of Illegal Structures on the Foreshore

The Islands Trust Memorandum dated June 18, 2013 regarding proactive bylaw enforcement of illegal structures on the foreshore was discussed. Staff had been directed by the Local Planning Committee to ask Local Trust Committees if there was an interest in participation in a pilot project on proactively enforcing illegal structures on the foreshore.

Director Marlor explained possible approaches and options for a pilot project to enhance enforcement, and responded to inquiries from trustees.

Trustees raised questions regarding the status of investigation and bylaw enforcement pertaining to existing complaints on illegal foreshore structures in the Gambier Trust Area. The trustees expressed support for addressing current complaints and also promoting education and awareness regarding regulations for the foreshore.

There was consensus among trustees that there is a need to ensure that the bylaw policy is followed for current files and that the Gambier Trust Area would not request involvement in a pilot project for proactive bylaw enforcement.

GM-036-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request that staff advise the Local Planning Committee to provide proactive educational support regarding unlawful structures on the foreshore in the Gambier Island Local Trust Area.

CARRIED

Director Marlor stated that the public should forward complaints to the bylaw officer directly, rather than to trustees.

Information is on the Islands Trust website

(www.islandstrust.bc.ca/islands/bylaw-enforcement.aspx).

Ms. Benson requested that during the Development Variance Permit process, when some applications come forward with high impact on the public interest, the Local Trust Committee consider the process for notification so that people who have an interest can attend a meeting.

14.2 Woodlot Licenses on Gambier Island

Planner Brzozowski provided background information on two Gambier Island Crown woodlots designated as woodlot license areas:

- A certain type of timber harvesting would be permitted (low level of forestry);
- The bidding process would soon be open for potential licensees;
- Prospective bidders (could be a person or organization) would be given an information package, and then have to develop a business plan;
- Winner of the bid must then provide a management plan and if acceptable, a license would be issued;
- Licensee can hold a maximum of two woodlots, with total cut under 10,000 cubic metres (small company);
- There will be a process for the trustees to have input through an agency referral at the time of the woodlot management plan;
- There is no mandated time for the drafting of the woodlot management plan, or regarding the level of engagement with the public by the winning bidder; and
- Previous application to exclude Gambier Island from the quota for timber supply on the Sunshine Coast was not successful.

Discussion ensued on an approach to this circumstance.

Ms. Benson pointed out that Crown Land occupies 10% of the land in the Islands Trust Area, and two thirds of the land on Gambier Island is Crown; she emphasized the importance of the Gambier Crown land for the region.

GM-037-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request the Executive Committee to consider forwarding the following motion to the Union of BC Municipalities:

That the Provincial Government commit to establishing a land resource management plan in Howe Sound with a focus on both terrestrial and marine, and include a core protected area, as shown in an accompanying map.

CARRIED

GM-038-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee seek membership on the Coastal Douglas Fir and Associated Ecosystem Conservation Partnership.

CARRIED

14.3 Confirmation of Upcoming Local Trust Committee Meeting Dates

GM-039-2013

It was MOVED and SECONDED,

by the Gambier Island Local Trust Committee that its remaining business meeting dates for 2013 are September 26, October 24, and November 29.

CARRIED

14.4 Clarification of Trustee Roles when Participating in Other Community Groups

The Island Trust Briefing regarding trustee roles when participating with other community groups, dated May 28, 2013, was received for information. Staff provided further explanation.

GM-040-2013

It was MOVED and SECONDED,

that Trustee Stamford act as Local Trust Committee liaison to the Gambier Island Community Association and the Gambier Island Conservancy.

CARRIED

GM-041-2013

It was MOVED and SECONDED,

that Trustee Hagedorn act as Local Trust Committee liaison with Keats Island Road/Capilano Committee, Keats Island Conservation Group, and the *ad hoc* Howe Sound committee.

CARRIED

14.5 Gambier Island Local Trust Area Eelgrass Mapping – Funding

Planner Brzozowski reviewed the memorandum dated May 22, 2013 regarding Gambier Island Local Trust Area eelgrass mapping funding.

GM-042-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee commit \$2000 for eelgrass mapping of the Associated Islands, with \$1000 taken from the Work Program priorities Foreshore Protection/Stewardship, and \$1000 taken out of Special Projects.

CARRIED

14.6 Trust Council Meeting Venue June 2014

Trustees discussed the possibility of a Trust Council on Gambier or Keats Islands in 2014.

14.7 Honorarium for Ramona de Graaf

GM-043-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee allocate an honorarium for Ramona de Graaf for \$350 to be issued after she presents her workshop on Keats Island in July 2013.

CARRIED

15. ISLANDS TRUST WEBSITE

15.1 Gambier Pages

GM-044-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to post to the local Gambier web page:

- the RAR information sheet, once it is edited; and
- the question and answer document from the Ministry of Forests from the meeting dated July 9, 2013.

CARRIED

16. CLOSED MEETING

GM-045-2013

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)(f) (Bylaw Enforcement) of the *Community Charter* and that staff and the recorder be invited to attend.

CARRIED

Committee closed the meeting at 3:04 pm.

By general consent Committee reconvened in open meeting at 3:40 pm.

17. RECALL TO ORDER

Rise from Closed Meeting

GM-046-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request bylaw staff to attend the September 26, 2013 Local Trust Committee meeting on Gambier Island to provide a bylaw enforcement status update.

CARRIED

18. NEXT MEETING

16.1 Next Local Trust Committee Regular Business Meeting

The next meeting of the Gambier Island Local Trust Committee is scheduled for Thursday, September 26, 2013 at 10:30 a.m. at Gambier Island Community Centre, Andy's Bay Road, Gambier Island.

19. ADJOURNMENT

The Gambier Island Local Trust Committee meeting was adjourned by consensus at 3:44 pm.

David Graham, Chair

CERTIFIED CORRECT:

Diane Corbett, Recorder