



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: August 6, 2015
Location: Gambier Island Community Centre
 Andy's Bay Road, Gambier Island, BC

Members Present Susan Morrison, Chair
 Kate-Louise Stamford, Local Trustee
 Dan Rogers, Local Trustee

Staff Present Aleksandra Brzozowski, Island Planner/Acting Regional Planning
 Manager
 Teresa Rittemann, Planner 1

Also Present Diane Corbett, Recorder
 Seven Members of the Public – a.m.

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:43 a.m. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. Chair Morrison thanked the public for attending and introduced trustees, staff and the recorder.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Add to 10.2: 10.2.2 Memorandum dated August 4, 2015 regarding Additional Application Information Received after Agenda Deadline
- Move 10.2 to after 5. Public Hearing

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Chair Morrison acknowledged the presence of former trustee Joyce Clegg.

Joyce Clegg, New Brighton, Gambier Island, inquired if there was a list of the creeks and waterways that were looked at in the riparian areas review.

Trustee Stamford indicated that maps are available on the website.

Ms. Clegg remarked that her property line is in the middle of a creek, and that she had not been contacted regarding their visit.

Kathy Leifsson, Gambier Island, commented that she had not been notified and owns four properties on the island.

Trustee Stamford acknowledged challenges in reaching people regarding notification of the riparian areas surveying. Acting Regional Planning Manager Brzozowski (ARPM Brzozowski) indicated there had been a mail out, and that she would follow up regarding Ms. Leifsson's issue.

Barbara Blewett from West Bay commented on surveying that was conducted in a lane behind her property, which she heard was being done to straighten out the property line. She had not been notified that this would be taking place. Trustee Stamford explained that the surveying was to do with parks and trails, and that she would contact the Sunshine Coast Regional District (SCRD) Area F director and follow up with Ms. Blewett and Ms. Leifsson.

Ms. Blewett and Ms. Leifsson inquired about Fisheries foreshore rights on Whispering Creek, as the creek had been moved from its original path. Trustee Rogers explained that the Riparian Areas Regulation (RAR) is a provincial regulation to protect areas around streams and from the high water mark inland following the streambed. Federal jurisdiction is from the high water mark outwards into the bay.

Questions were raised about gardens in riparian zones. Chair Morrison affirmed that if your gardens are in areas subject to the RAR, everything there remains. The RAR applies to future activity.

Graeme Wickham, New Brighton area, Gambier Island, requested clarification regarding organizations and authorities involved in development of parks and trails on the island and, in particular, regarding the participation of Trustee Stamford in the discussion. He indicated that people were becoming concerned around the issue of trails and were confused as to the decision making bodies in regard to trails.

Trustee Stamford responded that she sits with the Parks and Trails Committee in an advisory role as the Islands Trust liaison and that she is not a member and does not vote. Trustee Stamford explained that trails are the purview of the SCRD. The Gambier Island Official Community Plan (OCP) has advocated that there be connector trails across the island where appropriate. The trustee also wanted to ensure private property is protected; expansion of trails is part of that.

Trustee Stamford explained the recent meeting referenced by Mr. Wickham was held by the Gambier Island Community Association (GICA) and the Regional District. Islands Trust provided information. It is up to the community to provide comments on trails. The

comments will be put to the SCRD's Parks and Trails Committee for further consideration. The SCRD wants to see a process where private properties are respected. Conservancy trails are on Crown land.

Mr. Wickham restated the importance of clarification in light of having a number of agencies involved with trail development on the island: the Conservancy, Islands Trust, the Province and the SCRD.

Mr. Wickham discussed the annual spraying of the roads with salt water and magnesium and the issue of water flow down Andy's Road that potentially could pollute his well and may be polluting the creek. He had discussed the issue with the Ministry of Transportation and Infrastructure (MoTI) manager and a local representative of Capilano Highways. The solution would be to create a new ditch, or stop spraying on this section of road (in which case another owner would have to be consulted). He remarked that the quality of his and his neighbour's property was at stake.

Trustee Stamford confirmed that she also works with the Roads Committee and could bring this issue for discussion to that group.

Ms. Clegg inquired if the riparian mapping work looked at the road allowance on the south side of her property, in response to which Trustee Stamford indicated they had not. Ms. Clegg stated that the road allowance from Gambier Harbour Road has been a bone of contention with her for a number of years. The water is now coming down "like the Fraser River." The culverts at the top of the road are directed to the wrong place. Sometimes water goes into Ms. Clegg's basement.

Discussion ensued regarding these issues. Trustee Rogers noted that Islands Trust has no authority to speak to service provision issues. The decision maker to contact for service issues is the SCRD Area F director. Trustee Rogers also commented on the influence and information that community associations can have, as it is always the group that people from off island come to in order to find out about the island.

Ms. Clegg advised that it is of benefit for Islands Trust to point out that its mandate is planning issues, whereas SCRD handles issues around service and maintenance.

Trustee Stamford asked Staff about a RAR scenario where there would be a property full of streams and what it would take for the owner to build on that site.

ARPM Brzozowski explained that under RAR, 30 metres from a watercourse or stream is RAR applicable and if someone wanted to build in that area, those 30 metres would have to be assessed to see if considerations need to be taken into account to protect riparian areas during development. Anything pre-existing remains. ARPM Brzozowski described the RAR application and assessment process.

4. **COMMUNITY INFORMATION MEETING – none**

5. **PUBLIC HEARING – none**

10. **APPLICATIONS AND REFERRALS**

10.2 **GM-DVP-2015.4 (Leopold & Gibbons – 1091 Centre Bay Road, Gambier Island)**

10.2.1 Staff Report dated July 27, 2015

10.2.2 Memorandum dated August 4, 2015 regarding Additional Information Received after Agenda Deadline

ARPM Brzozowski reviewed the staff report regarding a request to vary the setback from the natural boundary of the sea to build a dwelling unit as close as 7.5 metres with roof overhang as close as 6.9 metres. No comments beyond the staff report were submitted. ARPM Brzozowski responded to trustee inquiries for clarification.

It was noted that a correction to the staff report should be made on page 9 under “Results of Circulation” to read July 24, 2015, not July 30, 2015.

Discussion ensued. Mr. Leopold was present and responded to trustees’ questions and concerns.

GM-2015-037

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee issue a Development Variance Permit for GM-DVP-2015.4 (Gibbons and Leopold), pursuant to Section 922 of the *Local Government Act*, to vary the *Gambier Island Land Use Bylaw No. 86, 2004* as follows:

- Section 3.3 (1) “Siting and Setback Regulations” is varied to reduce the 15 metre setback for buildings and structures from the natural boundary of the sea so that a dwelling can be setback as close as 7.5 metres from the natural boundary of the sea.

CARRIED

6. **MINUTES**

6.1 **Local Trust Committee Meeting dated June 18, 2015**

The following amendments to the minutes were presented for consideration:
Add to “Others Present” on page 1: “Three Members of the Public – p.m.”

- 12.7, page 7: Correct the spelling of “Rogers”
- 1., page 1, add sentence at end of paragraph: “Chair Morrison introduced staff, trustees, and the recorder.”

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting – none

6.3 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated July 28, 2015

The Follow-up Action List was discussed.

11. BREAK

By general consent, the Break was moved to after 7.1.

Chair Morrison recessed the meeting at 12:19 p.m., and reconvened the meeting at 12:47 p.m.

7.2 Phase 2 Local Trust Committee Input into Development of the Islands Trust Strategic Plan for 2014-2018

7.2.1 Memorandum dated July 3, 2015

Discussion ensued.

GM-2015-038

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee recommend to Trust Council that the Strategic Plan – Potential Objectives and Examples of Strategies and Activities for the 2014-2018 Term be amended as follows:

- by adding as examples of activities under item 2.3:
 - a) To support the enhancement of biodiversity in Howe Sound, and
 - b) To advocate for controls on marine pollutants.

CARRIED

GM-2015-039

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to provide Attachment 3 to the CAO with the following strategies for possible implementation this term from the Local Trust Committee: 1.3, 1.6, 2.1, 4.2, 5.5, 6.1, 8.2, 9.3, 10.4, and the addition of 2.4 activity, which is eelgrass and forage fish advocacy.

CARRIED

8. DELEGATIONS – none

9. CORRESPONDENCE – none

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

10. APPLICATIONS AND REFERRALS

10.1 GM-DVP-2015.2 (Sverre – Site 69, Buccaneer Bay Holdings, South Thormanby Island)

10.1.1 Staff Report dated August 6, 2015

Planner Ritemann reviewed the staff report on a request to permit the location of one principal dwelling and one accessory dwelling (sleeping cabin) on Site 69 of the property. Variances requested:

- to Gambier Island Trust Committee Bylaw No. 6 (Buccaneer Bay Holdings Ltd. Land Use Contract) to allow a reduction to the lot line setback from 20 feet (6.10 metres) to 7.5 feet (2.29 metres); and
- to Gambier Associated Islands Land Use Bylaw No. 120 to allow an increase in the accessory building height from 15 feet (4.57 metres) to 22.54 feet (6.87 metres).

Discussion ensued.

GM-2015-040

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee approve issuance of Development Variance Permit GM-DVP-2015.2 to Berit and S. Fredrik Sverre for Site 69 of: Block 1, District Lots 1018 and 1019, Plan 11122, PID 009-151-940.

CARRIED**GM-2015-041****It was MOVED and SECONDED**

by the Gambier Island Local Trust Committee that staff send correspondence to the occupants of Site 69 recommending that they have a biologist identify any endangered ecosystems or plants and, if found, to take steps to protect them, citing section 3.12.3 (e) of the Associated Islands Official Community Plan encouraging volunteer stewardship for environmentally sensitive areas.

CARRIED

Chair Morrison recessed the meeting at 1:29 p.m. and re-convened the meeting at 1:40 p.m.

12. LOCAL TRUST COMMITTEE PROJECTS**12.1 Riparian Areas Regulation Implementation**

Staff and trustees considered communication strategies and any scheduling of community information meetings regarding the Riparian Areas Regulation (RAR) implementation. Correspondence drafted by Trustee Rogers will soon be sent to landowners and the general population of Keats, Anvil and Bowyer. Trustee Stamford and ARPM Brzozowski will work on correspondence for Gambier landowners and the general population. The intention of the correspondence is to announce the upcoming bylaw amendment work and invite early feedback from the public. It has already been noted by the public that there are fish in Gambier watersheds currently not designated as RAR areas.

12.2 Gambier Official Community Plan Review

Trustees and staff considered ways to initiate public engagement for the review of the Gambier Official Community Plan. Trustee Stamford and Acting Regional Planning Manager Brzozowski will forward example surveys for further discussion.

12.3 Implementation of Official Community Plan Advocacy Policies (Industrial Applications for Howe Sound)

The following items were mentioned:

- Woodfibre LNG application is on hold for discussions between the proponent and the Squamish Nation.
- An application for BURNCO has not been submitted.
- Howe Sound Pulp and Paper recently laid off around 170 positions.

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated July 28, 2015

Reviewed.

13.1.2 Projects List Report dated July 28, 2015

Reviewed.

13.2 Applications Report dated July 28, 2015

Trustee Stamford mentioned that the applicant for GM-DVP 2015.3 had expressed concern that her application did not make this agenda. It was noted that the application in question likely would be on the October LTC meeting agenda. ARPM Brzozowski emphasized to trustees that all applications progress at different speeds depending upon the application request.

13.3 Trustee and Local Expense Report dated June, 2015

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

Trustees were asked to send their trustee newsletters directly to Webposting for uploading to the Trustee Corner webpage.

13.6 Chair's Report

Chair Morrison reported that the Executive Committee met the previous day. Regarding the LTC request of June 18, 2015 to the Executive asking that they request that BC Environmental Assessment Office and the Ministry of Environment to put the Woodfibre LNG Environmental Assessment process in abeyance, the process is already on hold due to proponent interactions with Squamish First Nation.

There is a Chief Administrative Officer (CAO) hiring committee. As of July 30, there were 22 applicants. They will be getting a shortlist for a meeting on August 19th. There will be a session set aside at the September Trust Council to discuss this matter.

The Executive Committee is fully engaged on working out details for the Strategic Plan session at the upcoming Trust Council meeting on Bowen Island.

The Executive Committee will also be meeting with Bowen Council during the week of Trust Council.

13.7 Trustee Reports

Trustee Rogers commented on his site visit to Gambier Acres.

It was noted that on the southwest peninsula of Gambier, there would be power outages starting August 10, 2015 for four days from 8:00 a.m. to 6:00 p.m.

Trustee Stamford announced the Sunshine Coast Regional District had applied for a grant to support some infrastructure projects and received \$160,000 to go towards port infrastructure.

13.8 Electoral Area Director's Report - none

13.9 Trust Fund Board Report

Chair Morrison reported that the Trust Fund Board had signed off on a covenant for North Pender, and is doing fundraising on Lady Slipper Nature Reserve on Thetis.

14. NEW BUSINESS

14.1 LTC Budget Request for 2016-2017

14.1.1 Memorandum dated June 30, 2015

Trustees proposed for consideration the following amendments to listings for Gambier LTC in the Preliminary LTC Project Budget Requests for 2016-2017 Fiscal:

- Add \$1,500 request for development of a protocol agreement with the Squamish First Nation.
- Add \$1,000 for Howe Sound Community Forum.

GM-2015-042

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee revise the draft 2016-17 LTC Project Budget submission and forward to the Financial Planning Committee as revised.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, October 1, 2015 at 10:30 am at Gibsons & District Public Library, 470 South Fletcher Road, Gibsons, BC

16. TOWN HALL

ARPM Brzozowski announced that the meeting with the SCR D Directors and Management is rescheduled for September 14, 2015 at 1:00 pm. The agenda would remain the same as previously established.

ARPM Brzozowski reported she had been in contact with the new Community Planner for Metro Vancouver who handles Passage Island, Bowyer and the Grebe Islets, and inquired if trustees would be interested in meeting with the Metro Vancouver Area A Director. Trustees expressed interest in having a meeting during the term.

17. CLOSED MEETING - none

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:46 pm.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder