



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

Date of Meeting: October 24, 2013
Location: The Manil Room, Gibsons and District Public Library,
470 South Fletcher Avenue, Gibsons, BC

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

Staff Present: Aleksandra Brzozowski, Island Planner
Linda Prowse, Planner 2 (in part, via teleconference)
Diane Corbett, Recorder

1. CALL TO ORDER

Chair Graham called the meeting to order at 10:31 a.m.

Chair Graham acknowledged that the Local Trust Committee was meeting in the traditional territory of the Coast Salish people.

2. APPROVAL OF AGENDA

The Agenda was adopted, by consensus, as amended:

- 4.3 Woodlots on Gambier Island Discussion
- 4.4 Updates on BURNCO Working Group
- 4.5 2014 Schedule Confirmation
- 14.2 LNG Working Group Update
- 14.3 Trustee Hagedorn's Attendance at Foreshore Workshop in Whistler

3. MINUTES

3.1 Gambier Island Local Trust Committee Meeting Minutes dated September 26, 2013

The minutes of the Gambier Island Local Trust Committee meeting dated September 26, 2013 were adopted as amended by consensus:

- Page 6, item 10, last bullet, last sentence: replace "At UBCM" with "During the meeting with the Minister" followed by a comma;

- Page 7, delete third sentence of first paragraph: “The trustee noted...parks funds.”
- Page 16, item 18.6: replace “Trust Council” with “Trust Fund Board”.

3.2 Gambier Island Local Trust Committee Public Hearing Record dated September 26, 2013

The Gambier Island Local Trust Committee Public Hearing Record dated September 26, 2013 was received for information.

3.3 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 October 10, 2013

Island Planner Brzozowski provided an update on the Follow-Up Action List dated October 10, 2013. Trustees provided updates on their respective designated actions.

GM-067-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to remove activity number 1 from the Follow-up Action Report dated May 12, 2011.

CARRIED

4.2 Membership in Coastal Douglas-Fir and Associated Ecosystems Conservation Partnership

Staff provided an overview of the Coastal Douglas-Fir and Associated Ecosystems Conservation Partnership (CDFCP) and responded to questions and comments from trustees. The entire Gambier Island Local Trust Area lies within the proposed boundaries. Trustees considered implications of alignment and possible outcomes regarding potential involvement with the Partnership.

GM-068-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to initiate membership in the Coastal Douglas-Fir and Associated Ecosystems Conservation Partnership; and sign the Statement of Cooperation, and appoint Trustee Stamford as a representative.

CARRIED

4.3 Woodlots on Gambier Island Discussion

Trustee Stamford discussed her concerns related to the woodlots on

Gambier Island as they pertained to the correspondence she was drafting on behalf of the LTC to the Ministry of Forests, Lands and Natural Resource Operations. Key amongst her concerns was the lack of opportunity for public engagement in the process, and a question about the appropriateness of the established procedures for islands. The trustee invited input and feedback regarding content of the correspondence.

Trustee Graham noted the Local Trust Committee would have an opportunity to comment on the Ministry's management plan for the woodlots once the tenures have been issued.

Trustee Hagedorn commented on the recovery of the area from previous industrial activities, noting the woodlots would create one to two jobs on the island and that the tourism potential of the area could be huge. Trustee Hagedorn advocated advising the Ministry of the concerns that the trustees had received from constituents.

It was noted the woodlots had not yet been advertised.

Island Planner Brzozowski explained that the Ministry was currently looking into the ecosystem and environmentally sensitive data.

Trustee Stamford suggested the "Wilderness Conservation" zoning was misleading, as it implies "park".

4.4 Update on BURNCO Working Group

Trustees and staff discussed involvement of Islands Trust with the BURNCO Working Group.

4.5 2014 Schedule Confirmation

The 2014 schedule and the location of the November 29 business meeting were discussed. The 2014 schedule was confirmed.

GM-069-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to book the November 29, 2013 business meeting in an available location in West Vancouver.

CARRIED

5. CHAIR'S REPORT

Chair Graham enjoyed being on Lasqueti Island for a recent Trust Council meeting. Islands Trust is now moving into the 2014 - 2015 budget cycle. Chair Graham remarked that he was preparing for the upcoming Trust Council meeting in December.

6. TRUSTEES' REPORT

Trustee Stamford announced that on October 3, 2013, the Sunshine Coast Regional District (SCRD) voted to exempt the Town of Gibsons from funding the nine regional docks, of which seven are on islands in the Gambier Island Local Trust area. The resulting funding gap is approximately \$44,000; there is also a dock maintenance request for approximately \$50,000 for 2014. Thus, the SCRCD will be looking to make up almost \$100,000 for the coming year over a reduced funding base of about 11,500 taxpayers. This is in addition to the Langdale access dock levy that Howe Sound SCRCD islands currently pay. Trustee Stamford plans to attend the early budget meetings at the SCRCD in November.

Trustee Stamford recently sent out a request, based on previous Local Trust Committee discussions, that constituents email her if they do not have cell phone service, in order to assist in identifying where there are gaps in service. The trustee has received many emails already.

Trustee Hagedorn recommended a three-minute video on the Howe Sound area called *101 Things to Do in Howe Sound*.

On October 21, 2013, there was an article on Howe Sound in *The Globe and Mail*, on the threats to the ecosystem and the recovery, entitled: "Return of industry threatens renewal of Howe Sound's marine ecosystem" [Globe and Mail article](#).

The Chair of Islands Trust submitted a formal letter with comments on the draft Application Information Requirements for the Proposed BURNCO Aggregate Project on October 18, 2013. On October 19, 2013, Trustee Hagedorn submitted individual comments on the draft Application Information Requirements for the Proposed BURNCO Aggregate Project to the Environment Canada Webpage. There will be an additional comment period later in the process.

Trustee Hagedorn spoke with Sandra Bicego, Manager of Environment and Sustainability with the District of West Vancouver. West Vancouver's work with homeowners and foreshore enhancements and Greenshores projects were discussed. Plans are to continue learning from West Vancouver initiatives and the work they have done with their community.

On October 15, 2013, Trustee Hagedorn attended an ad hoc committee in Horseshoe Bay with discussion concerning a Land/Marine Management Plan for Howe Sound. On October 1, 2013, the trustee attended the BC Environmental Assessment Office (EAO) public open house in Gibsons regarding the proposed BURNCO aggregate project at McNab Creek. There was a large turnout, with public, elected officials and many Gambier/Keats residents asking questions. There will be an additional comment period during the application review stage when it will be possible to provide comments to the EAO on the proposed project.

7. **DELEGATIONS** – None

8. **TOWN HALL SESSION** - None

9. **CORRESPONDENCE** – None

10. **LOCAL TRUST COMMITTEE PROJECTS**

10.1 **Sustainability Guide**

Islands Planner Brzozowski discussed the Staff Report dated October 8, 2013. Trustees provided suggestions for additions to the guide and indicated they would forward further information to staff.

GM-070-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee change the “Building Sustainably: A Guide for Howe Sound and the Northern Gulf Islands” work plan as follows:

1. Remove “Second draft to the Local Trust Committee” dated November 29;
2. Remove “Referral to APC for review” dated December 2013/January 2014;
3. Change date for the “Final draft to Local Trust Committee” to November 29, 2013; and
4. Change the date for the “Printing for 250 copies” to December 2013.

CARRIED

GM-071-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee:

1. Endorse the work plan, as amended, for the Sustainability Guide project; and
2. Receive the attached first draft of “Building Sustainably: A Guide for Howe Sound and the Northern Gulf Islands”.

CARRIED

By general consent the meeting was recessed at 12:30 p.m. and reconvened at 12:45 p.m.

10.2 Shoreline Protection Guide

Islands Planner Brzozowski updated trustees on work done to gather requested background materials regarding a Shoreline Protection Guide.

Island Planner Brzozowski announced that webpages on shoreline types and how to care for shorelines has recently been uploaded to the Islands Trust website. [How do I Care for my Shoreline](#). Planner Brzozowski suggested that future work on Foreshore Protection education build on this new resource.

Planner Linda Prowse joined the meeting at 1:40 p.m. via teleconference.

11. APPLICATIONS AND PERMITS

11.1 GM-DVP-2013.3 (Wubs – North Thormanby Island)

Planner Prowse reviewed the staff report dated October 10, 2013 regarding Development Variance Permit for Lot 7, Block A District Lot 1017, New Westminster, Plan 10306, Vaucroft, North Thormanby Island, to vary the front setback from 6 metres (19.68 feet) to .61 metre (2.0 feet).

Planner Prowse confirmed:

- That the development variance permit application had been reviewed under newly adopted Bylaw No. 120;
- That a legal opinion confirmed that the legal owner, not the Crown, is the owner of land submerged under water when there is sudden erosion; and
- That the applicant had changed the plan to make the building smaller to comply with the new bylaw regarding maximum floor area and lot coverage.

There had been no response from community members regarding the application.

Trustee Hagedorn expressed support for the application in light of the closeness to the ocean and fragility of the foreshore, and that the structure backs onto bare land.

GM-072-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee issue a Development Variance Permit for GM-DVP-2013.3.

CARRIED

Planner Prowse left the meeting at 1:50 p.m.

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

Public comment on the application had been forwarded to trustees.

Trustee Hagedorn confirmed support for staff recommendations as noted in the Staff Report on application GM-RZ-2013.1, dated October 3, 2013.

Trustee Stamford indicated she wished to remove the restrictive covenant from some lots, indicating it was her understanding that the restrictive covenant was something that could be dealt with separately from the rezoning. The trustee inquired about the possibility of site-specific zoning.

Planning staff provided technical and process information related to the rezoning application, the community dock and the restrictive covenant.

Trustees and staff discussed the history of the application.

Trustee Stamford noted her concern to minimize the impact of the development on the existing road network. Another concern was receiving formal public feedback on the application late in the process. A majority of those present at the public hearing were in favor of the rezoning to W1 zone but not in favor of the restrictive covenant.

Chair Graham and Trustee Hagedorn supported preserving the community dock and not allowing a proliferation of private docks.

Trustee Hagedorn voiced support for the application in its protection of the foreshore. The trustee proposed that owners would probably use the community dock, the New Brighton public dock, and the road network, and mentioned that she looked at how owners could access their property with the least amount of impact. There are also OCP policies in strong support of foreshore protection.

Chair Graham noted that this was good, environmentally, for the Trust Area and is a model bylaw.

The applicant had already paid fees related to the application and the restrictive covenants, and had advised that he wished to move the application forward.

Island Planner Brzozowski explained that while the community dock exists and keeping the current size is the most efficient and economic option, the proposed bylaw would allow for expansion in the future. The original intent of the W1 zoning is to allow for a somewhat larger community dock and not allow private docks on the adjacent benefiting lots.

12. BYLAWS

12.1 Proposed Bylaw No. 123 cited as “Gambier Island Local Trust Committee Land Use Bylaw No. 86, 2004, Amendment No. 1, 2013”

GM-073-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give second reading to proposed Bylaw No. 123, cited as “Gambier Island Local Trust Committee Land Use Bylaw No. 86, 2004, Amendment No. 1, 2013”.

OPPOSED – 1
(Stamford)
CARRIED

GM-074-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give third reading to proposed Bylaw No. 123, cited as “Gambier Island Local Trust Committee Land Use Bylaw No. 86, 2004, Amendment No. 1, 2013”; and refer proposed Bylaw No. 123, cited as “Gambier Island Local Trust Committee Land Use Bylaw No. 86, 2004, Amendment No. 1, 2013” to the Executive Committee for approval.

OPPOSED – 1
(Stamford)
CARRIED

Following up on a recommendation made at the Local Trust Committee (LTC) business meeting of January 31, 2013, Island Planner Brzozowski inquired if the trustees intended to tie successful adoption of the bylaw to successful adoption of the development variance permit.

There was consensus amongst trustees that the rezoning and the development variance permit applications would be considered separately.

13. REPORTS

13.1 Work Program Reports

The Top Priorities Report and Projects List dated October 10, 2013 were received for information. The Top Priorities list was discussed and modified.

GM-075-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to renumber the Top Priorities list as follows:

1. Foreshore Protection and Outreach;
2. OCP advocacy implementation support;
3. Sustainability guide; and
4. RAR implementation project for Gambier Island Local Trust Area.

CARRIED

13.2 Applications Log

The Applications Log Report dated October 20, 2013 was received for information.

13.3 Trustee and Local Expenses

The expenses report posted to September 30, 2013 was received for information.

14. NEW BUSINESS

14.1 Islands Trust Council Strategic Plan – Local Trust Committee Input

The Islands Trust Council Strategic Plan was received for information.

14.2 LNG Working Group Update

Trustee Hagedorn announced that a LNG working group has started.

14.3 Trustee Hagedorn’s Attendance at Foreshore Workshop in Whistler

GM-076-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee approve expenditure of \$125 for Trustee Hagedorn to attend a workshop on addressing sea level rise and impacts on coastal communities, in Whistler from November 29 to December 1, 2013.

CARRIED

15. ISLANDS TRUST WEBSITE

Staff was requested to add to the Gambier page as new information, the foreshore website link noted in the previous discussion on the Shoreline Protection Guide (item 10.2).

16. CLOSED MEETING

GM-077-2013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee close the next part of the business meeting to discuss matters pursuant to Section 90(1)(f) (Bylaw Enforcement) of the *Community Charter* and that staff be invited to attend this meeting.

CARRIED

Chair Graham closed the meeting at 2:22 p.m.

By general consent Committee reconvened in open meeting at 2:38 p.m.

17. RECALL TO ORDER

18. NEXT MEETING

The next meeting of the Gambier Island Local Trust Committee is scheduled for Thursday, November 29, 2013 in West Vancouver, location to be announced.

19. ADJOURNMENT

By general consent, the Gambier Island Local Trust Committee meeting was adjourned at 2:40 p.m.

David Graham, Chair

CERTIFIED CORRECT:

Diane Corbett, Recorder