



**Gambier Island
Local Trust Committee
Minutes of a Regular Meeting and
Community Information Meeting**

Date of Meeting: September 26, 2013
Location: Gambier Island Community Hall
 Andy's Bay Road, Gambier Island, BC

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

Staff Present: Aleksandra Brzozowski, Island Planner
 Marnie Eggen, A/Planner 2 (part)
 Kelly Gesner, Contract Planner (part)
 Linda Prowse, Planner 2 (part, via teleconference)
 Diane Corbett, Recorder

Media and Others Present: Jim Green, Applicant, GM-RZ-2012.1
 Lynn Roxburgh, Applicant, GM-RZ-2013.2
 9 members of the public – a.m.
 5 members of the public – p.m.

1. CALL TO ORDER

Chair Graham called the meeting to order at 10:35 a.m. Chair Graham introduced trustees, staff and the recorder, and acknowledged the presence of past Islands Trust Council Chair Kim Benson. Chair Graham remarked that the meeting was being held in the traditional territory of the Coast Salish people.

2. APPROVAL OF AGENDA

The Agenda was adopted as amended by consensus, adding:

- 18.5 Strategic plan discussion
- 18.6 Gambier Island Conservancy request for funding support

(Item 7 was considered prior to item 3.)

The community information session commenced at 10:49 a.m.

3. COMMUNITY INFORMATION SESSION

3.1 Proposed Bylaw No. 123 (GM-RZ-2012.1 – Reel 17 Investments –Gambier Island)

To amend the Gambier Island Land Use Bylaw to rezone a 0.32 hectare water area adjacent to the subject property from ‘Marine Log Storage’ (W3) to ‘Marine General’ (W1) to accommodate a private neighbourhood dock, and to rezone a 0.18 hectare upland portion of lot 1 from ‘Rural Residential’ (RR) to a site specific ‘Local Service’ (S2 (A)) zone to permit ramp access to the private neighbourhood dock

Planner Brzozowski discussed the development process of a proposed bylaw for a water and land rezoning to enable a community dock with ramp access in the Cotton Bay area of Gambier Island. A panhandle lot would be a driveway to provide access to the dock. There were no agency concerns in response to the bylaw referral.

Planner Brzozowski explained that the bylaw would allow the community to have a community dock rather than have individual docks. Access to the dock would be by use of the Local Service lot. A restrictive covenant pertaining to neighbourhood dock had been drafted. The purpose of the restrictive covenant would be to restrict lots benefiting from the neighbourhood dock from building private docks as well.

Planner Brzozowski noted that, at the end of the upcoming Public Hearing, no further public input would be received. The Local Trust Committee then would consider second and third reading, and forwarding the proposed bylaw to the Executive Committee. The bylaw then would come to the Local Trust Committee for adoption.

Planner Brzozowski explained that there is a development variance permit in conjunction with the rezoning that would be considered before final adoption and be reviewed in November by the Local Trust Committee.

4. QUESTIONS AND ANSWERS

A constituent inquired what the significance was of the development variance permit as part of the process.

Planner Brzozowski explained that there is an existing dock, a bit wider than is in the regulations so a variance is needed. There is also a rock wall that has been put up that is not in compliance with the bylaw, and that needs to be approved by the Local Trust Committee.

A constituent asked if the existing dock is the one that will be the community dock.

Planner Brzozowski responded to the affirmative and noted it is a bit larger in square footage and wider than in the regulations.

A constituent inquired, if this is going to be the only community dock, why not redraft the regulations to fit?

Planner Brzozowski explained that the zoning is not site specific; the dock does not comply.

A constituent asked if staff looked at whether community docks may need to be a bit wider than a regular dock.

Planner Brzozowski said that in the regulations the maximum size can be larger but the width shall not exceed 2.4 metres, whether it is a community dock or individual dock.

Jim Green, Applicant, Reel 17 Investments, Gambier Island, explained that the actual surface of the ramp was correct. When the bull rails were attached, it ended up being a little bit wider than 11 metres. He thought that neither of the variances was significant, and they did not add usable extra surface.

Michele Hall-McCaffrey, Sea Ranch, Gambier Island, noted a difference between the schedule B map in the application and the one on the Islands Trust website.

A constituent requested information on when the W zone was split. Planner Brzozowski indicated she would email the information to the constituent and copy the trustees on the email at a later date, as this was not a quick response.

Trustee Stamford noted, when talking about restrictive covenants on the other lots, that lot 4 was not included on that as it had already been sold and included the right to have a dock.

A constituent inquired about the number of lots that would be sharing the common dock.

Jim Green clarified that, if the upland lot were subdivided, up to 14 lots would have the right to use the dock.

A constituent wondered if the restrictive covenant would be part of the bylaw.

Planner Brzozowski explained that the covenant would not be attached to the bylaw itself, but was included in the Public Hearing binder as part of the application, and would be on title, kept separate from the bylaw.

Michele Hall-McCaffrey asked why a restrictive covenant was being put on when the developer had opted to build a community dock, noting this is a disincentive to people in the future to put in a community dock. A right is taken away.

Planner Brzozowski reported that it was a mechanism that was laid out in the Land Use Bylaw for neighbourhood docks.

There were no further questions.

5. RECESS FOR PUBLIC HEARING – PROPOSED BYLAW NO. 123

Chair Graham recessed the meeting at 11:10 a.m.

6. RECONVENE

Chair Graham reconvened the meeting at 11:38 a.m.

7. MINUTES

7.1 Gambier Island Local Trust Committee Meeting Minutes dated July 11, 2013

The minutes of the Gambier Island Local Trust Committee meeting dated July 11, 2013 were adopted as amended:

- page 4, item 6, paragraph 4, line 4: replace “sale” with “lease”;
- page 5, item 6, paragraph 4, line 1: insert “*ad hoc*” before “working group”;
- page 6, item 11.2, last bullet point: should read “Use of a Section 218 covenant (conservation covenant)”;
- page 9, item 14.2, first part of paragraph 3 should read: “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;”
- Page 10, item 14.6, first sentence should read: “Trustees discussed the possibility of a Trust Council on Gambier or Keats Islands in 2014.”

7.2 Section 26 Resolutions Without Meeting

The Section 26 Resolutions Without Meeting Log dated September 18, 2013 was received for information. Corrections were noted in Resolution #2013-06, as follows:

- spelling of *Garry* Nohr;
- spelling and title of *Director Maria* Harris; and
- spelling and title of *Director Lee* *Turnbull*.

Trustee Stamford noted that, although the Resolution Without Meeting of July 31, 2013 was correct, half the fee had been returned, as she did not attend UBCM.

7.3 Gambier Island Advisory Planning Commission Minutes – None.

8. BUSINESS ARISING FROM MINUTES

8.1 Follow-up Action List dated September 18, 2013

Planner Brzozowski responded to trustee inquiries and provided updates on the Follow-Up Action List dated September 18, 2013.

Trustees requested that staff advise the Local Planning Committee of the Local Trust Committee's interest in obtaining further information about a Greenshores pilot program.

8.2 Information Case Studies Report on Shared Docks

The Staff Report dated August 27, 2013 on community and shared dock case studies was received for information. The document was prepared for the Thetis Island Local Trust Committee by a summer intern planner . Trustees requested that staff pass on their appreciation for the work to the intern.

GM-047-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee receives for information the report titled "Community and Shared Docks: Case Studies from the B.C. Coast."

CARRIED

Staff was requested to post the report to the Islands Trust website, after which time Trustee Stamford would send an email to interested parties, including Passage and East Trail Island and Directors Maria Harris, Garry Nohr, and Lee Turnbull.

8.3 Advocacy Regarding Community Woodlots on Gambier Island

Planner Brzozowski reviewed the memorandum with an update on Gambier Community Woodlots, dated September 17, 2013.

Trustees Stamford and Hagedorn extended thanks to Islands Trust staff for the extra work and consideration they put forth on the Gambier woodlots and the advocacy issue.

GM-048-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee write a letter to the Sunshine Coast Forest District requesting that the following features specifically be considered in the woodlot plan:

1. that there is exclusion of the Gambier Lake watershed and trail system from logging pressures;
2. that there are specific buffer sizes around affected communities; and
3. that the Sunshine Coast Forest District consider a more comprehensive consultation process with the community of Gambier Island in advance of awarding the woodlot license as per advocacy policy 7.30 and policy 7.22 of the Gambier Island Official Community Plan.

CARRIED

8.4 BURNCO Update

Planner Brzowski reviewed the memorandum with an update on the BURNCO application, dated September 17, 2013.

9. CHAIR'S REPORT

Chair Graham reported that there was an interesting Trust Council quarterly meeting on Lasqueti Island on September 10 – 12, 2013. Trust Council supported the Howe Sound Marine Management Project moving forward. Trust Council also supported B.C. Ferries' support for child supervision on the Gambier ferry. Chair Graham noted both Local Trustees made a strong impact at the UMBC Convention the previous week.

10. TRUSTEES' REPORT

Trustee Hagedorn reported on her recent activities as follows:

- July 19, 2013: The trustee was invited to a farm to table dinner at Barnabas Camp, who had expanded their garden allowing fresh produce to be used in their delicious dinner creations. The trustee thanked Barnabas for bringing Keats communities together through their market at the government wharf in Keats Landing and hoped it would happen every summer.
- July 20, 2013: Ramona DeGraff, a biologist specializing in forage fish that live on beaches and are a major part of the food chain, presented a workshop at West Beach on Keats. Approximately forty people attended. Thanks to Jane Ellison from Eastbourne who arranged this.
- August 8, 2013: Attended Islands Trust Local Planning Committee via teleconference.
- August 21, 2013: Attended Eastbourne Community Association and appreciated the commitment of this group concerning Island issues, especially the Fire Equipment Group.
- August 25, 2013: Hiked up to Gambier Lake with Gambier Conservancy. It gave Trustee Hagedorn an appreciation of the location of the proposed woodlots on Gambier. Thanks to the Snell family who hosted.
- September 10-12, 2013: Attended Trust Council on Lasqueti Island, where the trustee ensured that the request for a Howe Sound Marine and Land Resource Plan as well as the proposed woodlots on Gambier were on the radar. A motion passed that supported Islands Trust Staff to attend a meeting with Steve Thomson, Minister of Forests, Lands and Natural Resources Operations (FLNRO) and also attend the Howe Sound Forum on September 25, with a request that staff report back to Islands Trust Executive with some recommendations.
- September 13, 2013: Attended an *ad hoc* committee regarding a request for a Marine and Land Management Plan for Howe Sound.
- September 16-20, 2013: Attended Union of British Columbia Municipalities (UBCM) Convention in Vancouver. Spoke with Minister Steve Thomson with over 15 people at the table representing many jurisdictions surrounding Howe Sound requesting the Provincial Government support a Marine and Resource

Plan in the Howe Sound area. During the meeting with the Minister, Trustee Hagedorn presented a large map of Gambier Island pointing to the proposed woodlots and outlining the issues. Sunshine Coast Regional District (SCRD) elected officials demonstrated their leadership to get a motion passed that resulted in UBCM now urging the Provincial Government to establish a comprehensive land marine management plan for Howe Sound.

- September 25, 2013: Attended Howe Sound Forum sponsored by West Vancouver Municipality. Elected officials from all Howe Sound jurisdictions including First Nations are planning to join together to discuss Howe Sound and how to move forward in creating a plan.

Trustee Stamford reported she is working on parks and trails on the south peninsula with Gambier Island Community Association, with a focus on trails that will connect with other trails on Gambier. This would be brought forward to the Sunshine Coast Regional District in the near future.

The previous day at Howe Sound Community Forum Trustee Stamford had spoken about the new community woodlots on Gambier Island and pointed out how critical an impact this will have on the continuous environment and communities, and how it would impact Howe Sound as a whole.

Trustee Stamford's primary focus since the last Gambier Local Trust Committee meeting on Keats had been responding to concerns about the new woodlots, and meeting with different groups, individuals and other trustees to develop an appropriate response to forestry's commitment to lease the logging rights to the north-eastern corner of the island. For more specific information, readers can refer to the Staff Report included in the agenda package on the Islands Trust website for the current meeting.

Other recent activities of Trustee Stamford included:

- July 13: Volunteered in New Brighton for the annual SCR D Garbage Clean-up day.
- July 20: Attended the Gambier Island Community Association AGM.
- July 21: Attended the Eastbourne Community Association AGM.
- August 25: Attended the Gambier Island Conservancy AGM at Gambier Lake.
- September 3: Attended Gambier Island Community Association (GICA) Trails and Parks Sub-committee. Earlier in June Trustee Stamford had met with Sam Adams, SCR D Parks Planning Coordinator, and spent the day looking at various SCR D managed trails and parks to understand the ongoing maintenance requirements. The GICA subcommittee is focusing on prioritizing new trail and park opportunities primarily within the southwest peninsula for future SCR D development.
- September 18: Attended a meeting with Steve Thompson, Minister of Forests, Lands and Natural Resource Operations (FLNRO) at the convention of Union of BC Municipalities to support the establishment of a land and marine resource management plan (LRMP) for the Howe Sound area. This meeting was initiated by the efforts of the Future of Howe Sound Society (Ruth Simons), Trustee Hagedorn and the SCR D Board. This group successfully brought an emergency motion to the convention requesting the provincial government to

establish an LRMP for Howe Sound and it was passed. Advancing an overall management plan for the Howe Sound region highlights the success of this area as a recreational destination and the continued *ad hoc* process of new industrial projects around the Sound.

11. DELEGATIONS – None.

12. TOWN HALL SESSION

Kim Benson, Keats Island, requested to speak to one of the applications in Item 15.

Chair Graham indicated that this would be possible.

Kathy McTaggart, Gambier Island, commented on the current status of high-speed wireless and cell service on Gambier. She wondered if there was anything Islands Trust could do to encourage higher levels of government and Telus to look at providing better service on Gambier. She said she believed that one of the reasons the community was getting smaller is that it is falling behind technologically. When people think of moving to Gambier, it is a disincentive not to have access to these kinds of services.

Michele Hall-McCaffrey, Sea Ranch, Gambier Island, supported Kathy McTaggart's comments, noting that these conversations were happening at Sea Ranch. Most of Sea Ranch has spotty or no wireless service.

Trustee Stamford stated she wanted to work on this issue to get a better sense of where the problems are, where the non-cell service is. Keats has different issues, and islands up the coast have different issues. Staff was requested to place further discussion of this topic on the next agenda.

Joan Pederson, Eastbourne, Keats Island, requested the opportunity to speak when Bylaw 100 regarding District Lot 696 was discussed.

Chair Graham responded in the affirmative.

Michele Hall-McCaffrey commented that she had a question on the marine shorelines report "Sharing Our Shorelines" and asked for the opportunity to speak when this was being discussed.

Chair Graham responded in the affirmative.

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.

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Sustainability Guide

The Islands Planner provided an update on developments to modify the southern Gulf Islands sustainability guide for the northern islands. Copies of the southern islands version were distributed to trustees. The planner noted additional inputs had been received from planning staff in the northern office, and that it was possible to secure a grant for printing and distribution.

Trustees requested that staff review the 2012 comments of the Gambier Island Advisory Planning Commission regarding a sustainability guide.

(Item 14.2 was discussed after consideration of applications in section 15.)

14.2 Shoreline Protection Guide

The Islands Planner reviewed the development and production of the “Sharing Our Shorelines” document and possible edit for application in the Gambier Island Trust Area, as discussed in the Memorandum dated September 17, 2013 that was received for information.

Trustees noted concern regarding the printing cost of the full colour document.

Joan Pederson, Eastbourne, Keats Island, stated she did not see solutions as a landowner and that property owners need to see that solutions that have been applied to address erosion and climate change issues. The constituent remarked that the brochure was another “how it should be” rather than how to do it.

GM-049-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to remove the two areas in the “Sharing Our Shorelines” document where it says “North Pender” and to add “Gambier Trust Area” and that staff print twenty-five copies.

CARRIED

GM-050-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee review the property shoreline protection poster outlining concerns and solutions to foreshore erosion, and the trifold brochure from North Pender Island regarding foreshore protection issues.

CARRIED

Chair Graham recessed the meeting at 12:17 p.m.

Chair Graham reconvened the meeting at 12:26 p.m.

15. APPLICATIONS AND PERMITS

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

Planner Eggen reviewed the supplemental staff report dated September 12, 2013 on a rezoning application by Trident Foreshore Lands Ltd. (Burrard Yacht Club) to change the zoning of the water area adjacent to the Burrard Yacht Club at Gambier Island from a Marine Park and Recreation zone (P3) to a yacht club outstation site specific zoning to allow for the sole use of floating breakwaters. The staff report provided options and recommendations on how to regulate form and character of breakwaters.

In response to an inquiry from Michele Hall-McCaffrey regarding application for rezoning prior to starting a development permit, Planner Eggen explained that the applicant had applied for rezoning to allow for installment of breakwaters to protect the existing yacht club. Presently Gambier does not have a development permit area for shoreline protection.

Trustee Stamford noted that Gambier communities had indicated they did not want the development permit area.

GM-051-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee:

1. Give first reading to draft Bylaw No. 125, cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2013”;
2. Direct staff to proceed with bylaw referrals, public notification, scheduling of a community information meeting and public hearing for Proposed Bylaw No. 125 in West Vancouver; and
3. Request staff to post the supplemental staff report for GM-RZ-2013.1 (Trident Foreshore Lands Ltd.) and Proposed Bylaw No. 125 to the Gambier website.

CARRIED

Trustee Hagedorn declared a conflict of interest and left the meeting.

15.2 GM-RZ-2004.1 (*Keats Camp – DL 696- Keats Island*)

Contract Planner Kelly Gesner reviewed the Staff Report dated September 10, 2013 regarding rezoning application for amendments to the Keats Island Land Use Bylaw and District Lot 696, Keats Island Land Use Contract, and subdivision application. Contract Planner Gesner, acting as a planner for the Trust, commented in a status report to distinguish between different applications that had been made regarding District Lot 696, which encompasses the entire southwest corner of Keats Island.

Contract Planner Gesner responded to inquiries from trustees and members of the public.

Joan Pederson, Eastbourne, Keats Island, noted there was insufficient information made available regarding Bylaw No. 100 in terms of details on walls, wharves and surveys. There were no referrals to Islands Trust on the walls, nor any reference to meeting the Official Community Plan. Shoreline protection appeared to go under the radar. Ms. Pederson remarked that things needed to be addressed transparently and fairly.

Kim Benson, Keats Road, Keats Island, commented on the development variance permit application opened in the past that included surveys of existing structures on the property and showed that a lot of the existing cottages were non-conforming in terms of issues like setbacks, shoreline structures and coverage.

Ms. Benson also noted, regarding reconfiguration of strata lots, that some of the common access issues had not been taken into account, such as septic and water issues. She recommended consideration of water consumption and conservation in addition to water disposal, in light of the camp being the largest visitor facility in the Trust Area.

As the property encompasses 20% of Keats Island, Ms. Benson suggested there are many public interest issues, and recommended that there needs to be a wider process than just an information meeting before a public hearing.

Michele Hall-McCaffrey, Sea Ranch, Gambier Island, wondered after which point the subdivision application is considered to have gone dormant, to which Contract Planner Gesner responded that this was up to the Ministry of Transportation and Infrastructure. Ms. Hall-McCaffrey stated that concerns she was hearing were that the rezoning should proceed to help things move forward.

Trustee Stamford inquired about when information would be available about the walls and wharves and their impact, as foreshore protection was a focus of the Local Trust Committee this term.

Contract Planner Gesner suggested that in the rezoning effort the foreshore could be zoned to start. She noted the multiple layers to consider when designating development permit areas for shoreline development.

GM-052-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee proceed no further with proposed Bylaw No. 89 cited as Keats Island Land Use Bylaw, 2002 – Amendment No. 1, 2004.

CARRIED

GM-053-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee proceed no further with proposed Bylaw No. 90 cited as Gambier Island Local Trust Committee Bylaw No. 4, 1978 – Amendment No. 1, 2004.

CARRIED

GM-054-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee rescind second and third readings of Bylaw No. 100 cited as Keats Island Land Use Bylaw, 2002, Amendment No. 2, 2007.

CARRIED

GM-055-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee rescind second and third readings of Bylaw No. 101 cited as Gambier Island Local Trust Committee Bylaw No. 4, 1978, Amendment No. 2, 2007.

CARRIED

GM-056-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee direct staff to communicate with the owner of DL696, Keats Island, and clarify the owner's intent with regard to the continuation of the Cost Recovery Agreement for application GM-RZ-2004.1.

CARRIED

GM-057-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee direct staff to communicate with the rezoning applicant with regard to using existing bylaws as the base for proposed plan amendments.

CARRIED

GM-058-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee direct staff to communicate with the subdivision and rezoning applicants with regard to holding a community information meeting prior to a public hearing.

CARRIED

Trustee Hagedorn returned to the meeting.

15.3 GM-RZ-2013.2 (Gambier Island Sea Ranch - Gambier Island)

Island Planner Brzozowski reviewed the staff report dated September 3, 2013 regarding a CD1 Zone bylaw amendment application to enable the Sea Ranch Strata Corporation to fulfill the provision of parkland amenity requirements that are a condition of permitting two single family dwellings on each of the thirty-three strata lots on the property.

Lynn Roxburgh, Applicant, Sea Ranch Strata Corporation, Gambier Island, elaborated on a concern about dwellings on the remaining vacant half of lots should new property lines be put in for subdivision, and the building might not meet various setback requirements. This was being flagged as to whether that would be an issue in the future in the subdivision process. Michelle Hall-McCaffrey, Sea Ranch, Gambier Island, noted this applied mainly to internal lot lines.

Ms. Hall-McCaffrey remarked that she did not think the Natural Areas Protection Tax Exemption Program information on page 7 of the staff report was accurate, as there was a large common area at Sea Ranch and NAPTEP could be considered by Sea Ranch.

Trustee Hagedorn expressed thanks to Sea Ranch for bringing this forward.

GM-059-2013**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee request staff to prepare a draft bylaw to amend sections of text and Schedule D-1 (CD 1 Zone Amenities) of Comprehensive Development 1 Zone to require a statutory right-of-way over 3.8 hectares of parkland in lieu of requiring a dedication of 3.8 hectares of specified parkland.

CARRIED**15.4 GM-DVP-2013.3 (Wubbs – North Thormanby Island)**

Planner Linda Prowse discussed a development variance permit for the Vaucroft subdivision, North Thormanby Island, as outlined in the staff report dated September 17, 2013. The application proposed a variance to the setbacks as outlined in SCRD Bylaw No. 96, administered by Islands Trust, to decrease the minimum permitted siting for a building and structure from a front lot line, from 5m to 0.61m for a new single family dwelling.

Trustee Hagedorn noted that, during the land use bylaw process, constituents were advised that there was a time when the SCRD would no longer be using Bylaw No. 96 with regard to the issuance of building permits, and thought it prudent to advise the applicants of this fact. The trustee conveyed there was also a concern mentioned by constituents living behind the waterfront cabins about views being cut off.

Discussion ensued regarding the utilization of SCRD Bylaw No. 96.

Further clarification was requested from staff on several items including:

- the setback from the sea;
- properties notified on the development variance permit application;
- letter instructing SCRD regarding building permits vis-à-vis Bylaw No. 96;
- geotechnical considerations; and
- Islands Trust's position regarding sudden landslip.

Planner Prowse indicated that a follow-up report would be submitted at the next meeting.

16. BYLAWS

16.1 Proposed Bylaw No. 120 cited as the "Gambier Associated Islands Land Use Bylaw, 2013"

GM-060-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee adopt Bylaw No. 120 cited as the "Gambier Associated Islands Land Use Bylaw, 2013".

CARRIED

Chair Graham recessed the meeting at 2:10 p.m.

Chair Graham reconvened the meeting at 2:15 p.m.

17. REPORTS

17.1 Work Program Reports

The Top Priorities Report and Projects List dated September 18, 2013 was received for information.

17.2 Applications Log

The Applications Log Report dated September 18, 2013 was received for information.

17.3 Trustee and Local Expenses

The Expense Reports posted to July 31 and August 31, 2013 were received for information.

18. NEW BUSINESS**18.1 2014-2015 Budget Submissions**

Trustee Hagedorn proposed that Islands Trust have community meetings with speakers. The trustee pointed out that West Vancouver has great foreshore reclamation work, where they are bringing back the ecosystem and the land. Trustee Hagedorn recommended setting funds aside for an engineer, including related publishing costs, to come to two community information meetings regarding foreshore protection.

Trustee Stamford expressed interest in allotting funds to a strategic planning session around economic enhancement specific to the southwest peninsula of Gambier Island.

Planner Brzozowski responded that the jurisdiction of Islands Trust relates to land use, while economic development lies with the Regional District, and suggested collaboration with the SCR D on this topic.

GM-061-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee approve and forward the draft 2014-2015 budget submission.

CARRIED

18.2 Proposed Meeting Schedule for 2014**GM-062-2013**

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee approve the business meeting schedule 2014 as amended regarding location, switching locations for July and September meetings.

CARRIED

18.3 Referral from Sunshine Coast Regional District – Halfmoon Bay Official Community Plan

The referral from the Sunshine Coast Regional District, dated July 12, 2013, regarding the draft Halfmoon Bay Official Community Plan was received for information.

GM-063-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee respond to the Halfmoon Bay Official Community Plan review recommending that parking for connections to recreation locations on Thormanby Island and Merry Island be considered.

CARRIED

18.4 Referral from Sea to Sky Recreation District – Recreation Sites and Trails BC – Howe Sound Marine Trail

The Crown Land Recreation Referrals dated May 1, 2013 were received for information.

GM-064-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to respond to the Howe Sound Marine Trail referral stating the Local Trust Committee have no specific concerns about the route per se, but that to be aware that a proposed log dump is in consideration at Gambier Creek beside one of the proposed locations.

CARRIED

18.5 Strategic Plan

Trustee Hagedorn discussed an email she received regarding highlights from Islands Trust Council, and expressed concern that the Howe Sound management plan was not on the Trust Council strategic plan.

GM-065-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to recommend to the Executive to consider putting advocacy regarding the Howe Sound management plan on the strategic plan.

CARRIED

18.6 Gambier Island Conservancy Funding Request

A request from Gambier Island Conservancy for funding assistance was discussed. Trustee Stamford was urged to advise the individual making the request to contact Trust Fund Board.

19. ISLANDS TRUST WEBSITE

19.1 Gambier Pages

Staff had posted to the Gambier web page:

- *Riparian Areas Regulation* brochure.

Staff was requested to post to the Gambier web page:

- “Community and Shared Docks: Case Studies from the B.C. Coast”;
- Supplemental Staff Report for GM-RZ-2013.1 (Trident Foreshore Lands Ltd.); and

- Proposed Bylaw No. 125.

20. CLOSED MEETING

GM-066-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee closes the next part of the September 26, 2013 business 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 this meeting.

CARRIED

Chair Graham closed the meeting at 3:25 p.m.

By general consent Committee reconvened in open meeting at 3:28 p.m.

21. RECALL TO ORDER

Rise and Report from Closed Meeting

22. NEXT MEETING

22.1 Next Local Trust Committee Regular Business Meeting

The next meeting of the Gambier Island Local Trust Committee is scheduled for Thursday, October 24, 2013 at the Manil Room, Gibsons and District Public Library, 470 South Fletcher Avenue, Gibsons, BC.

23. ADJOURNMENT

The Gambier Island Local Trust Committee meeting was adjourned by consensus at 3:29 p.m.

Chair

CERTIFIED CORRECT:

Diane Corbett, Recorder