

ADOPTED

The Executive Committee will be putting forward two resolutions for consideration at the April meeting of the Association of Vancouver Island and Coastal Communities (AVICC); one to request a coordinated approach by the BC Government to remove derelict and abandoned vessels, barges and docks; and two, support for the creation of a National Marine Conservation Area for the Southern Gulf Islands. If approved by the AVICC, then Chair Bell said these resolutions would be forwarded to the Annual Meeting of the Union of BC Municipalities (UBCM) for consideration. UBCM would then be in a position to lobby the provincial government for action.

Chair Bell noted that the Financial Planning Committee continues to modify the proposed budget for Trust Council consideration in March. To date, these modifications have resulted in a property tax increase of 3.7%, as opposed to the 4.9% originally sought. This translates into an increase of \$10.00 per acre for a house valued at \$400,000. Chair Bell noted that Delegations, Town Hall, and the budget debate of the March Trust Council meeting will be held on March 24th, and the public are welcome to attend.

4. TRUSTEES' REPORTS

Trustee Hagedorn said that now the Howe Sound Terrestrial Ecosystem mapping is complete, the sensitive ecosystem mapping must be extracted. Once completed, there will be community workshops in the fall to present the mapping work to the public.

Trustee Hagedorn thanked everyone who provided input into the proposed Islands Trust budget. She also thanked the members of the Gambier Island Advisory Planning Commission for volunteering their time to examine proposed Bylaw No. 109, cited as "Gambier Associated Islands Official Community Plan Bylaw, 2009".

She noted that the Trustees met with Garth Lawrence and Michelle Hall-McCaffrey of Sea Ranch (Gambier Island).

Trustee Hagedorn handed out flyers from the Sunshine Coast Clean Air Society for woodstove upgrades.

Trustee Clegg attended the Local Planning Committee and the Trustee Renumeration Review in Victoria over February. She has also participated in two meetings for the Financial Planning Committee (one by teleconference) in preparation for the 2010/11 proposed budget presentation to Trust Council at the end of March. Trustee Clegg has been working with residents on a local issue on Keats Island and continues to monitor a permanent solution to the Langdale float. She noted that the next meeting between the Sunshine Coast Regional District,

BC Ferries and the Langdale Access Working Group is scheduled for March 9, 2010.

5. TOWN HALL SESSION

Chief Ian Campbell, Squamish Band – Ian Campbell outlined the history of the First Nations in the area and specifically Lhektines (Keats Island). He noted that there are registered and unregistered archaeological sites on beaches all over the area. Chief Ian Campbell requested that the Local Trust Committee do everything possible to protect recognized archaeological sites. He said that the Squamish Band will be pursuing legal action possibly to stop any development affecting the sites.

In response, Chair Bell outlined the governance structure of the Islands Trust and the Local Trust Area, as well as the limits of authority the Islands Trust has in particular situations.

Planner Zupanec also noted that when planners receive a permit they have access to a private database that shows any known archaeological sites. If a site is identified, then the applicant is informed and is tasked to proceed with government outlined steps to ensure that their project does not affect the archaeological site. Planner Zupanec said that once notice has been given by the Islands Trust then their responsibility is released. The Islands Trust is not responsible for ensuring conditions are satisfied unless it is a rezoning application. Building permits are the approval responsibility of the Regional District.

Members of the public expressed concern regarding the appearance of a wall on or near the foreshore of Maple Beach in the previous week. Bylaw Enforcement Coordinator Miles Drew said that there are a number of issues that require clarification regarding the location of the wall, and there are several agencies involved in determining its status. He emphasized the importance of proper procedures and administrative fairness practices that the Islands Trust must follow in order to be in the strongest position possible if legal action is required.

Area F Director Lee Turnbull asked why archaeological sites were not protected in the Keats Island Official Community Plan. Planner Zupanec noted that there are good reasons for not publicly identifying archaeological sites. The primary method the Islands Trust has to protect areas is through development variance permits, and Keats Islanders were not amenable to using this extra layer of bureaucracy when offered the option during the bylaw process.

Planner Zupanec emphasized that this is a building permit issue which is the jurisdiction of the Regional District. If this were a rezoning issue, then the Local Trust Committee would have final say.

ADOPTED

Members of the public emphasized the importance of the beach to the Eastbourne community and the long-time frustration regarding a building situation that has been ongoing for several years. They were very concerned with the seeming lack of power to enforce what they see as serious damage to valuable conservation and historical sites.

A resident of Keats Island asked about rules regarding changing topography with fill or blasting. Planner Zupanec said that bylaws governing this issue could be created, but there wasn't any appetite for them at the time of bylaw development for Keats. Chair Bell suggested that it may be time to revisit the Keats Island Official Community Plan and Land Use Bylaws.

Chair Bell said that if the Bylaw Enforcement Coordinator finds a resident is in contravention of a bylaw and is unable to achieve compliance, then he/she requests the Local Trust Committee to make a resolution regarding court action through the Islands Trust. This resolution is then forwarded to Executive Committee for a second resolution, to have funds released for legal action. The Bylaw Enforcement Coordinator stated that there are approximately 14 ongoing court cases that have been initiated by the Islands Trust.

GM-011-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to review the definition of a "natural boundary of the sea" and zone boundary interpretation sections of the Keats Island Bylaw No. 78, cited as "Keats Island Land Use Bylaw, 2002", and other Gambier Island Local Trust Area Land Use regulations, and make recommendations to the Local Trust Committee to ensure these definitions, boundary interpretations and relevant regulations are clearly defined.

CARRIED

GM-012-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to report on the usefulness of a soil deposit and removal bylaw for the Gambier Island Local Trust Area.

CARRIED

6. **DELEGATIONS**

Ken White waived his request to be a delegate.

7. CORRESPONDENCE

- 7.1 *Letter to Islands Trust Chief Administrative Officer Linda Adams from Metro Vancouver's Regional Development Division Manager, Christian DeMarco, regarding Metro Vancouver's Draft Regional Growth Strategy*

Chair Bell noted that the Trustees would not be able to respond as a committee as the March 15th deadline was too short, but that they were welcome to respond as individuals.

Trustee Clegg said that the Sunshine Coast Regional District was also examining its growth strategy and, although the Local Trust Committee had not been asked to participate, certain plans (i.e., parking) could affect residents on the islands.

There was a 10 minute break.

8. MINUTES

- 8.1 *Gambier Island Local Trust Committee Meeting Minutes dated February 1, 2010*

The following corrections were made to the minutes:

- Page 6, Dan Grice, delete the first sentence and replace with "he suggested that the reference to aboriginal sitings should be archaeologically correct"
- Page 10, second bullet should read "... relating to climate change and mitigation..."
- Page 11, Schedule C should read "...the options include blanket zoning for the whole area or site-specific zoning for the four lots in question."
- Page 13, Community Information Meeting, "...appropriate location found in *West Vancouver...*"
- Page 16, failed motion should state "Defeated"

The Gambier Island Local Trust Committee regular business meeting minutes dated February 1, 2010 were adopted by consensus.

9. BUSINESS ARISING FROM MINTUES

- 9.1 *Follow-Up Action List dated February 18, 2010*

Planner Zupanec outlined the Follow-Up Action List.

ADOPTED

Chair Bell suggested it would be beneficial to keep discharged covenants on the Follow-Up Action List until they have been registered in the Land Title Office.

10. APPLICATIONS AND PERMITS

None.

11. LOCAL TRUST COMMITTEE PROJECTS

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

Planner Zupanec said that the referrals were sent out and the the Advisory Planning Commission had had their first meeting on March 2, 2010. She encouraged one or both of the Local Trustees to attend any subsequent meetings.

The Advisory Planning Commission Chair had requested a longer referral time as there was a lot of detail to work through. Planner Zupanec suggested that Trustees request an interim report from the Advisory Planning Commission by the next Local Trust Committee meeting, which is being held on April 7.

There was a general discussion about the details of the Community Information Meeting package and the structure of the meeting. The start time was changed to 6:30 pm to better accommodate residents coming from the Sunshine Coast and ferry schedules.

The Trustees requested that staff try and rebook the Holiday Inn on an alternative date for the Community Information Meeting, as the current date of April 22nd does not work for Trustee Hagedorn.

11.1.1 *Email from Ray Pillman, Worlcombe Island*

GM-013-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to write a letter responding to the email written by Ray Pillman on February 1, 2010 regarding Worlcombe Island and respond to his concerns and questions.

CARRIED

ADOPTED

11.2 *Climate Change*

GM-014-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee, along with the Acting Regional Planning Manager, schedule a Special Meeting on climate change for March 24, 2010 at 5:30 pm on Hornby Island.

CARRIED

12. REPORTS

12.1 *Strategic Plan for Local Trust Committees*

This part of the Strategic Plan was received for consideration

12.2 *Work Program Reports*

There were no changes to the Top Priorities or the Work Program reports.

12.3 *Applications Log*

Planner Zupanec said that GM-SUB-2008.1 (Murray, Humphreys and BC 689636 Ltd.) has been approved, but the Applications Log has not been updated.

12.4 *Trustee and Local Expenses*

The Trustees requested that accounting staff check expenses tagged to the Advisory Planning Commission, as there should be none. Chair Bell also noted significant expenses under her name for climate change, and suggested this be reviewed.

13. NEW BUSINESS

13.1 *“Islands Trust Story” and “A Sensitive Ecosystem Guide”*

GM-015-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee release up to \$950 for the purchase of 200 copies of “Islands Trust Story” and 15 copies of “A Sensitive Ecosystem Guide”.

CARRIED

ADOPTED

13.2 *Local Trust Area visit of Islands Trust Chief Administrative Officer Linda Adams*

The Local Trust Committee decided to wait until June before inviting Linda Adams to a Gambier Island Local Trust Committee meeting.

14. **BYLAWS**

There was nothing new to report to the Local Trust Committee

15. **ISLANDS TRUST WEBSITE**

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

16. **CLOSED MEETING**

GM-016-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee close the next part of the March 3, 2010 business meeting to discuss matters pursuant to Section 90(1)(f) (Bylaw Enforcement) of the *Community Charter*, and that Miles Drew, Bylaw Enforcement Coordinator; Sonja Zupanec, Island Planner; and Kate-Louise Stamford, Recorder, be invited to attend this meeting.

CARRIED

17. **RECALL TO ORDER**

GM-017-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee recall to order the March 3, 2010 regular business meeting.

CARRIED

18. **NEXT BUSINESS MEETING**

The next regular business meeting of the Gambier Island Local Trust Committee will be held Wednesday, April 7, 2010 at 10:30 am., in the "Living Room", Gleneagles Community Centre, 6262 Marine Drive, West Vancouver, BC

ADOPTED

19. ADJOURNMENT

The meeting was adjourned at 3:10 pm by consensus.

Recorder

Chair