



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: August 25, 2016
Location: Gambier Island Community Centre
Andy's Bay Road, Gambier Island, BC

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

Staff Present Aleksandra Brzozowski, Island Planner
Diane Corbett, Recorder

Also Present 5 members of the public

1. CALL TO ORDER

Chair Morrison called the meeting to order at 9:50 a.m. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

Chair Morrison introduced trustees and staff, and acknowledge the presence in the audience of former Local Trustee Joyce Clegg.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Add to 12.3: Trustee and Local Expense Report dated July 2016
- Add 16.0: Closed meeting

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

There were no comments or questions from the public.

4. MINUTES

4.1 Local Trust Committee Meeting dated July 28, 2016 for adoption

The following amendments to the minutes were presented for consideration:

- page 5, item 10.1.1, third full paragraph, second word: replace “Supine” with “Lepin”;
- page 10, item 13.7, line 2, after “report.”: insert “the preparatory work to re-install”;
- page 10, item 13.8, last bullet, after “processes”: insert “for the BURSCO application”.

By general consent the Local Trust Committee meeting minutes of July 28, 2016 were adopted as amended.

4.2 Section 26 Resolutions-Without-Meeting Report dated August 16, 2016

Received for information.

There was discussion of the August 15, 2016 Resolution-Without-Meeting, regarding a Local Trust Committee draft letter of support for the Squamish Nation tenure of the New Brighton Dock, that was rescinded in light of the need for a review by Islands Trust technical staff. The dock divestiture and the regulatory processes pertaining to the water tenure application by the Squamish Nation Marine Group were discussed.

4.3 Advisory Planning Commission Minutes – None

5. BUSINESS ARISING FROM MINUTES

5.1 Follow-up Action List dated August 16, 2016

The Island Planner reviewed the Follow-up Action List dated August 16, 2016.

5.2 Letter dated July 26, 2016 regarding Green Shores Local Government Working Group

Staff and trustees considered the invitation from the Stewardship Centre for BC to participate in the Green Shores Local Government Working Group, at a cost of \$5,000 per year and minimum commitment of two years. The program would provide members with training and webinars, community engagement activities, technical support for demonstration projects, research, coordination, resource sharing, and other benefits. A regional approach in Howe Sound, as proposed in the correspondence, was discussed.

GM-2016-058

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee make a request to Bowen Island as to whether they are interested in splitting a 2-year membership in the Green Shores for Homes BC Pilot Project to cover both Bowen Island and the Gambier Island Local Trust Area.

CARRIED

6. DELEGATIONS – None

7. CORRESPONDENCE

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

7.1 Letter dated August 3, 2016 from Derek Holmes, BURSCO Rock Products, regarding Public Comment Period for the McNab Valley Proposal

The letter from BURSCO Rock Products regarding the public comment period for the McNab Valley sand and gravel extraction and processing proposal was received for information.

Chair Morrison noted she had brought this item to the Executive Committee, where the Policy Analyst emphasized that any advocacy for the BURSCO proposal should come from the Executive Committee.

Island Planner Brzozowski explained that marine transport and anything to do with waters is under advocacy by the Executive Committee, while issues related to light and noise would be more of a neighbouring referral in the Gambier Island Local Trust Area.

Points of ensuing discussion included:

- Technical nature of the application documentation
- Timeframe for comment
- Previous related correspondence
- Doing a Resolution-Without-Meeting
- Role of trustee on working committee
- BURSCO analysis of noise level
- Noise, light, and air pollution
- Applicant open house sessions in September

GM-2016-059

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Chair write to the BC Environmental Assessment Office to request that the timeframe be extended for the BURNCO application process to allow meaningful input from the public and affected agencies.

CARRIED

At 10:37 a.m., Chair Morrison moved agenda item “12. Reports” forward for discussion.

Chair Morrison recessed the meeting at 10:59 a.m. and reconvened the meeting at 11:08 a.m.

8. COMMUNITY INFORMATION MEETING

Island Planner Brzozowski presented a slideshow with an overview of proposed Bylaw Nos. 140 and 141 regarding implementation of the Riparian Areas Regulation (RAR) on Gambier Island. The presentation included the following topics:

- Background on what happened to date, including mapping of Gambier Island watersheds and developments in the bylaw process;
- Proposed bylaws to subject all mapped and unmapped streams on Gambier Island to Development Permit Area No. 3;
- How the RAR works;
- Activities requiring a Development Permit and exemptions; and
- Applying for a Development Permit.

The Island Planner asked if there were any questions.

Regarding whether the presentation slides on the RAR would be posted to the internet, staff responded that a lot of information had been posted to the website in June, and that the RAR slides from this meeting also could be posted.

Members of the public commented on issues as follows:

- Impacts of road contractors/workers shovelling or dumping soil and other road debris into ditches and creeks around the island;
- Potential impact from twice-a -year road spraying solution mixed with water flowing down Andy’s Bay Road.

9. PUBLIC HEARING

9.1 Recess for Public Hearing

By general consent the meeting was recessed at 11:35 a.m. to conduct a Public Hearing on Bylaw Nos. 140 and 141.

9.2 Recall to Order

By general consent the meeting was recalled to order at 11:52 a.m.

10. APPLICATIONS AND REFERRALS – None

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Riparian Areas Regulation

11.1.1 Memorandum dated August 16, 2016

The Island Planner outlined the memorandum dated August 16, 2016 regarding Riparian Areas Regulation – Post-Public Hearing procedures.

The Local Trust Committee considered the comments submitted by the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) on proposed Bylaw Nos. 140 and 141.

GM-2016-060

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend proposed Bylaw Nos. 140 and 141 as per the recommendations by letter dated August 22, 2016, written by Andrew Appleton from the Ministry of Forests, Lands and Natural Resource Operations.

CARRIED

Trustee Stamford explained she supported moving ahead with the bylaws as RAR is already in effect, legislated by the Province; the LTC has publicized the process in newsletters, brochures and through opportunities for public engagement.

GM-2016-061

It was MOVED and SECONDED

that Gambier Island Local Trust Committee Bylaw No. 140, cited as “Gambier Island Official Community Plan, 2001, Amendment No. 1, 2016”, be read a second time, as amended.

CARRIED

GM-2016-062

It was MOVED and SECONDED

that Gambier Island Local Trust Committee Bylaw No. 141, cited as “Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2016”, be read a second time, as amended.

CARRIED

GM-2016-063

It was MOVED and SECONDED

that Gambier Island Local Trust Committee Bylaw No. 140, cited as “Gambier Island Official Community Plan, 2001, Amendment No. 1, 2016”, be read a third time.

CARRIED

GM-2016-064

It was MOVED and SECONDED

that Gambier Island Local Trust Committee Bylaw No. 141, cited as “Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2016”, be read a third time.

CARRIED

GM-2016-065

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw Nos. 140 and 141, cited as “Gambier Island Official Community Plan, 2001, Amendment No. 1, 2016” and “Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2016” are not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GM-2016-066

It was MOVED and SECONDED

that Gambier Island Local Trust Committee Bylaw Nos. 140 and 141, cited as “Gambier Island Official Community Plan, 2001, Amendment No. 1, 2016” and “Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2016”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

Chair Morrison recessed the meeting at 12:13 p.m. and reconvened the meeting at 12:32 pm.

11.2 Gambier Island Official Community Plan Review

11.2.1 Staff Report dated August 12, 2016 (Community Survey Results)

The staff report of August 12, 2016 had been updated, with paper submissions included in the data analysis, and was distributed.

Island Planner Brzozowski reviewed the August 25, 2016 staff report on the Gambier Island Official Community Plan (OCP) Review – Community Survey Results. The report was received for information.

Trustees commented on the survey responses. Thanks were extended to islanders for participating in the survey.

It was noted there are some misconceptions about what Islands Trust does or does not do. Trustee Stamford planned to provide an online summary of survey highlights and indicate where people could go for further information, with the help of staff and trustees, as well as to thank respondents for participating.

Trustee Stamford expressed interest in the request from Sea Ranch for a meeting there, where there are sixty residents, and mentioned wanting to have a more relaxed and informal dialogue with residents.

The public was invited to comment on the survey responses.

- Regarding hunting, it was noted that kill is not permitted on the ferry, so hunters would have to have their own boat to transfer it off the island.
- It was suggested that the LTC respond to respondents, thanking them for participation, clarifying misunderstandings, and outlining the role of Islands Trust and what they do.
- Trustee Stamford was requested to provide clarification about what she is doing in her trustee role, in order to enhance public awareness and engagement in the OCP process.
- There was concern about: liveability and affordability; Stormaway costs; young people cannot afford a place to live; expensive properties make it difficult for people to afford to move to Gambier; cost of living and lack of supports needed to live here can result in elders having to leave the island.

- Five-acre lower limit for subdivision on Gambier impacts costs, as does parking in Langdale or Horseshoe Bay.

Discussion ensued around revitalization of New Brighton, aging in place, commercial zoning, economic development, and social and other services on Gambier Island.

GM-2016-067

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee remove “Revitalization of New Brighton” from “In Scope” and replace it with “Policies to promote liveability and services for island residents”.

CARRIED

Further consideration of public engagement for the Gambier Island Official Community Plan review resumed from 1:45 to 2:08 p.m. Community profile information was discussed.

GM-2016-068

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee arrange for café style meetings at Brigade Bay and Sea Ranch as a next step in the Gambier Island Official Community Plan consultation process.

CARRIED

The Island Planner will work with Trustee Stamford on questions for these meetings.

11.2.2 Squamish Nation Dialogue with Gambier Island Residents – Deferred

Island Planner Brzozowski noted there had been an inquiry from the Squamish Nation as to whether this dialogue could be postponed until September.

(Item 12. was discussed in full before item 8.)

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated August 16, 2016

Received.

Island Planner Brzozowski had contacted the Sechelt Nation regarding the referral on the RAR bylaw for the Thormanby Islands. Sechelt Nation indicated they would likely send a response in mid-September.

12.1.2 Projects List Report dated August 16, 2016

Received.

12.2 Applications Report dated August 16, 2016

Received.

Trustee Rogers commented that he had been receiving calls from constituents regarding the DL 696 rezoning application, and that the applicant had held two information sessions. Discussion ensued. There were questions about a community park that was in the original plan, and parking at Keats Landing.

The Island Planner explained that the agent had started compiling a summary of what was presented at the public sessions. Information will be posted to their Facebook page.

12.3 Trustee and Local Expense Report dated June, 2016 and July 2016

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 Local Trust Committee Webpage

Staff will post to the website the August 25, 2016 Community Information Meeting RAR slideshow presentation.

12.6 Chair's Report

Chair Morrison announced that Islands Trust is preparing for Trust Council in September. There will be a visioning session. Also on the agenda will be a 50 to 60 page transition report for comment. Chair Morrison had not attended any other meetings recently in light of the summer season.

12.7 Trustee Reports

Trustee Stamford reported on recent activities:

- Gambier Island Community Association AGM;
- Meeting with Sunshine Coast Regional District (SCRD) staff and Area F Director.

Trustee Rogers reported on recent activities:

- Gambier Island Community Fair; Keats Island fundraiser; Melody Point annual barbecue;
- Kinder Morgan federal government panel the previous week – made submissions on how the proposal affects this Trust Area and is working on a written report as requested by them;
- SCR D meeting, where discussion included District Lot 696 as well as usage of Coopers Green dock;
- Announcement of new executive for Eastbourne Community Association.

12.8 Electoral Area Director's Report – None

12.9 Trust Fund Board Report – None

Chair Morrison announced there was no Trust Fund Board meeting; however, there is a new appointee to Trust Fund Board, Hoops Harrison.

13. NEW BUSINESS

13.1 Public Input Regarding BC Hydro Report

13.1.1 Memorandum dated August 16, 2016

The memorandum dated August 16, 2016 regarding the letter from the BC Utilities Commission (BCUC) on the Residential Inclining Block Rate Report to the Government of British Columbia was received for information. A public comment period commenced July 15, 2016 for residents in areas without access to natural gas who were “being asked to provide comments about the impacts of conservation rates and awareness of mitigation options.”

Chair Morrison advised trustees that the Executive Committee had directed that, if trustees have input on this, to do it as members of the public.

Trustees were encouraged to get the information out to their communities for comment to the BCUC prior to the September 2, 2016 deadline.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Thursday, October 13, 2016, 10:45 am at Gleneagles Community Centre, 6262 Marine Drive, West Vancouver, BC

GM-2016-069

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee direct staff to schedule a Public Hearing for Bylaw Nos. 131, 132 and 133.

CARRIED

15. TOWN HALL

Members of the public thanked trustees for the work being done.

Mr. Wickham inquired about what was happening regarding the wooden wall at West Bay.

Trustee Stamford noted there were legal issues going on now. The LTC is making a request to the BC Land Title and Survey Authority regarding involvement in the Integrated Survey Program.

16. CLOSED MEETING

16.1 Motion to Close the Meeting

GM-2016-070

It was MOVED and SECONDED

by the Gambier Island Local Trust Committee, that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(a) Appointment of Advisory Planning Commission Members and (d) Adoption of In-Camera Meeting Minutes dated July 28, 2016, and that the recorder and staff attend the meeting.

CARRIED

By general consent, the meeting moved to in-camera at 1:30 p.m.

16.2 Recall to Order

The Local Trust Committee reconvened in open meeting at 1:39 p.m.

16.3 Rise and Report

Chair Morrison reported that the Local Trust Committee adopted the in-camera minutes of July 28, 2016 and appointed all of the people who applied for Advisory Planning Commission (APC) membership:

- Barney Taylor
- Boris Gorgitza
- Camilla Berry
- Peter Scholefield
- Ruth Simons

There was discussion of the Advisory Planning Commission and APC membership.

17. ADJOURNMENT

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

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder