

said that the 2010-2011 Islands Trust budget was adopted and a new staff position, Manager of Legislative Services, was agreed to. The Trust Council also decided to maintain the Task Force for Affordable Housing for another calendar year after receiving their report. The Trust Council also received a report from the Chair of the Committee of Ferry Advisory Committee Chairs.

4. TRUSTEES' REPORT

Trustee Hagedorn

Trustee Hagedorn suggested that residents give feedback to the Provincial Task Force for Local Government Elections. The final date for public input is April 15th 2010. She congratulated the various groups that had worked so hard in coming to a new agreement with British Columbia Ferries regarding the Langdale Float.

Trustee Hagedorn attended the Trust Council meeting on Hornby and visited local conservation areas on Hornby. She has also attended several Gambier Island Advisory Planning Commission meetings.

Trustee Hagedorn noted that the Sunshine Coast will be having its annual summer garbage collection and more islands should be included. As soon as dates are finalized it will be announced to the public.

Trustee Clegg

Trustee Clegg also attended the Trust Council meetings on Hornby Island and participated in a teleconference meeting regarding the initial results of the Trustee Remuneration Review questionnaire. She said she was encouraged to learn of the good response from both current and former trustees. Trustee Clegg has also been an observer at three of the Advisory Planning Commission meetings.

As the Alternate Director for the Sunshine Coast Regional District Area F, Trustee Clegg said she attended three meetings in this capacity. She also participated in a site visit to McNab Creek (as a Trustee) where BurnCo have applied for a sand and gravel aggregate permit. Trustee Clegg also attended a meeting of concerned citizens on Maple Beach, Keats Island, on April 3rd.

Finally, Trustee Clegg announced the passing of Lois Kennedy, a former Gambier resident, who was very active in conservation on the island and on the Advisory Planning Commission.

5. DELEGATIONS

Roger Sweeny, Mickey Island - regarding the Local Trust Committee

Roger Sweeny read a statement questioning the “trust” in the Islands Trust. He outlined the history of the relationship between the Local Trust Committee members and the Associated Island residents. Roger Sweeny singled out each Trustee and detailed their perceived short comings in the Associated Island Official Community Plan process.

Chair Bell requested that delegates stick to the pertinent business at hand and not focus on personal attacks.

Ken White, Passage Island – regarding concerns of process and the rights of Island Residents.

Ken White reiterated his concern that the 25 letters received during the February 1, 2010 Local Trust Meeting were received after the first reading. He challenged the necessity of policy 1.3 in Draft Bylaw N0.109 and suggested that the public meeting regarding the Draft Bylaw was publicized incorrectly. Ken White also said he was concerned that the Islands Trust had voted against recommending expansion of corporate voting rights despite the obvious affect it has on small island residents.

Planner Zupanec reassured the public that the Public Meeting was publicized according to the correct protocol and Chair Bell noted that the Islands Trust had had no vote on the position being considered for the expansion of corporate voting rights for the Provincial Local Government Elections Task Force.

Reg Tupper, Hermit Island - regarding policy 1.3

Reg Tupper read a statement prepared by a lawyer stating grave concerns with the wording of policy 1.3 in the Draft Associated Islands Official Community Plan as it could be construed as legal verification of native land claims on the islands.

Chair Bell requested that Reg Tupper send the legal opinion to her.

Sidney Tupper, Hermit Island – regarding history and future of Hermit Island

Sidney Tupper outlined the history, geography and legal structure of Hermit Island. He demonstrated how the current proposed down-zoning will negatively affect their expanding family’s ability to continue using the island.

Trustee Hagedorn reiterated the amount of information and consideration that the Trustees had put into this process. Despite comments to the contrary, the Trustees have not decided what the final document will be and are waiting to hear from the Advisory Planning Commission and other members of the public. The Local Trust Committee has recommended to staff to re-examine density on the islands during the Land Use Bylaw process.

6. TOWN HALL SESSION

Barry Drummond, Turnagain Island – Barry Drummond requested that policy 3.27. be “fine tuned” to clearly state the Trust’s provision for island by island density allowances. He suggested that residents had lost faith in the Trust and wanted more defined statements in the policies (3.2.6-3.2.9) to ensure density was dealt with.

Reg Tupper, Hermit Island – Reg Tupper asked why the density rules are different between the Associated Islands and Keats and Gambier.

Trustee Clegg stated that the blanket zoning for two dwellings per lot in the Sunshine Coast Region was intended for the mainland and not appropriate for small lots on small islands. The Official Community plan is to set the ground work for density that is more in line with modern planning standards.

Paul Meyer, East Trail Island – Paul Meyer stated that the process has set irrational blanket density policies without consideration of the individual islands. The Local Trust Committee promised that the implementation of the Official Community Plan on the Associated Islands would not affect land owners yet the proposed density policy has a significant impact.

Curt Sheppard, Keats Island – Curt Sheppard expressed concerned about the impact of first nations claims on the island resident’s ability to continue to live on their properties.

Bruce Bingham, Bowyer Island – Bruce Bingham noted that Bowyer and Passage Island are under Bylaw No. 47 with Metro Vancouver and that this old bylaw does reference the ability to have a second dwelling as well as accommodating family. Bruce Bingham also expressed concern that according to the wording of Bill 27 it is not a legal document and that has an impact on the Draft Bylaw No. 109.

Bruce Bingham requested details of the status of the rezoning application of Trustee Clegg’s property. Planner Zupanec said the status of the application is available each month in the agenda’s application status log that she could answer questions regarding a specific application when she is in the office.

Trustee Clegg responded she was unable to respond as that would be a conflict of interest.

Graeme Wickham, Chair Gambier Island Advisory Planning Commission, Gambier Island – Graeme Wickham requested that the Advisory Planning Commission be given more time to examine the Proposed Bylaw No.109 before providing the Local Trust Committee with its final report.

Chair Bell said this request would be discussed later in the meeting.

7. CORRESPONDENCE

Chair Bell clarified that if correspondence is intended for the Committee then it goes to the Planner and is in the meeting package.

- 7.1 *Email dated March 1, 2010 from Cam Sylvester regarding Maple Beach Wall, Keats Island*
- 7.2 *Email dated March 2, 2010 from David Sylvester regarding Maple beach Wall, Keats Island.*
- 7.3 *Email dated March 2, 2010 from Judy Williams regarding Maple Beach Wall, Keats Island.*

8. MINUTES

- 8.1 *Local Trust Committee Meeting Minutes dated March 3, 2010*

The following corrections were made to the minutes:

- Page 3 middle paragraph – see two “islands” delete
- Page 4 – second sentence should be “long –time frustration”
- Next sentence should read “concerned *with*”
- Third paragraph should be the “Executive Committee” not Trust Council.
- GM-011-2010 should read “natural boundary *of the sea*”
- Page 7 section 12.1 should read “this part of the strategic plan was received for consideration”
- Page 8 – next business meeting should be in the “Living Room” at Gleneagles Community Centre, 6262 Marine Drive, West Vancouver, BC.

The Local Trust Committee Meeting Minutes dated March 3, 2010 were adopted by consensus.

- 8.2 *Section 26 Resolutions without Meeting Log dated March 30, 2010*

There were no Resolutions Without Meeting

- 8.3 *Gambier Island Advisory Planning Commission Minutes dated March 2, 2010*
- 8.4 *Gambier Island Advisory Planning Commission Minutes dated March 9, 2010*
- 8.5 *Gambier Island Advisory Planning Commission Minutes dated March 16, 2010*
- 8.6 *Gambier Island Advisory Planning Commission Minutes dated March 22, 2010*
- 8.7 *Gambier Island Advisory Planning Commission Minutes dated March 29, 2010*

The Gambier Island Local Trust Committee received the five sets of minutes and thanked the members of the Advisory Planning Commission for their continued efforts.

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List dated March 30, 2010.

Planner Zupanec reviewed the Follow-up Action List.

There was further discussion regarding a visit by the Islands Trust, Chief Administrative Officer, Linda Adams to a future Local Trust Committee meeting. No date was set at this time.

9.2 Soil Deposit and Removal Regulations – Staff Report dated April 7, 2010

Planner Zupanec reviewed the report.

Bylaw Enforcement Coordinator, Miles Drew suggested that this type of bylaw is considered an ancillary land use tool; it doesn't direct development and is a detail bylaw that has considerable administrative aspects.

The Local Trust Committee discussed the recommendation of adding the bylaw to the work projects but no action was decided upon.

9.3 Natural Boundary Definition Staff Report dated April 7, 2010

Planner Zupanec reviewed the report

Trustee Hagedorn noted that this issue is one that is affecting islands throughout the Trust area. Chair Bell said that the Trust Council will be briefed on the issue of natural boundaries at its June meeting.

The Local Trust Committee agreed to wait for the Trust Council response to this issue and revisit this subject in July 2010.

9.4 Local Trust Committee Communications with First Nations

Trustee Hagedorn requested a discussion about enhancing communication with First Nations. Trustee Clegg noted that Sunshine Coast Regional District staff had been advised to maintain communication at the provincial level. Chair Bell suggested that Trustee Hagedorn talk to the Islands Trust Director of Planning Services about the appropriate communication to the First Nation groups as protocol agreements can be quite demanding from a staff point of view

10. APPLICATIONS AND PERMITS

There were no new activities with Gambier Island Local Trust applications and permits

11. BREAK – 12:45pm to 1:05pm

12. BYLAWS

12.1 *Draft Bylaw No. 111 cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2010”*

GM-018-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee instruct staff to amend Draft Bylaw No. 111 cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2010” by removing the words “climate-wise islands” from policy 6.8 item iv.

CARRIED

GM-019-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee instruct staff to amend Policy 6.5 in Draft Bylaw No. 111 cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2010” by changing “mooring” to “meeting”.

CARRIED

GM-020-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give first reading to Draft Bylaw No. 111 cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No.1, 2010”.

CARRIED

GM-021-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee send Proposed Bylaw No. 111 cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No.1, 2010” to public hearing.

CARRIED

12.2 *Draft Bylaw No. 112 cited as “Keats Island Official Community Plan Bylaw 2002, Amendment No.1, 2010”*

GM-022-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee instruct staff to amend Draft Bylaw No. 112 cited as “Keats Island Official Community Plan Bylaw 2002, Amendment No. 1, 2010” by replacing “with” with “while” in Policy 6.1 (second line); removing the words “climate-wise islands” from policy 6.7 item v; and replacing “Gambier” with “Keats” in policy 6.7 item vi.

CARRIED

GM-023-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give first reading to Draft Bylaw No. 112 cited as “Keats Island Official Community Plan Bylaw 2002, Amendment No.1, 2010”

CARRIED

GM-024-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee send Proposed Bylaw No. 112 cited as “Keats Island Official Community Plan Bylaw 2002, Amendment No.1, 2010” to public hearing.

CARRIED

13. LOCAL TRUST COMMITTEE PROJECTS

13.1 *(GM-OCP-2007.1) Associated Islands Official Community Plan Project Draft Community Information Meeting Package*

13.1.1 Staff Report dated April 7, 2010

Planner Zupanec reviewed the recommendations from external agencies. She noted that the Trustees will receive a staff summary of the information received at the Public Hearing prior to second reading.

Chair Bell expressed concern about the legal recommendation regarding 4.3 being written as a statement of the Local Trust Committee.

13.1.2 Gambier Island Advisory Planning Commission minutes and reports

ADOPTED

The Chair of the Advisory Planning Commission, Graeme Wickham, outlined the work of the Commission and stated his concern that they do not have time to perform due diligence on the document by April 19th, the proposed date of the Public Hearing.

Trustee Hagedorn noted that a considerable amount of the Commission's time is spent reviewing public input and attempting to reword specific policies rather than simply noting their questions/concerns, providing basic recommendations and moving on.

Planner Zupanec reviewed the outstanding issues from the five sets of minutes and noted that to date the primary concerns of the Advisory Commission were over 1.3 (statements regarding First Nations) and the density policies.

GM-025-2010

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee support the continued funding of the contract minute taker for the Gambier Island Advisory Planning Commission up until the date of the Public Hearing regarding Proposed Bylaw No.109 cited as "Gambier Associated Islands Official Community Plan bylaw, 2009".

CARRIED

GM-026-2010

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to respond to questions submitted by the Gambier Island Advisory Planning Commission regarding the proposed bylaw 109 cited as "Gambier Associated Islands Official Community Plan bylaw, 2009" .

CARRIED

13.1.2 Email dated February 11, 2010 from Kim Matty regarding Passage Island

13.1.3 Email dated March 16, 2010 from Michael Givton regarding Turnagain Island

13.1.4 Email dated March 16, 2010 from Mark Schad regarding West Trail Island

GM-027-2010

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to respond to Mark Schad's letter of March 16th, 2010 regarding his concerns about policies 3.2.6, 3.2.9,3.2.12 and 3.3.3, of the Proposed Bylaw No.109. cited as "Gambier Associated Islands Official Community Plan bylaw, 2009"

CARRIED

ADOPTED

13.1.5 Email and Submission dated March 4, 2010 from Ken White regarding Questions for the Local Trust Committee.

Trustee Hagedorn responded to the questions directed at her. She considered the Vaucroft community lots as “tiny tiny” and the intent with all land owners, not just Mickey Island, is to legalize what is currently built not necessarily the present zoning.

Chair Bell stated that the definition of the “Precautionary Principle” is one defined by the Supreme Court of Canada and she can send the reference to Ken White.

13.1.6 Email dated March 25, 2010 from Sue Reznik regarding Passage Island.

13.1.7 Associated Islands Official Community Plan Mapping

There was a general discussion regarding the availability of the mapping for the Public Hearing.

13.1.8 Email from Karsten Keilor to Trustee Hagedorn regarding the Associated Islands Official Community Plan process.

13.1.9 Gambier Island Advisory Planning Commission interim report #1

13.1.10 Gambier Island Advisory Planning Commission interim report #2

GM-028-2010

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to proceed with a public hearing for Proposed Bylaw No. 109 cited as “Gambier Associated Islands Official Community Plan Bylaw, 2009” and consider amendments based on agency referral responses, public input and staff comments at second reading.

CARRIED

14. REPORTS

14.1 Strategic Plan for Local Trust Committees

This part of the strategic plan was received for consideration

14.2 Work Program Reports

Top Priorities Report and Projects Report dated March 30, 2010

There were no changes noted

14.3 Applications Log

There were no new updates to the applications log.

14.4 Trustee and Local Expenses

14.4.1 Expenses report posted to February 19, 2010

Trustees reviewed the report

14.4.2 Expenses report posted to March 22, 2010

The Trustees flagged a large expense to the North Sea Restaurant which was not familiar to any of them. They requested that accounting review this expense.

15. ISLANDS TRUST WEBSITE

There were no changes to the Gambier Island Local Trust Area website.

16. NEXT BUSINESS MEETING

Wednesday, May 12, 2010 at 10:30 am, in the Mainil Room, Gibsons Public Library, 470 South Fletcher Road, Gibsons, BC.

It was suggested that a Public Hearing for Proposed Bylaw No. 111 and Proposed Bylaw No. 112 be held at 12:30 pm.

17. ADJOURNMENT

The meeting was adjourned at 3:36 pm by consensus.

Recorder

Chair