



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: October 1, 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
 Teresa Rittemann, Planner 1 (*via teleconference 10:47 a.m.-11:20 a.m.*)

Also Present: Diane Corbett, Recorder
 Members of the Public – 5

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:31 a.m. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. The Chair noted that former Trust Council Chair Kim Benson was present in the audience, and thanked members of the public for coming.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Add 14.2 Fixed Link discussion
- Move 10.1 to after 6.3
- Move 12.1 to after 9.0

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Kim Benson, Keats Island, requested an update and information on the current status regarding District Lot 696 applications for the Land Use Contract and rezoning.

Island Planner Brzozowski advised that draft legal documents for Salmon Rock and the trail right-of-way from the dock to the reserve were received recently for review by

Islands Trust. The expectation is it will fulfill what is in the Land Use Contract. This will come to the Local Trust Committee before being signed. A subdivision application is being worked on by the proponent, and has not yet been seen by Islands Trust staff.

Ms. Benson remarked how the subdivision would have implications for amendments to current zone boundaries; previous bylaws would have to be amended. Her concern was with the build-out of the camp and its impact on the island in terms of infrastructure. She wanted a current update on what was being proposed and advocated for opportunities for people to learn more and provide input on what is being proposed.

Island Planner Brzozowski indicated that the file was under review by the Ministry of Transportation and Infrastructure (MoTI) and that a referral had not yet been received by Islands Trust.

4. COMMUNITY INFORMATION MEETING – none

5. PUBLIC HEARING – none

6. MINUTES

6.1 Local Trust Committee Meeting dated August 6, 2015

By general consent the Local Trust Committee meeting minutes of August 6, 2015 were adopted.

6.2 Section 26 Resolutions-Without-Meeting Report dated September 23, 2015

Received.

6.3 Advisory Planning Commission Minutes – none

Planner Ritemann joined the meeting at 10:48 a.m via telephone.

10. APPLICATIONS AND REFERRALS

10.1 GM-DVP-2015.3 (Viau – 1508 Taki-Te-Si Road, Gambier Island)

Planner Ritemann reviewed the staff report on a request to relax the siting and setback exception in subsection 3.4(1)(a) of the Gambier Island Land Use Bylaw No. 86 to permit a roof overhang projection up to 1.0 metre into the setback from the natural boundary of the sea.

Two late items of correspondence from the public in support of the variance were distributed at this meeting to attach to the staff report.

Applicant Rosann Youck commented on aspects of the Islands Trust policy statement and objectives in the Official Community Plan (OCP)/Bylaw No. 73, and stated that the proposed roof overhang would have no impact on foreshore protection and access, nor visual aspects such as views of neighbours and the scenic value of the area. Ms. Youck noted the neighbour support for the application.

Points raised by Trustees included:

- Development variance permit application is a “one-off”. There is no precedent set; it does not have to follow a pattern.
- It is a very minor setback.
- It is an unusual area on Gambier, with a geological bench.
- Steepness of the area and the value of having an outdoor area where kids can play safely.

GM-2015-043

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee issue GM-DVP 2015.3.

CARRIED

Planner Ritemann departed the meeting at 11:20 a.m.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated September 23, 2015

Regarding the March 26, 2015 Local Trust Committee (LTC) resolution with respect to joining the Bowen Island Board of Variance, Island Planner Brzowski remarked that Bowen Island Municipality has also dissolved its Board of Variance. She inquired if the LTC wished to continue to have a conversation with Bowen to establish a joint Board of Variance, or to join the Northern Region Board of Variance.

Trustees expressed interest in following up with Bowen Island to see if there would be an interest in establishing a joint Board of Variance. Island Planner Brzowski indicated she would look at available resources.

7.2 Annual Meeting With Sunshine Coast Regional District Follow Up

Trustees and planning staff met on September 14, 2015 for the annual meeting with Sunshine Coast Regional District Directors (SCRD) and key staff. Trustees Stamford and Rogers will follow up on issues regarding Langdale float,

commercial water taxis and fire protection. There was a motion to explore a joint bylaw enforcement strategy between SCRD and Islands Trust. There continue to be issues regarding ongoing funding of government docks.

Trustee Stamford commented she would bring further information to the next meeting pertaining to potential collaboration between SCRD and the LTC in a parks and trails working group, in advance of the OCP review for Gambier Island and the SCRD's Parks and Recreation review in 2017.

Discussion of a motion related to bylaw enforcement was postponed to later in the meeting.

7.3 Community to Community Forum

The Island Planner and Local Trustees discussed organizing a meeting with the Squamish Nation and the Tsleil-Waututh Nation. Island Planner Brzowski will follow up on possible next steps.

8. DELEGATIONS – none

9. CORRESPONDENCE

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

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Riparian Areas Regulation - Keats Island

12.1.1 Staff Report dated September 22, 2015

Island Planner Brzowski distributed information on the *Riparian Areas Regulation* (RAR) and reviewed the staff report of September 22, 2015 regarding implementation of RAR. Discussion ensued.

Members of the public were invited to comment.

Curt Shepard, Plumper Cove, Keats Island, remarked that he was surprised at the *RAR* designation on his property and said he planned to seek professional advice regarding the matter.

Kim Wilkinson and Phil Erickson of Camp Barnabas, Keats Island, who do environmental preservation education, conveyed concern about a

stream on the property. They were concerned that the need for different permits and assessments could hold back their environmental objectives.

There was extensive discussion on details and potential amendments of the draft bylaws No. 129 and No. 130.

GM-2015-044

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to consider amendments to the draft Bylaw Nos. 129 and 130 and refer this matter back to the November 19 Local Trust Committee meeting.

CARRIED

Chair Morrison recessed the meeting at 12:34 p.m. and re-convened the meeting at 12:51 p.m.

10.2 GM-RZ-2015.1 Reel 17 Investments

10.2.1 Staff Report dated September 17, 2015

Island Planner Brzozowski reviewed the staff report dated September 17, 2015 regarding a request for site-specific rezoning to permit a 4.0 square metre rock wall under an existing neighbourhood dock in the W1 zone in order to bring the structure into full compliance with Gambier Island Land Use Bylaw No. 86.

GM-2015-045

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee give First Reading to Bylaw No.128, cited as "Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2015".

CARRIED

GM-2015-046

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to set a date for a public hearing after the referral period.

CARRIED

11. BREAK

12. LOCAL TRUST COMMITTEE PROJECTS

12.2 Gambier Island Official Community Plan Review

There was discussion on initiation of the Gambier OCP review. There was consensus that information regarding the review should be put out to the community as well as a questionnaire inviting community feedback on the scope and topics of the review. Staff distributed for information examples of survey work done by Islands Trust on recent projects. Staff will follow up with Trustee Stamford on a survey draft.

Chair Morrison called for a motion on the concept of working together with the SCR D on bylaw enforcement.

GM-2015-047

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee supports in principle the concept of the Islands Trust bylaw enforcement team developing a Letter of Understanding with the Sunshine Coast Regional District bylaw enforcement team, to assist each other in bylaw enforcement issues.

CARRIED

12.3 Foreshore Protection

Trustee Rogers inquired with staff regarding a conversation with the Bylaw Enforcement Coordinator on bylaw infraction complaints reported on foreshore activities.

GM-2015-048

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request bylaw enforcement to proceed with foreshore infringement complaints despite the fact that foreshore protection remains on the Gambier Island Local Trust Committee's Top Priorities List.

CARRIED

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated September 23, 2015

Received.

13.1.2 Projects List Report dated September 23, 2015

Received.

13.2 Applications Report dated September 23, 2015

Received. Trustee Rogers committed to make public if the DL696 application gets re-activated.

13.3 Trustee and Local Expense Report dated August, 2015

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

A trustee newsletter will be released and posted soon.

13.6 Chair's Report

Chair Morrison is involved with the CAO Hiring Committee. She will attend a meeting with the Agricultural Land Commissioner in the next week. The Chair discussed a meeting with Minister Todd Stone regarding BC Ferries at the recent Union of BC Municipalities (UBCM) conference.

13.7 Trustee Reports

Trustee reports are available on the Islands Trust website at www.islandstrust.bc.ca/islands/local-trust-areas/Gambier/local-trustee-corner.aspx.

Trustee Rogers commented on the potential for the Local Trust Committee to work together with Bowen Island.

It was noted that Maria Harris, Metro Vancouver Electoral Area A Director, wishes to meet with the LTC.

13.8 Electoral Area Director's Report – none

13.9 Trust Fund Board Report dated August 2015

Received.

14. NEW BUSINESS

14.1 Coastal Douglas Fir Conservation Partnership

Island Planner Brzozowski announced the Coastal Douglas Fir Conservation Partnership has completed their 2015 strategy, which is available on their website. They will be holding a workshop on October 8, 2015 in Sidney, BC. Interested parties are welcome to attend.

14.2 Fixed Link discussion

It was noted the Ministry of Transportation and Infrastructure had announced it would be conducting a Sunshine Coast fixed link study. Discussion ensued.

GM-2015-049

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee requests the Chair to write a letter to the Minister of Transportation, copied to Jordan Sturdy, Parliamentary Secretary for Energy, Literacy and the Environment, requesting that the Gambier Island Local Trust Area be specifically consulted with regard to the Sunshine Coast fixed link study, including but not limited to a public meeting to be held within the Local Trust Area.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, November 19, 2015 at 10:30 am at Gleneagles Community Centre, 6262 Marine Drive, West Vancouver, BC

It was confirmed that the next regular LTC meeting is scheduled for Thursday, November 19, 2015 at 10:30 a.m. at Gleneagles Community Centre, 6262 Marine Drive, West Vancouver, BC

16. TOWN HALL – none

17. **CLOSED MEETING – none**

18. **ADJOURNMENT**

By general consent the meeting was adjourned at 2:32 pm.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder