

ADOPTED

**MINUTES OF THE GAMBIER ISLAND LOCAL TRUST COMMITTEE MEETING
HELD AT 10:30 A.M. ON MONDAY, FEBRUARY 1, 2010
IN THE "LIVING ROOM" AT GLENEAGLES COMMUNITY CENTRE
6262 MARINE DRIVE, WEST VANCOUVER, BC**

<u>PRESENT:</u>	Louise Bell	Chair
	Joyce Clegg	Local Trustee
	Jan Hagedorn	Local Trustee
	Sonja Zupanec	Island Planner
	Mac Fraser	Director of Local Planning Services
	Kate-Louise Stamford	Recorder

There were 31 members of the public in attendance.

1. CALL TO ORDER

Chair Bell called the meeting to order at 10:33 am.

2. APPROVAL OF AGENDA

- Item 15, Bylaws, was moved up above 11.2.

The agenda was approved, as amended.

3. CHAIR'S REPORT

Chair Bell outlined the numerous Trust-wide activities that have occurred since the December 19 regular business meeting.

She noted that the climate change bylaw process continues to be a priority with Denman and Gabriola Islands, who are arranging to present draft Official Community Plan bylaws based on public meeting input to their communities shortly. Other Northern Region Local Trust Committees are not far behind. Local Trust Committees in the Southern Region are presenting draft greenhouse gas emission reduction objectives, policies, and actions for public comment later. Either way, Chair Bell said she believes that all Local Trust Committees will meet the May 31st deadline.

Chair Bell said that the Trust Fund Board continues to support the expansion of the Natural Area Protection Tax Exemption Program (NAPTEP). The Trust Fund Board signed the first conservation covenant for the Gabriola Island Local Trust

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Area. She noted that there are now 20 properties enrolled in the Natural Area Protection Tax Exemption Program and there are plans to initiate the program on the islands in the Comox Valley Regional District and on Lasqueti and Bowen Islands.

Chair Bell noted that at the Executive Committee meeting on January 26, letters were received concerning the proposed Raven coal mine on Vancouver Island near Fanny Bay. The British Columbia Shore Spawners Association have also requested an opportunity to present their mission to Trust Council.

The draft 2010-2011 Islands Trust budget has been posted on the website. Chair Bell said the proposed budget is based on lower revenue due to a decrease of applications, interest and grants therefore there are a minimal number of new initiatives Even so, she said there is a proposed property tax increase of 4.9%.

Chair Bell said that a new staff position, Manager of Legislative Services, has been included in the draft budget to ensure the Islands Trust is meeting its provincial legislative and local government requirements. The Islands Trust has not been able to complete this requirement for the past several years. If the Trust Council passes the budget in its March meeting, then the position would begin in July 2010.

Chair Bell encouraged the public to look at the draft budget that is posted on the website.

4. TRUSTEES' REPORTS

Trustee Hagedorn was happy to announce that due to continued work between BC Ferry Services Inc. and the Sunshine Coast Regional District (SCRD), the Langdale float will remain open to private boats until further notice. She thanked everyone who has worked hard to make this happen.

During a personal visit to Lasqueti Island over Christmas, Trustee Hagedorn noted that land had been dedicated by local people to build a residence for the elderly called "Last Resort Society". She said this is a unique, community-driven approach to maintaining a vital part of island life.

Trustee Hagedorn thanked all the members of the public who attended the Associated Islands Official Community Plan Open House on January 16th. There was a lot of valuable input from residents.

Trustee Hagedorn noted that residents can participate in the Great Sunshine Coast Wood Stove Exchange Program coordinated by the Sunshine Coast Clean Air Society. There is also a free workshop "Burn it Smart" hosted by Zigi Gadowski at various locations on the Sunshine Coast at the end of February. For

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information on both these programs, residents should contact Nadi Fleschhut at 604-741-9859 or email stoveexchange@cleanaironthecoast.com.

Trustee Clegg said she had a busy month in the various community roles she holds. There were two meetings with the Sunshine Coast Regional District; Policing and Transportation, and then two meetings in Nanaimo for the Ferry Advisory Committee Chairs. Trustee Clegg noted that Kirk Handrahan, from the Ministry of Transportation and Infrastructure, said that he expects provincial legislation passed soon in response to the recommendations from the Comptroller General's recent review of BC Ferry Services Inc.

As Lee Turnbull's alternate for Area F, Trustee Clegg attended a Sunshine Coast Regional District budget meeting. She noted that the Regional District is struggling with similar constraints as the Islands Trust. A proposed budget is available on the Sunshine Coast Regional District website for public comment.

Trustee Clegg said the Sunshine Coast Regional District Wharf Committee has been charged with the task of deciding which community dock to divest per the terms agreed to five years ago with Transport Canada. This will probably impact one of the community docks on Gambier Island. On the other hand, Trustee Clegg said that Transport Canada will begin renovations very soon on the New Brighton dock (a federally-held facility). Trustee Clegg echoed Trustee Hagedorn's announcement of the indefinite extension on the Langdale float.

Trustee Clegg said that as a member of the Ferry Advisory Committee, she has been invited by BC Ferry Services Inc. to accompany the Olympic Torch with other guests on a special sailing of the Coastal Renaissance from Langdale to Horseshoe Bay on February 4, 2010.

These activities are in addition to the Community Information Meeting for the Associated Islands Official Community Plan Trustee Clegg attended in North Vancouver, and her work with the Trust Council Finance Committee.

5. DELEGATIONS

5.1 *Ken White regarding Draft Associated Islands Official Community Plan*

Ken White directed Trustees to his written statement "OCP Comments for Feb 2010 Meeting" and outlined his continued concerns about the lack of consultation regarding down zoning; consistent wording among Official Community Plans in the Gambier Island Local Trust Area; need for clarification around parkland versus cash-in-lieu dedication; corporate shareholder rights; policy 5.8.3.; and the use of the precautionary principle in the proposed Official Community Plan. Ken White also restated his opposition to first reading of draft Bylaw No. 109, cited as "Gambier Associated Islands Official Community Plan Bylaw, 2009".

Chair Bell noted that the Islands Trust has not received any correspondence directly from the property owners on Passage Island who want to have their property zoned to allow for a local store.

Director of Local Planning Services Mac Fraser stated that the first reading process would not be in conflict with the ongoing administrative fairness complaint. These are both important issues but can run in parallel.

5.2 Bruce Bingham regarding Draft Associated Islands Official Community Plan

Bruce Bingham outlined the history and original purpose of the Islands Trust. He noted that several of the small islands within the Gambier Island Local Trust Area have been well-managed under shared corporate agreements. He noted that the prescriptive approach by the Islands Trust in the Associated Islands Official Community Plan process has caused serious conflicts on every island and community. He stated that Islands Trust staff promised no substantive changes in the lives of the property owners, yet down zoning threatens the future of many residents. Bruce Bingham reiterated his, and the Small Island Steering Committee's, request for a citizens committee.

Trustee Hagedorn noted that she had studied the minutes from the previous Local Trust Committee and had not seen any promise of a citizens committee. She said she continues to believe that the current format of individual input, as well as recognized comment from all consulting groups, including the Small Islands Steering Committee, is the most democratic and realistic given the small population and large, isolated geographic area.

5.3 Lynn Leboe regarding the Draft Associated Islands Official Community Plan (See written statement)

Lynn Leboe outlined the historic unit entitlement of Bylaw No. 96, cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2007", on East Trail Island. She noted the research her family did when they purchased their lot in 2007 to ensure they would be able to build two residences and have opportunities for commercial recreational activities. The proposed Official Community Plan would prevent her family from realizing the intent of their property and for other owners as well. She said the community of East Trail Island is against gentrification and wants to see young people come to the island. She suggested that the Trail Islands be taken out of proposed residential zoning and given its own designation.

Trustee Hagedorn asked Lynn Leboe for what she had in mind for commercial outdoor recreation. She responded that on their property it was considered

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nature tourism, picnic facilities, photography workshops and performance workshops.

Trustee Hagedorn asked the Planner about the difference between commercial outdoor recreation and home occupation. Planner Zupanec said that with home occupation, the principal use of the property is residential and the commercial use is accessory. Planner Zupanec noted that the Land Use Bylaw process will clarify the details of home occupations on the Trail Islands, and at that point she will be looking for direction from the Trustees.

Lynn Leboe noted that there are approximately four properties on East Trail Island that are currently used for commercial recreational activities.

5.4 Roger Sweeny regarding Draft Associated Islands Official Community Plan

Roger Sweeny discussed “Peace and Differences”. He noted that he, and several other members of the Small Islands Steering Committee, travelled to Victoria to discuss their issues with the Deputy Minister of Rural and Community Development and other executives. Director of Local Planning Services Mac Fraser also attended. Roger Sweeny recognized the difficult and demanding positions the Trustees hold, and said he is extending a hand of friendship. In return, he and the members of the Small Island Steering Committee would like the Trustees to further examine the issues of density, policy 5.8.3. and corporate shareholder rights. He urged the Local Trust Committee not to rush first reading of draft Bylaw No. 109 when the Olympics are on and the administrative fairness complaint is still in process.

6. TOWN HALL SESSION

Pearl Vavra, Trail Island – said she recently purchased her property with long-term plans to develop eco-tours and a destination point for an established clientele in conjunction with her current business. She is concerned about how zoning will affect her business plans. She also asked how zoning would affect property taxes.

Planner Zupanec responded that Pear's zoning issues could best be answered in the Land Use Bylaw process which will begin after first reading. As for property taxes, Planner Zupanec said that new zoning may effect property taxes. The Assessment Authority is one of the referral agencies in the Land Use Bylaw process, and they may respond to this matter. Residents are encouraged to contact them directly with specific questions.

Reg Tupper, Hermit Island – said he has property on a forty acre island that has been subdivided into five lots. He purchased his property on the understanding

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that two residences could be built on each property. Reg Tupper opposes any down zoning and supports the Small Islands Steering Committee.

Andrew Chissum, Turnagain Island – said he recognizes the guiding principle of what an Official Community Plan is and is concerned about the effect of build-out potential on Turnagain Island. He said he has issue with the wording of the aboriginal statement of recognition.

Planner Zupanec responded to the concerns around the wording recognizing first nations in the area. If the statements were not inserted into the Official Community Plan, it may be returned from the Squamish and Sechelt Bands as they are one of several referral agencies.

She also noted that the Official Community Plans for Keats and Gambier will eventually be reopened for review and these types of statements, or something similar, would be included at that time.

John Grice, East Trail Island – stated his support for current density on East Trail to encourage community diversity.

Dan Grice, East Trail Island – he suggested that the reference to aboriginal sitings should be archaeologically correct. He stated that a blanket density format is an artificial construct that does not take the society or geography of individual islands into consideration. He encouraged the Trustees to support Option A in the Staff Report.

Barry Drummond, Jack Tolmie Island – said the Small Islands Steering Committee (SISC) would only need a further two months to complete a response to the draft Associated Islands Official Community Plan. He said it has been this group that has brought important issues to the forefront. He noted, as he had before, it would be more beneficial if staff and Trustees could respond to residents with reasoning as to why suggestions or written submissions are not considered. He stated he did not support first reading of draft Bylaw No. 109.

Eoyn Finn, Bowyer Island – said he had been part of the Associated Islands Official Community Plan consultation for three years. Residents in his community were anxious to move forward with the process, as there were serious issues that could not be dealt with unless the Official Community Plan/Land Use Bylaw is complete. He supported moving to first reading.

Carl Gustavson, North Thormanby – said he supported moving to first reading of draft Bylaw No. 109.

John McMaster, Anvil Island – said he supported moving ahead with first reading.

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Bruce Bingham, Bowyer Island – expressed concern about how the Official Community Plan seemed to be superseding shareholder agreements.

Director of Local Planning Services Mac Fraser responded that the Official Community Plan is designed as a guide of checks and balances to ensure that the Trustees make objective decisions regarding land use planning. Part of a staff planner's responsibility is to ensure Trustees are aware where shareholder agreements supersede an Official Community Plan. He also stated that the Islands Trust supports expanding corporate shareholder rights, but legally this is the structure the provincial government has imposed and this is what staff, Trustees and residents have to work with at present.

Lynn Leboe, East Trail Island – noted that the current maps do not provide for recreational zoning.

Ken White, Passage Island – said the Official Community Plan is a document that protects residents against the Local Trust Committee. He said he does not accept the excuse that a citizens committee has not been struck to allow for unfiltered input from residents, as filtering occurred at every point in the process.

Break for 20 minutes – 1:00 return.

7. CORRESPONDENCE

See 11.1 for correspondence relating to the Associated Islands Official Community Plan project.

8. MINUTES

8.1 *Gambier Island Local Trust Committee Special Meeting on Climate Change Minutes dated November 9, 2009 – For Adoption*

The Gambier Island Local Trust Committee adopted the Special Meeting minutes dated November 9, 2009 by consensus.

8.2 *Gambier Island Local Trust Committee Meeting Minutes dated November 20, 2009 – For Adoption*

- Page 1, agenda additions: Lynn Leboe's email should be dated November 19, 2009
- Page 4, Town Hall from Barry Drummond: should read "that *Turnagain* was subdividable"
- Page 7, in Schedule C and D the word "build" should be "buildings"
- Pages 7 and 8, all four motions should have the second "that" removed

ADOPTED

The Gambier Island Local Trust Committee adopted the regular business meeting minutes dated November 20, 2009, as amended, by consensus.

8.3 Gambier Island Local Trust Committee Community Information Meeting on Climate Change Notes dated November 28, 2009 – For Receipt

The Gambier Island Local Trust Committee received the notes of the Community Information Meeting on climate change dated November 28, 2009.

8.4 Gambier Island Local Trust Committee Community Information Meeting on Climate Change Notes dated November 29, 2009 – For Receipt

- Page 1, take out the first paragraph under “Land Use”

The Gambier Island Local Trust Committee received the notes of the Community Information Meeting on climate change dated November 29, 2009, as amended.

8.5 Gambier Island Local Trust Committee Meeting Minutes dated December 18, 2009

- The pages should be numbered
- Page 4, Section 5.4, add a period to the last paragraph in the section
- Page 4, Section 6, Town Hall Session, first paragraph, remove the word “legally” and after the word “respond” replace the rest of the statement with “on issues identified in the complaint”
- Pages 5 and 6, Section 8.1.1, delete space
- Page 7, words missing in the last line, insert “encourage” in the second sentence
- Page 8, Section 9.1, replace existing text with “The Local Trust Committee received The Year in Review 2009 for the Gambier Island Local Trust Committee and thanked Planner Zupanec for compiling the review.”
- Page 9, Section 10.1, after “Planner Zupanec”, insert “reported that she...”
- Page 9, Section 10.1, it should be Trustee Clegg, not Planner Zupanec, who had been working with Barry Drummond

The Gambier Island Local Trust Committee adopted the regular business meeting minutes dated December 18, 2009, as amended, by consensus.

8.6 Section 26 Resolutions without Meeting Log dated January 20, 2010

Received for information.

8.7 Gambier Island Advisory Planning Commission Minutes

None.

9. BUSINESS ARISING FROM MINUTES

9.1 *Follow-Up Action List dated January 20, 2010*

Planner Zupanec outlined the Follow-Up Action List.

Chair Bell noted that the December 18, 2009 minutes were not on the Follow-Up Action List. She also suggested that the letter resulting from resolution 74 should be included.

Planner Zupanec outlined a request from the Northern Office staff to pool unused Local Trust Committee funds to support projects that can be completed within the current fiscal year. The Gambier Island Local Trust Committee has \$8,000 that was to be used to for the Gambier Island planning and comprehensive review that cannot be started. This money cannot be rolled over into the new fiscal year.

The Gambier Island Local Trust Committee agreed to postpone a motion on this request until item 13.4, Trustee Expenses, later on in the agenda.

10. APPLICATIONS AND PERMITS

None.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 *GM-OCP-2007 (Associated Islands Official Community Plan Project)*

Planner Zupanec outlined the Staff Report dated February 1, 2010. She pointed out that the current draft Official Community Plan no longer had tracking notes, as it was in draft format.

- Section 1, Background, the Local Trust Committee agreed to keep first nations references in place
- Section 1.6, third sentence should read "...many of these islands consist of *shared ownership corporations* ..."
- Section 2, Plan Goals, there were no changes to this section

There was a general discussion regarding options around future density on the Associated Islands.

Trustee Hagedorn reminded residents that as Bylaw No. 96, cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2007", is the current

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legal density document for their islands, they can begin the process of building a second dwelling up until the draft Land Use Bylaw is adopted.

Planner Zupanec directed the Trustees to page 40 of the Staff Report, outlining Section 914 of the *Local Government Act*, which prevents the Local Trust Committee from being held liable for any reduction of land value due to the adoption of an Official Community Plan or Land Use Bylaw.

Chair Bell saw the density issue as the essential crux of moving forward with this process. She said she looked at other Official Community Plans throughout the Islands Trust and noted that only Pender Island had second dwellings on small lots. In the end, she had to return to the larger mandate of the Islands Trust and to support option B1 of the Staff Report.

- The Trustees agreed that 3.2.6 should stand as written in the draft bylaw, but that staff should be directed to review density in the Land Use Bylaw process.
- The Trustees agreed to remove the policy relating to climate change and mitigation of adaptation to climate change, as there is now a separate section. The policies were renumbered as a result.

Trustee Hagedorn requested that Planner Zupanec clarify at what point cash-in-lieu is considered rather than parkland. Planner Zupanec said that whenever parkland is considered, there is a lot of negotiation with the pertinent regional district. If the regional district is unwilling to take on the responsibility of the park, then the Trust has to take the cash-in-lieu option. It is the intention of the policy to always provide the choice of cash or parkland for the Trustees' consideration, depending on the specific situation.

Trustee Hagedorn asked about a definition for "accessory to residential uses" (3.2.3). Planner Zupanec said this would be defined in the bylaws.

- 4.2.18: "T" is missing.
- Anvil Island 4.10: the Trustees agreed to add the word "community" before breakwaters and docks.
- 4.6.4: should be worded "To maintain the historic residential density of Jack Tolmie, Echo and Tiki islands, and to recognize the regional district intent of water, power, sewer and utility corridors to Jack Tolmie, Echo, Tiki and Turnagain."
- 4.8, History and Overview of East Trail Island: it was noted that references to density can be added to this section as an amendment after the Land Use Bylaw review has been conducted. Chair Bell added that this section should include overviews of the other Trail Islands.

Section 5 – Climate Change Adaptation and Mitigation

The Trustees recognized that a greenhouse gas reduction target of 15% may be inappropriate for the small islands, and how this requirement provides different challenges for the more rural nature of the islands in general. These targets may have to be adjusted as more appropriate greenhouse gas data is made available for the islands.

Schedule C – Land Use Designation Map

Chair Bell asked how the idea of commercial recreational zoning on East Trail Island will be defined. Planner Zupanec said the options include blanket zoning for the whole area or site-specific zoning for the four lots in question. This needs to be discussed further during the Land Use Bylaw process.

- 11.1.1 Email from Paul Meyer dated December 17, 2009
- 11.1.2 Email from Bjorn Meyer dated December 18, 2009
- 11.1.3 Email from Allen Meyer dated December 18, 2009
- 11.1.4 Submission from Ken White dated January 2010
- 11.1.5 Email from Allen Meyer dated January 5, 2010
- 11.1.6 Email from Bjorn Meyer dated January 5, 2010
- 11.1.7 Email from Roger Sweeny dated January 9, 2010
- 11.1.8 Email from Lynn Leboe dated January 14, 2010
- 11.1.9 Email from Bjorn Meyer dated January 14, 2010
- 11.1.10 Submission from Barry Drummond dated January 16, 2010
- 11.1.11 Email from Dan Walsh dated January 17, 2010
- 11.1.12 Email from John McMaster dated January 18, 2010
- 11.1.13 Email from Ken White dated January 21, 2010
- 11.1.14 Email from Roger Sweeny dated January 21, 2010
- 11.1.15 Email from Lynn Leboe dated January 21, 2010
- 11.1.16 Email from Allen Meyer dated January 20, 2010
- 11.1.17 Email from Daniel Grice dated January 21, 2010
- 11.1.18 Email from Eunice Robinson dated January 21, 2010
- 11.1.19 Email from Johnathon Grice dated January 21, 2010
- 11.1.20 Email from Paul Meyer dated January 21, 2010
- 11.1.21 Email from Paul Sabiston dated January 21, 2010
- 11.1.22 Email from Ruth and Bjorn Meyer dated January 21, 2010
- 11.1.23 Email from Barry Drummond dated January 22, 2010
- 11.1.24 Email from Dag Meyer dated January 22, 2010
- 11.1.25 Email from Tom Seltzer dated January 22, 2010
- 11.1.26 Email from Valerie and Tor Hagdahl dated January 22, 2010
- 11.1.27 Email from Ken White dated January 22, 2010
- 11.1.28 Email from Rob Toohey dated January 21, 2010

The correspondence is received by being in the package.

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15. BYLAWS

15.1 *Draft Bylaw No. 109, cited as "Gambier Associated Islands Official Community Plan Bylaw, 2009"*

GM-001-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to post the February 2010 Staff Report for GM-OCP-2007.1 (Gambier Associated Islands Official Community Plan Bylaw, 2009) on the Gambier web page of the Islands Trust website.

CARRIED

GM-002-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to make the discussed revisions to draft Gambier Associated Islands Official Community Plan.

CARRIED

GM-003-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give first reading to draft Bylaw No. 109, cited as "Gambier Associated Islands Official Community Plan Bylaw, 2009".

Trustee Hagedorn spoke to the motion stating that she felt she had listened to the landowners and was confident of the consultation process. Trustee Hagedorn said that density and zoning concerns could be better addressed in the Land Use Bylaws on an island-by-island basis.

Trustee Clegg said the landowners, Islands Trust staff and the Local Trust Committee would be able to see the completeness of the Official Community Plan by how the Land Use Bylaw process progressed. Amendments could always be made to the Official Community Plan.

Chair Bell acknowledged that several landowners have requested a further delay of first reading, and others have urged moving on. Chair Bell considered the revisions to the Official Community Plan to be an appropriate balance between landowners' preferences and planning staff recommendations.

CARRIED

GM-004-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee direct staff to proceed with referring proposed Bylaw No. 109, cited as "Gambier Associated Islands Official Community Plan Bylaw, 2009" to the referral agencies, including the Gambier Trust Advisory Planning Commission.

CARRIED

ADOPTED

GM-005-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to arrange a Public Hearing for proposed Bylaw No. 109, cited as “Gambier Associated Islands Official Community Plan Bylaw, 2009”.

CARRIED

Community Information Meeting – the Trustees requested that an appropriate location be found in West Vancouver, and that it not be held on the same day as the Public Hearing.

Return to item 11 of the agenda.

11.2 Climate Change Project – Staff Report dated January 22, 2010

Planner Zupanec outlined Contract Planner Shaw's report. She noted that this has not been written as a draft bylaw, but should be considered for content only. Staff will proceed with developing draft amendments for Gambier and Keats Official Community Plans based on the changes recommended by the Local Trust Committee.

Gambier Island

Gambier Island Background:

Chair Bell noted that the first sentence should read “Climate change *results from the...*”. She also suggested that the third paragraph beginning with “Islands Trust Council...” should be taken out.

Gambier Island Objectives:

- 6.3 The objective should be worded “...alternative transportation *that is less impactful on climate change*”.
- 6.5 Chair Bell suggested that “*to respect their value*” be removed from the middle of the sentence.

Gambier Island Policies:

All policies should begin in a similar manner for clarity and consistency, i.e., “The Local Trust Committee should or will encourage...”.

- 6.1 The last two sentences of the policy should be changed to “*These criteria should address issues such as the impact of proposed density on reducing greenhouse gas emissions, the land use and the form of development, building materials and construction methods, energy*”.

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efficiency and sources, and the long-term potential for the development to decrease footprint on the landscape. The criteria should also...”.

- 6.3 This policy should be deleted as it is unclear how it impacts climate adaptation and mitigation.
- 6.8 The Local Trust Committee requested that this policy be divided into two, and that the first part regarding alternative vehicles be moved up so it is not an advocacy policy.
- 6.11 This policy is not an advocacy policy, if the placing of actions is to be consistent, and should be moved to the section above.

Gambier Island Actions:

It was suggested that this section use similar syntax as in used in the Associated Islands draft Official Community Plan, i.e., *“The Local Trust Committee should work with Trust Council to...”.*

- 6.3 Change to *“The Local Trust Committee will, or a community group will be encouraged to, add...”* (note commas).
- 6.5 It was unclear how this advocacy action impacted climate change as it seemed more of a pollution issue.
- 6.6 This action should begin with *“The Local Trust Committee should request that Trust Council seek amendments to the provincial and national building codes to include...unit and with provincial authorities to consider this and other...”.*
- 6.7 Trustees agreed that this should read *“residents will take actions to limit...”.*
- 6.8 This policy should be edited to read *“The Local Trust Committee will encourage insurance companies to recognize...”.*
- 6.9 This policy should be edited to read *“The Local Trust Committee will encourage the Ministry of Forests to...”.*

The Trustees agreed to include Action 6.3 of the Keats Island draft regarding the Langdale float and it should begin with *“The Local Trust Committee will encourage the province to...”.*

Keats Island

Keats Island Background:

The Trustees suggested that the same change be made in the first paragraph and that the third paragraph be deleted as for the Climate Change section for Gambier Island.

Keats Island Objectives:

- 6.1 The objective should read "...reduced rainfall *and* species disturbance, among other changes".
- 6.2 The objective should read "Alternative energy sources lessen our...".

Keats Island Policies:

As for the Gambier Official Community Plan, all policies should begin in a similar manner for clarity and consistency; for example: "The Local Trust Committee should or will encourage...".

- 6.1 The policy should read "...such as encouraging *shifts in density with protecting the rural nature of the island, ...*".
- 6.2 The policy should be edited the same way as policy 6.1 for Gambier Island
- 6.3 The policy should read "The Local Trust Committee *should* look..." and at the end." baseline data *are needed* to map ...".
- 6.4 In line 3, the policy should read "Provincial authorities *should* be encouraged to examine existing legislation that does not support ..." (for example: remove "is").
- 6.5 In line 1, change to "is recognized as a means ..." and in line 2 the policy should read "supports clustering only *if it* is appropriate...".

Keats Island Actions:

The Local Trust Committee suggested that all actions be expressed as "will".

- 6.4 The action should be worded "The Local Trust Committee should work with Trust Council to...".
- 6.5 The action should read "Residents *will* consider...".
- 6.6 The action should read "Residents *will* consider...".

ADOPTED

The Local Trust Committee requested that Action policy 6.6 from Gambier Island be added to Keats Island.

GM-006-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to make the changes as discussed to the Climate Adaptation and Mitigation sections of the Gambier Island and Keats Island Official Community Plans and to prepare draft bylaws for Local Trust Area consideration.

CARRIED

GM-007-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to prepare a newsletter to be published on the website seeking feedback of the amending bylaws of the Climate Adaptation and Mitigation section of the Gambier Island and Keats Island Official Community Plans.

DEFEATED

GM-008-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff, prior to releasing the draft bylaws to the public, send the amended draft bylaws to the Local Trust Committee members by email for their further direction by Resolutions Without Meeting regarding public consultation.

CARRIED

12. REPORTS

12.1 Strategic Plan for Local Trust Committees

The Strategic Plan was not discussed due to time constraints

12.2 Work Program Reports

The Work Program Reports were not discussed due to time constraints

12.3 Application Log

The Application Log was not discussed due to time constraints

ADOPTED

12.4 *Trustee and Local Expenses*

GM-009-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee advise the Director of Local Planning Services that any remaining 2009/10 Gambier Island Local Trust Area Official Community Plan project funds may be reallocated to support Northern Federation work program initiatives.

CARRIED

13. **NEW BUSINESS**

13.1 *Request to Discharge Covenant on West Well on Block 27, District Lot 1593, Plan 19682, Keats Island*

GM-0010-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee discharge the covenant on West Well on Block 27, District Lot 1593, Plan 19682, Keats Island, and designate Trustee Joyce Clegg to sign the required paperwork, which would be submitted by the property owner.

CARRIED

14. **ADJOURNMENT**

The meeting was adjourned by consensus at 4:45 pm.

Recorder

Chair