



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: January 21, 2016
Location: John Braithwaite Community Centre
145 West 1st Street
North Vancouver, BC

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

Staff Present Aleksandra Brzozowski, Island Planner
Miles Drew, Bylaw Enforcement Coordinator
Diane Corbett, Recorder

Also Present Members of the Public – 7 (a.m.); 3 (p.m.)

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:46 a.m. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. She introduced trustees and staff in attendance and thanked members of the public for attending.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 10.2: Add Emails Received from: Andrea Harbour, January 12, 2016; and Ken Sneddon, January 20, 2016
- 10.3 Referral from Ministry of Forests, Lands and Natural Resource Operations Regarding Log Dump at Folger Creek
- 15.1 Howe Sound Community Forum
- 15.2 Trustee Rogers' Attendance at Salish Sea Ecosystem Conference
- 15.3 DVP 2016.1 BC Hydro
- 16.1 Discussion of Location for March Meeting

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS – none

4. COMMUNITY INFORMATION MEETING

4.1 Question and Answer Session

Bylaw No. 128 (Rezoning at Cotton Bay, Gambier Island)

Richard Beard, West Vancouver, inquired as to when the rock wall was built.

Planner Brzozowski indicated it was built around 2008. There was an error made; the rock wall was placed at what the applicant believed was the natural boundary of the sea.

Trustee Rogers explained there was an old timber retaining wall in place for decades. In the process related to a subdivision application, approval was granted for a community dock. A variance was granted for the rock wall within the setback to the sea. It subsequently became apparent that part of the rock wall juts into the Marine General (W1) zone, a zone that does not allow rock walls as a permitted structure.

Applicant Jim Green remarked that the jutting out was an error on the company's part. About 85% of the frontage is where it is supposed to be but, when the rock wall was stacked, two feet were deemed to be on the wrong side of the natural boundary of the sea. The applicant agreed it would be simpler to rezone for the right to have a bit of wall on the water side rather than reconstruction and its impacts on the land.

Hardy Goetsch, Gambier Island, inquired as to how many people are served by the dock.

Planner Brzozowski explained the shared dock will service an existing subdivision, where there will be a creation of four additional lots.

5. PUBLIC HEARING

5.1 Recess for Public Hearing

5.1.1 Bylaw No. 128

The proposed bylaw, if adopted, would amend the Gambier Island Land Use Bylaw No. 86 to allow an existing 4 square metre rock wall to remain under an existing community dock in the W1 zone at Cotton Bay.

The applicant is requesting a site-specific rezoning in order to bring a community dock structure into full compliance with Gambier Island Land Use Bylaw No. 86.

Chair Morrison recessed the meeting at 10:50 a.m.

5.2 Recall to Order

Chair Morrison reconvened the meeting at 11:07 a.m.

6. MINUTES

6.1 Local Trust Committee Meeting dated November 19, 2015

By general consent the Local Trust Committee meeting minutes of November 19, 2015 were adopted as presented.

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 January 12, 2016

Planner Brzozowski reported that Bowen Island was not interested in pursuing a joint Board of Variance. A request was made that a discussion regarding joining the northern islands' Board of Variance be discussed at the next Local Trust Committee (LTC) meeting.

Planner Brzozowski reviewed the Follow-up Action List dated January 12, 2016. Points from discussion included:

- meeting with Squamish Nation on Gambier Island
- procedures regarding correspondence

8. DELEGATIONS

8.1 Kyle Empringham, Public Engagement Specialist for the David Suzuki Foundation, regarding Camp Suzuki: Howe Sound

Planner Brzozowski reported that Mr. Empringham of the David Suzuki Foundation was unable to attend the meeting. Planner Brzozowski explained that he had contacted Islands Trust with a desire to speak to the LTC regarding an upcoming Camp Suzuki at Camp Fircom in August for youth aged 18-30. The theme: Howe Sound.

Discussion ensued. Planner Brzozowski was urged to contact Mr. Empringham with a request that he attend the March LTC meeting or write a letter to the LTC.

9. CORRESPONDENCE – none

10. APPLICATIONS AND REFERRALS

10.1 Covenant and Statutory Right of Way for Review – District Lot 696 (Keats Landing)

10.1.1 Staff Report dated January 4, 2016

Planner Brzozowski gave an overview of the January 4, 2016 Staff Report, providing background related to the proposal to subdivide District Lot 696, and introducing to the LTC one of two draft legal documents for preliminary review, as pertaining to a submission of Covenant to satisfy requirements in Bylaw No. 4 (District Lot 696, Keats Island Land Use Contract). Fulfilment of these requirements would allow the applicant to move to subdivision.

Kevin Healy of Creus Engineering was present to speak on behalf of the applicant.

Planner Brzozowski invited questions and comments. Topics of discussion included:

- Steps to subdivision
- Maintenance of trail under draft Trail Right-of-Way document

GM-2016-001

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to enter into a cost recovery agreement with the applicant to review draft covenant documents for the purpose of satisfying requirements of Bylaw No. 4 (Land Use Contract for District Lot 696, Keats Island).

CARRIED

10.2 Proposed Bylaw No. 128

Proposed Bylaw No. 128 cited as “Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2015” – *for consideration of second and third readings and submission to Executive Committee for approval.*

ADOPTED

To add site-specific W1(b) zone to permit a 4 square metre rock wall under an existing neighbourhood dock in the W1 zone at Cotton Bay, Gambier Island.

GM-2016-002

It was MOVED and SECONDED,

that Gambier Island Local Trust Committee Bylaw No. 128 cited as “Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2015”, be read a second time.

CARRIED

GM-2016-003

It was MOVED and SECONDED,

that Gambier Island Local Trust Committee Bylaw No. 128 cited as “Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2015”, be read a third time.

CARRIED

GM-2016-004

It was MOVED and SECONDED,

that Gambier Island Local Trust Committee Bylaw No. 128 cited as “Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2015”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

GM-2016-005

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 128 cited as “Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2015”, is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

10.3 Referral from Ministry of Forests, Lands and Natural Resource Operations Regarding Log Dump in Unzoned Area

Planner Brzozowski reported that Islands Trust had been advised by the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO) of an application for a log dump at a creek on the Sunshine Coast south of the Woodfibre site. The marine portion of the application falls within the Gambier Local Trust Area and is unzoned.

Planner Brzozowski read aloud a drafted letter of response to this technical referral that cited relevant policies in the Islands Trust policy statement around developments on the foreshore. She invited further comments regarding the application.

It was mentioned there has been some herring restoration work done in that area; concern related to herring spawn should be added to the letter.

11. BREAK

By general consent, the meeting recessed at 12:09 p.m. and reconvened at 12:13 p.m.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Riparian Areas Regulation - Gambier Island

12.1.1 Staff Report dated January 11, 2016

Planner Brzozowski reviewed the January 11, 2016 Staff Report regarding implementation of Riparian Areas Regulation (RAR) for Gambier Island.

Staff gave a verbal follow-up report on the November, 2015 FLNRO *Riparian Areas Regulation* workshop.

Extensive discussion ensued on the implications of the proposed options for RAR implementation on Gambier Island.

The public response to a mail-out about the RAR and RAR implementation, sent to Gambier property owners in November, 2015 was described by Trustee Stamford and Planner Brzozowski.

Chair Morrison invited comment from members of the public who were present.

- People are uncertain how this could affect them, thus making it difficult to comment. It is hard to provide input on a high level before the Development Permit Area (DPA) guidelines are established.
- Concerns about the cost of a Qualified Environmental Professional (QEP), which may be required for a number of structures if it is a blanket DPA.
- Having specific draft DPA guidelines to comment on would make it easier for people to provide feedback. That way, owners understand what they are looking at.

ADOPTED

- The DPA adds another layer to the process. Is it possible to use the QEP to determine the RAR directly with the Province? Planner Brzowski clarified that local governments were obliged by the Province to put the RAR regulations into their bylaws.

Trustee Rogers noted to the public that a draft of something more specific would be brought forward for the public to comment upon. Trustee Rogers also stated that even with an official bylaw number, there are various points during the process where changes can be made to the bylaw.

Discussion ensued.

GM-2016-006

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to present a draft Riparian Areas Regulation bylaw at a future Local Trust Committee meeting.

CARRIED

13. CLOSED MEETING

13.1 Motion to Close the Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1)(d) and s. 90(1)(f) for the purpose of considering Adoption of In-Camera Meeting Minutes dated November 19, 2015 and Bylaw Enforcement and that the recorder and staff attend the meeting.

By general consent, the Local Trust Committee closed the meeting at 1:18 p.m.

13.2 Recall to Order

By general consent, the Local Trust committee reconvened in open meeting at 1:48 p.m. without report.

13.3 Rise and Report – none

14. REPORTS

14.1 Work Program Reports

14.1.1 Top Priorities Report dated January 12, 2016

Received.

14.1.2 Projects List Report dated January 12, 2016

Received.

14.2 Applications Report Dated January 12, 2016

Received.

14.3 Trustee and Local Expense Report dated December, 2015

Received.

14.4 Adopted Policies and Standing Resolutions

Received.

14.5 Local Trust Committee Webpage

No changes required.

14.6 Chair's Report

Chair Morrison commented on a meeting with Minister Fassbender regarding expenses and equitable spending within the Islands Trust Local Trust Areas.

14.7 Trustee Reports

Received.

14.8 Electoral Area Director's Report – none

14.9 Trust Fund Board Report – none

15. NEW BUSINESS

15.1 Howe Sound Community Forum

The next Howe Sound Community Forum will be held April 29, 2016. The LTC has budgeted \$1,000 in 2016/2017 to host a meeting. The Executive Committee has offered an additional \$1,000.

15.2 Trustee Rogers Attendance at Salish Sea Ecosystem Conference

GM-2016-007

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to allocate \$600 out of Advisory Planning Commission Expenses and Special Projects allocations for Trustee Rogers to attend the Salish Sea Ecosystem Conference to be held on April 13, 2016.

CARRIED

Trustee Stamford requested that Trustee Rogers provide a conference report.

15.3 DVP 2016.1 - BC Hydro

Planner Brzozowski reported that BC Hydro submitted a Development Variance Permit application (DVP) pertaining to a renovation of a BC Hydro facility on District Lot 696, Keats Island. The agent had been unaware of the timing of the DVP process and was looking at funding the construction in the current fiscal year. Planner Brzozowski inquired if the LTC would be willing to have a special meeting regarding this item either in person or by teleconference in February.

By general consent, it was agreed to do a Resolution Without Meeting regarding when and how to conduct the meeting.

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for Thursday, March 17, 2016 at 10:30 am at (location to be determined)

By general consent, it was agreed to determine the location of the next business meeting by Resolution Without Meeting.

17. TOWN HALL – none

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:08 p.m.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder