



Gambier Island Local Trust Committee Minutes of Regular Meeting

- Date:** March 26, 2015
Location: Gibsons and District Public Library
470 South Fletcher Road, Gibsons, BC
- Members Present:** Susan Morrison, Chair
Dan Rogers, Local Trustee
Kate-Louise Stamford, Local Trustee
- Staff Present:** Aleksandra Brzozowski, Island Planner
Marnie Eggen, Planner 2 (10:50 am-11:10 am by teleconference)
Diane Corbett, Recorder
- Others Present:** Garry Peters, Applicant, GM-DVP-2015.1 – am
Jim Green, Applicant, GM-DVP-2013.2 – am

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:45 am. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. Chair Morrison introduced trustees and staff in attendance.

2. APPROVAL OF AGENDA

The following change to the agenda was presented for consideration:

- Move up item 10 to before item 7.

By general consent, the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

None.

4. COMMUNITY INFORMATION MEETING

There was a soft shore structures Community Information Meeting on March 25, 2015 at Chaster Park outside Gibsons. Thirty-two people attended, including several experts and staff. The event included some site visits. Good feedback was received. A report on next steps for this priority project will follow.

Trustees thanked Planner Brzozowski for her work done for the event.

5. PUBLIC HEARING

None.

6. MINUTES

6.1. Local Trust Committee Meeting dated February 12, 2015

By general consent the Local Trust Committee (LTC) meeting minutes of February 12, 2015 were adopted as presented.

6.2. Section 26 Resolutions-without-meeting Report dated March 17, 2015
Received.

6.3. Advisory Planning Commission Minutes – none

Planner Eggen joined the meeting via teleconference at 10:50 am.

By general consent, the LTC discussed item 10.1 GM-DVP-2015.1

10. APPLICATIONS AND REFERRALS

10.1. GM-DVP-2015.1 (Peters/Crompton) 366 Mary Road, Gambier Island

10.1.1. Staff Report dated March 3, 2015

Planner Eggen gave an overview of the Development Variance Permit Application GM-DVP-2015.1 (Peters/Crompton), outlining the details of the request for variances to reduce several setbacks to permit a single family dwelling and proposed alterations, an existing freestanding wooden deck, an existing wood shed, and an existing retaining wall north west of the dwelling. Public comments had been received; all three were

supportive of the smaller annex configuration, including the closest neighbour to east who was previously unsupportive and was now supportive. Sunshine Coast Regional District (SCRD) staff had no further concerns. The cottage would be reduced to half its original size. The main difference between the 2013 variance and this variance is the change to the proposed annex configuration. Planner Eggen recommended approval of the variance application.

Garry Peters, applicant, explained that he had signed a document with the Supreme Court of BC that he would consent to abide by the Development Variance Permit and remove what is needed within a specific timeline; the structures had to be down by the end of October. Mr. Peters explained his plans to renovate and deconstruct structures on the property. He noted his desire to get the work done and that the community and his neighbour be happy.

Comments from trustees included:

- This is a perfect example of a type of property for the variance process.
- It looks like a reasonable compromise. I am especially pleased that the neighbours are in approval. Good work finding a compromise that worked for you and your neighbours.

GM-2015-012

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee issue the Development Variance Permit for GM-DVP-2015.1 (Peters/Crompton) that authorizes the reduction of the minimum setback to the natural boundary of the sea from 15 metres to 2.8 metres (9.2 feet) to allow the location of the following:

- i) a single family dwelling consisting of an existing “cottage” (125.4 sq. metres (1350 sq. feet)) and decks, and proposed alterations/additions: “proposed annex configuration,” “proposed cabinets,” “proposed new deck,” “proposed infill deck,” and “new stairs”;
- ii) an existing freestanding “wooden deck”;
- iii) an existing “wood shed”; and
- iv) an existing “retaining wall” north west of the dwelling; and to authorize the reduction of the setback from the western interior side lot line from 3 metres to 2.0 metres (6.6 feet) to allow the location of the following:
 - i) a single family dwelling consisting of an existing “cottage” (125.4 sq. metres (1350 sq. feet)) and decks; and to authorize the reduction of the setback from the eastern interior side lot line from 3.0 metres to 0.85 metres (2.8 feet) to allow the location of the following:
 - i) the “proposed annex configuration” and “deck”; located on Lot 1 of Lot 1, Block 2 of Block C, District Lot 847, Plan 4991, Gambier Island; PID 007-

295-928 in accordance with Schedules 'A1' through 'A3' attached to and forming part of the permit.

CARRIED

Planner Eggen left the meeting at 11:12 am.

10.2. GM-DVP-2013.2 Reel 17 Investments Lot 1, District Lot 477, Gambier Island

10.2.1. Staff Report dated February 28, 2015

Planner Brzozowski reviewed the staff report on a development variance application to relax Section 3.3 and Section 5.16 of Gambier Island Land Use Bylaw No. 86 to allow the siting of a rock wall within 0.0 metres of the natural boundary of the sea, and to permit an increased width allowance of 1.01 metres for a dock pier. These variances were identified stemming from a rezoning application for a community dock on this property. No comments from referral agencies were received. Planner Brzozowski recommended that both variance requests be approved.

Jim Green, applicant, thanked trustees for visiting the site and apologized for the additional staff time required on this application to retroactively permit a width increase for the dock ramp, and to retroactively permit an existing rock wall within the 15 metre setback from the natural boundary of the sea. Mr. Green explained the history of the development of the site, and described the current situation in terms of the zoning, rezoning and subdivision process. He remarked that the rock wall could be disassembled and rebuilt, which he thought did not make sense, or the marine area could be rezoned.

There was discussion of the reasoning for the exemption of the subject property from the Gambier Official Community Plan (OCP).

Comments were made by Trustees regarding the application, including the following statements to go on the record:

- (While trustees advocate a soft shore approach), this is an exception due to the nature of the location, needed work on the land, the nature of the bay and potential environmental impact. This is a lot better than what was there in the past. ... Nothing that we do today should in any way be read as a message we are not proponents of soft shores. This is an exception to that generality.
- I appreciate that the applicant came forward and acknowledged making a mistake.

- In this circumstance, I think this is a good solution. It goes along with the fact that this is a community dock as opposed to a plethora of docks. I am supportive.
- Given there are restrictive covenants on this property on how many docks are placed in this area, this speaks to more of a community aspect of how this area will look and provides a logical way for providing ingress and egress for this part of the island for the land owners.
- I am happy to support this given the greater circumstances for the community that Cotton Bay subdivision represents.

GM-2015-013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee issue GM-DVP-2013.2 (Reel 17 Investments Ltd., Gambier Island).

CARRIED

8. BUSINESS ARISING FROM MINUTES

7.1. Follow-up Action List dated March 17, 2015

Received.

7.2. LTC Goal Setting Session Report

7.2.1. Memorandum dated March 13, 2015

Received.

7.3. Executive Committee Update regarding Howe Sound Advocacy

7.3.1. Briefing dated March 9, 2015 from Clare Frater, Policy Advisor

Received.

Chair Morrison noted there would be an Executive Committee meeting the following week at which she would advocate that Howe Sound Advocacy be put on the strategic plan. Trustee Rogers remarked he was glad to see this as a regular Trust Council agenda item.

8. DELEGATIONS

None.

9. CORRESPONDENCE

None.

Chair Morrison recessed the meeting at 11:58 am.

Chair Morrison reconvened the meeting at 12:11 pm.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1. Riparian Areas Regulation (RAR)

11.1.1. Memorandum dated March 10, 2015

In February 2015, stream mapping fieldwork was completed for identified watersheds in Anvil, Bowyer, Keats and Gambier Islands. The Island Planner responded to trustee inquiries and comments on the RAR process. A report from Madrone Environmental Services will follow, to be included with a staff report on next steps for RAR.

Needed changes to the RAR Implementation Project Charter were identified:

- Add to end of Background: “areas would be exempt and which areas would be applicable to the *Riparian Areas Regulation*.”
- Dates in Workplan Overview would be adjusted.

It was noted the RFP for the RAR mapping was put out in November, and that there was a lack of information from staff to the new LTC about this process, resulting in a lack of trustee input on the mapping.

Presentation of RAR information at a future community information meeting was considered.

GM-2015-014

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee approve the Riparian Areas Regulation Implementation Project Charter dated May 9, 2014 as amended.

CARRIED

11.2. Foreshore Protection and Stewardship

11.2.1. Memorandum dated March 10, 2015

Staff discussed the memorandum dated March 10, 2015 on the Foreshore Protection Project Charter, last revised in April 2014, and mentioned the timeline would need adjustment.

An educational event on soft shorelines was held the previous day on the Sunshine Coast. Trustee Rogers inquired about next steps in the process, and about how to increase public awareness.

Trustee Stamford mentioned she wanted to see an end date to this top priority. Given the geographic area, the trustee advocated for the production of brochures, and recommended that trustees keep building awareness with the materials. It was also suggested forwarding written materials on foreshore protection to waterfront owners, with a cover letter from Trustee Stamford.

There was discussion about bring the shoreline workshop poster boards to Keats Island and having an open house and half hour session to discuss the information.

GM-2015-015

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee approve the Gambier LTA Foreshore Protection Project Charter dated April 10, 2014 as amended.

CARRIED

11.3. Gambier Official Community Plan Review

11.3.1. Staff Report dated March 11, 2015

The Local Trust Committee considered and provided input to staff on the staff report dated March 11, 2015 regarding the Gambier Official Community Plan review project.

There was discussion about the difference between an OCP review and strategic planning process. Trustee Stamford clarified that she did not request an OCP review; strategic planning was something requested by previous LTC Chair Benson in 2010. Trustee Stamford clarified she wanted a clearer direction of where Gambier Island is going, to look at

certain zoning, and have a better idea of how to handle the roads across the island.

Staff noted there were some items in the OCP that needed to be addressed but that they were not critical. The Conservancy wants zoning looked at again. Staff did not support the idea of a strategic plan in light of the complexity required in involvement of other agencies (such as Ministry of Forests, Lands and Natural Resource Operations, Squamish Nation, Ministry of Transportation and Infrastructure) and their individual requirements and timelines.

There was consensus that this discussion would continue after meeting offline between Trustee Stamford and the planner.

12. REPORTS

12.1. Work Program Reports

12.1.1. Top Priorities Report dated March 17, 2015

Received.

12.1.2. Projects List Report dated March 17, 2015

Received.

GM-2015-016

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee remove food security from the Projects List.

CARRIED

GM-2015-017

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee remove from the Projects List item 2 regarding an issues outline with respect to Gambier Island Comprehensive Land Use Planning Project.

CARRIED

12.2. Applications Report dated March 17, 2015

Received.

12.3. Trustee and Local Expense Report dated February 2015

Received.

12.4. Adopted Policies and Standing Resolutions

Discussion regarding the standing resolution on APC's was deferred to later in the agenda (Item 13.1).

12.5. Local Trust Committee Webpage

Trustees requested that staff post the following documents to the Gambier Island Local Trust Committee webpage:

- Trustee letters to the BC Environmental Assessment Office on Woodfibre LNG proposal
- Clare Frater's work committee response to the Woodfibre LNG proposal Environmental Assessment
- Islands Trust Chair Peter Luckham's letter regarding Woodfibre LNG

12.6. Chair's Report

Chair Morrison said she planned to attend a community information meeting on the *Riparian Areas Regulation* on Denman on April 7, and had just attended one on Lasqueti Island. Chair Morrison urged Trustees to ensure at the first community information meeting that people are very aware of what they are doing before they get to the bylaw stage. She mentioned she would email Local Trustees after the Denman Island meeting regarding what happens at that event.

12.7. Trustee Reports

Trustee Stamford reported on activities in which she participated since the last Local Trust Committee meeting as follows:

- February 16 – SCRD, Area F and Islands Taxation review, hosted and organized by Kathy McTaggart, was an overview of how the Howe Sound islands are taxed by the SCRD and what services are provided. Attendees included landowners from the east side of Gambier, Keats, GICA, West Bay Landing.
- February 25th – Attended the District of Squamish Council Woodfibre LNG Community Working Committee Presentation in Squamish.
- March 16 – Attended Gambier LTC/Ministry of Transportation and Infrastructure protocol meeting. Expanded this yearly meeting to tie in with the development of a Gambier Island Roads Committee. Discussion was primarily around southwest peninsula road maintenance details with Capilano Highway Services; also discussed signage and road taxes.
- March 21 – Attended the Woodfibre LNG Roundtable Discussion on Gambier Island. This meeting attracted approximately 65 people from around Howe

Sound and provided a more one-on-one discussion with the proponents about details of the project and potential impacts on marine life, recreational activities and shoreline properties.

- March 10-12 – Attended Trust Council on Gabriola. Trust Council provides an opportunity for community organizations to highlight their projects and issues. There were presentations on:
 - The Blue Dot Initiative
 - GERTIE – Gabriola sustainable public island transit project
 - Stop the Docks (Bowen Island)
 - The Public Trust Doctrine – Gulf Island Alliance
 - Gabriola Commons – unique “common land” zoning project
 - Bonfire ban consideration for Gabriola.
- Feb 19 – Attended the SCRD Community Services Committee meeting to support budget requests for West Bay Landing community (park bridges) and the Gambier Island Community Association. Both have been forwarded through to final budget deliberations but at a reduced scope. Director Winn and Trustee Stamford will be supporting a better ask process for island community projects.
- Feb 23 – Attended the legal Orientation Workshop for SCRD.
- March 2 – SCRD Policing Committee and Transportation Advisory Committee meetings; included further discussions around scheduling difficulties for Sunday travel on BC Ferries from Langdale and resulting overloads for the Stormaway.
- Update on cell-phone tower – A new cell-phone tower that will provide better service to the New Brighton area and western part of Keats area should be in service by July.
- There will be a BC Ferries ferry fare increase on April 1st . New spring schedule starts April 1st.
- *HMS Annapolis* has been approved for sinking, although the proponent does not have a permit to sink.

Trustee Rogers provided an update on his Trustee activities since the last Local Trust Committee meeting, as follows:

- Attended two site visits on Gambier related to current Development Variance Permit applications.
- Attended an SCRD budget meeting along with other representatives of Keats Islands on Gambier with Area F Director Ian Winn and others on February 16th
- Attended Trust Council on Gabriola Island from March 9th until the 12th. Highlights included an intensive Planning workshop, the Budget debate and the passing of Islands Trsut 2015/2016 budget and the commencement of Strategic Planning discussions. There were presentations from a variety of groups including the Blue Dot group from the Suzuki Foundation.

- Met with Capilano Highways on Keats Island on March 16th related to the roads on Keats and then attended the inaugural meeting related to roads on Gambier with Capilano in Gibsons.
- Attended a Woodfibre LNG Roundtable session on March 21st on Gambier.
- Submitted comments and concerns as a Trustee to the Environmental Assessment Office related to the Woodfibre Proposal on March 23rd (posted to Islands Trust website Trustee Corner).
- Attended the “Soft Shores Workshop” near Chaster Beach put on by the Local Trust Committee on March 25th.
- Helped to coordinate the work being done on Keats and elsewhere in the Local Trust Area for the *RAR (Riparian Areas Regulation)* study being done in the Gambier Trust Area.

12.8. Electoral Area Director's Report – none

Trustee Stamford remarked that it had been a real pleasure working with the new SCRD Electoral Area F director, Ian Winn, who is working very closely with the island communities.

12.9. Trust Fund Board Report – none

13. NEW BUSINESS

13.1. Advisory Planning Commission

13.1.1. Staff Report dated February 27, 2015

Discussion ensued on the Staff Report dated February 27, 2015 that presented a status update on Advisory Planning Commission (APC) appointments, and Bylaw No. 113 “to establish an APC for the Gambier Trust Area”. Points from discussion included:

- To use the APC effectively, members have to come together over an extended region (Gambier Local Trust Area).
- Maybe have a smaller APC.
- Maybe have an APC that comes together for specific items to LTC meetings rather than having a standard APC that sits across all of the islands.
- Doesn't make sense to have an APC that doesn't meet or that you won't use.
- Don't want a standing APC.

GM-2015-018

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend the APC appointment guidelines to allow for representation of members to be weighted to a geographic area subject to a current top priority project.

CARRIED

13.2. 2014 Eelgrass Mapping

13.2.1. Memorandum dated January 15, 2015 from Kate Emmings, Ecosystem Specialist - for discussion

Report and Maps are available on the Islands Trust Fund Website at:
<http://www.islandstrustfund.bc.ca/initiatives/marineconservation/eelgrass-mapping.aspx>

Received.

13.3. Trustee Liaison Positions with Community Groups

Trustee Rogers reported that Trustee Stamford would be taking care of community liaisons with Gambier, and the Sunshine Coast. Trustee Rogers would attend to matters of the other islands and the east side of Howe Sound.

13.4. Board of Variance Report

13.4.1. Staff Report dated February 2, 2015

There was discussion about the Board of Variance. Upon further (phone) consultation with Islands Trust staff, Planner Brzozowski advised that staff would explore the legalities regarding whether it is possible for the Gambier Local Trust Area to join in with Bowen Island Board of Variance, as discussed at this meeting.

13.5. Schedule Meeting with Metro Vancouver Area A Director

There was consensus that meeting with the Sunshine Coast Regional District was a priority before scheduling a meeting with the Metro Vancouver Area A Director.

13.6. Schedule Protocol Meeting with Sunshine Coast Regional District

There was discussion on scheduling a meeting with the Sunshine Coast Regional District to review the relationship. Island Planner Brzozowski was asked by Trustees to schedule a meeting with the SCRCD in May after the Future of Howe Sound Forum.

13.7. Schedule Meeting with Squamish Nation

Trustees Stamford and Rogers plan to visit the Squamish Nation office regarding scheduling a meeting with the Squamish Nation.

13.8 Report from Kate Emmings regarding Vancouver Aquarium Technical Discussion on Howe Sound

GM-2015-019

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request that Kate Emmings report back on the Howe Sound Science and Knowledge workshop.

CARRIED

14. UPCOMING MEETINGS

14.1. Next Regular Meeting Scheduled for Thursday, May 7, 2015 at 10:30 am at Gleneagles Community Centre, 6262 Marine Drive, West Vancouver, BC

15. TOWN HALL – none

16. CLOSED MEETING – none

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:15 pm.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder