



Gambier Island Local Trust Committee Minutes of Special Meeting

Date: February 19, 2016

Location: Eric Cardinal Hall
930 Chamberlain Road, Gibsons, BC

Members Present Susan Morrison, Chair (via teleconference 1:00-1:38 pm)
Dan Rogers, Local Trustee
Kate-Louise Stamford, Local Trustee

Staff Present Aleksandra Brzozowski, Island Planner (via teleconference 1:00-1:38 pm)
Lisa Webster-Gibson, A/ Planner (via teleconference 1:27-1:37 pm)
Diane Corbett, Recorder

Others Present Members of the Public – 5

1. CALL TO ORDER

Chair Morrison called the meeting to order at 1:01 pm. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. She thanked members of the audience for attending.

Trustees and staff introduced themselves. Island Planner Brzozowski explained she was filling in for Island Planner Zupanec, who was ill, regarding agenda item 3.1.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. BUSINESS ITEMS

3.1 GM-DVP-2016.1 (Convention of Baptist Churches - Keats Island)

3.1.1 Staff Report dated February 5, 2016

Island Planner Brzozowski reviewed the staff report regarding Development Variance Permit (DVP) DVP-2016.1, a request for a variance to increase the permitted height of a building to 5.8 metres (19.0 feet) to accommodate vehicles and equipment for BC Hydro and TELUS.

Dan Petrick of Kasian Architecture Interior Design and Planning Ltd., Vancouver, showed drawings of the site plan to the trustees. The proposed building would be three times the size of the current building, and would be basically situated in the same position.

Jensen Metchie, MHPM Project Leaders, Vancouver, represented BC Hydro and noted the following points:

- Inside the building is quite crowded. For any larger work, it is usually necessary to barge in a truck and materials. There are issues of safety, cost, and time.
- The purpose of the building is the same as the current use, storage for the truck and materials for servicing and maintenance. BC Hydro is updating all their vehicles. Newer trucks are much larger and eventually only a larger truck will be available. The height variance is specifically to accommodate those trucks.
- The Convention asked that the construction activity be completed before the camp activities start in June.
- The intention is that demolition would begin in March and that the project would be completed by May.

Tony Flynn stated that he was in support of the application for the variance. It would increase the service and enhance telecommunications on the island.

Further comments and questions for the applicant did not concern the DVP application, but were related to the construction and scheduling of the facility:

- The barge ramp that would be used is the only barge ramp onto the island; it links to the main road across the island, and is well used.
- There are plans for barge loads of gravel to be delivered to the island in mid-March for road work. It will be necessary to coordinate that and provide the proponent with the dates of deliveries and road work.
- There are many camps during the month of May on the weekends. Mr. Metchie replied that demolition and land clearing would happen in March, into early April; the construction activity should be done by the end of April.
- Could demolition materials be reused or recycled to avoid ending up in the landfill? Mr. Metchie indicated that he would definitely explore the opportunity to recycle. Because the site has required remediation in the past, there are liability concerns.
- What will happen with the trees being cut down in order to construct? Mr. Metchie explained that an arborist had identified that four larger trees probably would be taken down. The Convention had requested

ADOPTED

that the trees be cut into smaller lengths and the wood be given to the Convention.

GM-2016-008

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee approve issuance of Development Variance Permit GM-DVP-2016.1.

CARRIED

3.2 Board of Variance – Update

3.2.1 Memorandum dated January 22, 2016

Acting Planner Webster-Gibson provided background on the memorandum regarding establishing a Board of Variance for the Gambier Island Local Trust Area through collaboration with other Local Trust Committees in the Islands Trust Northern Region.

Discussion ensued on advertising for members. Trustee Stamford concurred with Trustee Rogers' assertion that advertising for Board of Variance members be conducted through their email contact lists and *Keats News* rather than the *Coast Reporter* newspaper when newspaper advertisement is not statutorily required.

GM-2016-009

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee direct staff to advertise for membership in a joint Board of Variance with other local trust committees in the Northern Region, and release up to \$200 from the Communications budget.

CARRIED

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

To add a site-specific W1(b) zone to permit a four square-metre rock wall under the existing dock in the W1 zone.

GM-2016-010

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee, that Bylaw No. 128 cited as "Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2015", be adopted.

CARRIED

4. ADJOURNMENT

By general consent the meeting was adjourned at 1:38 pm.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder