

ADOPTED

**MINUTES OF THE GAMBIER ISLAND LOCAL TRUST COMMITTEE MEETING
HELD ON WEDNESDAY, MAY 12, 2010 AT 10:30 am,
IN THE MAINIL ROOM
GIBSONS PUBLIC LIBRARY
470 SOUTH FLETCHER ROAD, GIBSONS, BC**

PRESENT:	Louise Bell	Chair
	Joyce Clegg	Local Trustee
	Jan Hagedorn	Local Trustee
	Brodie Porter	Island Planner
	Kate-Louise Stamford	Recorder

There was one (1) member of the public present

1. CALL TO ORDER

Chair Bell called the meeting to order at 10:32 a.m.
Chair Bell introduced the members of the Local Trust Committee and welcomed Regional Planning Projects Manager (Salt Spring) Brodie Porter who is replacing Planner Zupanec while she is on parental leave.

2. APPROVAL OF THE AGENDA

The following additions were made to the agenda:

- Ensure Mr Mayhew is on the delegations list
- 12.5 Email from Nancy Roggers, Financial Officer

3. CHAIR'S REPORT

Chair Bell said that the Executive Committee has been focusing on the greenhouse gas emission reduction changes to Official Community Plans from South Pender, Mayne, Denman, Salt Spring and Hornby Islands. She noted that there will only be a few islands that do not meet the May 31st deadline. The Executive Committee also approved several re-zoning applications including one on Denman Island to recognize the existence of national park, and on Denman Island, zoning for a hermitage and another for a green cemetery.

ADOPTED

Chair Bell said the Islands Trust Fund portion of the April 27th Executive Committee meeting examined the progress of the Regional Conservation Plan (2005-2010) and the plans for the second Regional Conservation Plan.

Chair Bell said that the Executive Islands (small islands that the Executive Committee manages as a Local Trust Committee) are still without an Official Community Plan and the budget was dropped for the 2010 fiscal year. The Executive Committee has decided to go ahead with preliminary tasks to facilitate planning when/if funding is in place.

Chair Bell said that the two resolutions (one for support of a national marine conservation area in the Strait of Georgia and another for government action to deal with derelict vessels) forwarded by the Islands Trust to the annual conference of the Association of Vancouver Island Coastal Communities, were supported. Chair Bell noted that these issues will be presented as topics at the annual conference of the Union of British Columbia Municipalities in the fall of 2010.

4. **TRUSTEES' REPORT**

Trustee Clegg

Trustee Clegg said she had signed the documents on behalf of the Islands Trust to discharge a covenant on a property owned by a resident of Keats Island.

As Chair of the Gambier/Keats Ferry Advisory Committee, Trustee Clegg has worked with Kona Winds Charters to set the summer schedule for Route 13 (Stormaway). Also in this capacity, Trustee Clegg attended the opening of the BC Ferries Vacations Centre in Vancouver.

On May 13, 2010 Trustee Clegg, along with Trustee Hagedorn will be attended the Planning and Development Committee meeting of the Sunshine Coast Regional District. Among the several topics to be discussed are the proposed McNab Creek sand and gravel project, the communication with the Squamish Nation and the sinking of the Annapolis in Halkett Bay.

Planner Porter interjected to remind the Trustees that if the Public Hearing from April 19th (Associated Islands Official Community Plan) is brought up at the Sunshine Coast Regional District meeting then they should leave the room.

Trustee Hagedorn

ADOPTED

Trustee Hagedorn welcomed Planner Porter to the Local Trust Committee and said she was looking forward to working with him.

Trustee Hagedorn said she continues to focus on the issue of defining “natural boundary of the sea” to ensure it is dealt with in the most expedient and comprehensive way in the Islands Trust. She also noted that the Province has expanded Buccaneer Bay Park to include 44.5 hectares of inter-tidal marine foreshore and .5 upland for a total of 45 hectares.

5. **DELEGATIONS**

5.1 *Ken Mayhew, Keats Island*

Mr. Mayhew handed out package outlining the history of his concerns. He explained that due to an unintended loop-hole in the bylaws, his neighbour was able to run a saw-mill and heavy equipment all weekend, every weekend during the summer which has been going on since the beginning of last summer. Ken Mayhew said that as far as he understood, the neighbour was only sawing his own wood, he was not selling it and there were no immediate plans to build a dwelling. He requested that policies governing saw-mills in bylaw 78 be amended to prevent sawmills from running both days during the weekend and to include the use of heavy equipment as well to permit himself and other neighbours the peaceful enjoyment of their vacation properties.

Planner Porter clarified the reasoning behind specific bylaws quoted by Mr. Mayhew and suggested that he get further advice from the bylaw enforcement officer to make sure there was no other way to rectify the situation with the neighbour. Otherwise Mr. Mayhew could apply for an amendment to the bylaw for which there was a fee or submit his request to the Local Trust Committee for insertion into their work program time and space permitting. In either case, Planner Porter noted, the public process for bylaw amendments would be followed.

The Local Trustees had a general discussion about the issue presented by Ken Mayhew. Trustee Hagedorn suggested he contact Dan Rogers of the Eastbourne Community Association. The Trustees commiserated with the difficult situation Mr. Mayhew and his neighbours faced but recommended that he pursue the more expedient route of an amendment application if consultation with the enforcement officer is not fruitful. The Trustees did not see an opportunity to add an amendment process to the work program.

ADOPTED

6. **TOWN HALL SESSION**

There were no participants for the Town Hall Session

7. **CORRESPONDENCE**

7.1 *Letter dated April 15, 2010 from Chief Ian Campbell to the Islands Trust regarding Maple Beach, Keats Island.*

There was a general discussion about approaches to better communication when an archaeological site is identified on a property as well as better communication with first nations. It was acknowledged that these issues were larger than the Local Trust Committee and the Islands Trust Executive Committee had been informed for further long-term solutions.

GM-029-2010

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to write and thank Chief Campbell for his letter and that the Local Trust Committee will be in contact soon about potential Official Community Plan amendments and communication around any further proposed developments.

CARRIED

GM-030-2010

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to advise the Local Trust Committee regarding options responding to the requests outlined in the Squamish Nation letter of April 15th, 2010.

CARRIED

7.2 *Letter dated April 19, 2010 to Ken White regarding Definition of "Precautionary Principle"*

The letter was reviewed for information purposes.

8. **MINUTES**

ADOPTED

8.1 *Local Trust Committee Special Meeting Minutes dated March 24, 2010*

The following corrections were noted:

- Page 1 - 3.1 second paragraph last sentence should read "...decided to postpone *consideration* of first reading..."
- Page 2 - 2nd line should read "...*these* data...".
- Paragraph 7, last sentence should read "...a venue on the *Lower Mainland*..."

The minutes of the Local Trust Committee Special Meeting dated March 24, 2010 were adopted as amended by consensus

8.2 *Local Trust Committee Meeting Minutes dated April 7, 2010*

The following corrections were noted:

- Page 1 – spelling of "Galiano"
- Page 2 top paragraph – take out second "chair of the "
- Section 4 – replace "Corporate Voting Rights" with "Local Government Elections" where ever it occurs.
- Page 3, second paragraph should read – "focus on" instead of "resort to"
- 4th paragraph beginning with "Planner Zupanec" should read "...there was no vote on the position being considered for the expansion of corporate voting rights for the Provincial Local Government Elections Task Force."
- Page 5 top of page should read "Chair Bell clarified that if correspondence is intended for the Committee then it goes to the Planner and is in the meeting package."
- Page 6 - 9.3 should read "Trust Council" not "Executive Committee"

The minutes of the Local Trust Committee Meeting Minutes dated April 7, 2010 were adopted as amended by consensus.

8.3 *Local Trust Committee Community Information Notes dated April 7, 2010*

The following corrections were noted:

- Page 3, 4th paragraph should read ...then court proceedings *may* be brought by the Islands Trust
- 5th paragraph should read *cash*-in lieu..
- Page 4 Roger Sweeny – should capitalize Local Government Act.

ADOPTED

- Page 5 Graeme Wickham should read "...asked the Local Trust Committee..."

The Local Trust Committee Community Information Notes dated April 7, 2010 were received with the requested changes.

8.4 *Local Trust Committee Public Hearing Notes dated April 19, 2010*

The following corrections were noted:

- Brodie Porter's title is Regional Planning (projects) Manager, Salt Spring Island
- Page 1, first paragraph- remove "read notice of public hearing" and replace with "read opening statement".
- Same paragraph – delete "etc" and replace with "speakers, speaking lists..."
- Page 3, bottom speaker should be spelled "Binnie"

The Local Trust Committee Public Hearing Notes dated April 19, 2010 were received with the requested changes.

8.5 *Section 26 Resolutions Without Meeting*

There were no Resolutions Without Meeting

8.6 *Gambier Island Advisory Planning Commission Draft Minutes of April 13, 2010.*

The draft minutes were received for information

8.7 *Gambier Island Advisory Planning Commission Draft Minutes of April 14, 2010*

The draft minutes were received for information

9. **BUSINESS ARISING FROM MINUTES**

9.1 *Follow-up Action List printed on April 30, 2010*

Planner Porter read through the Action List.

ADOPTED

The Local Trust Committee agreed to leave a specific invitation date for CAO Linda Adams to attend a Local Trust Meeting to a later time.

9.2 *Islands Trust Fund Regional Conservation Plan Status Update*

Chair Bell noted that the whole document was available for viewing on the Islands Trust website.

10. **APPLICATIONS AND PERMITS**

There were no applications or permits

The Gambier Island Local Trust Committee Business meeting was recessed for the public hearing

11. **LOCAL TRUST COMMITTEE PROJECTS**

11.1 *(GM-OCP-2007.1) Associated Island Official Community Plan Project see Staff Report dated May 12, 2010.*

Planner Porter outlined Planner Zupanec's report.

The Local Trust Committee's response to staff recommendations:

- 1.3 Statement regarding First Nations historical habitation based on several concerns expressed by the public and the Gambier Island Advisory Commission - After some discussion of alternate wording, the Local Trust Committee agreed with the more general statement as recommended by staff.
- 3.10.6 addition recommended by the Ministry of Transportation and Infrastructure – The Local Trust Committee agreed to the addition and the subsequent renumbering of following policies.
- 3.16.5 change recommended by Vancouver Coastal Health – The Local Trust Committee agreed to delete second sentence.
- 5.4.7. change recommended by Vancouver Coastal Health – The Local Trust Committee agreed to delete reference to regional districts and health authorities.

ADOPTED

- 3.14.2 addition suggested by the Ministry of Energy, Mines and Petroleum Resources – The Local Trust Committee agreed to the additional policy and any resulting change in policy numbering
- 4.2.18 deletion suggested by Metro Vancouver planning staff – The Local Trust Committee agreed to delete this advocacy policy.
- 4.1 deletion suggested by Metro Vancouver planning staff – The Local Trust Committee agreed to delete a sentence from the background statement about Passage Island .
- The Local Trust Committee agreed to the request by Metro Vancouver planning staff to refer to Metro Vancouver as “Greater Vancouver Regional District (Metro Vancouver)” throughout the document.
- 3.2.8. The Local Trust Committee agreed to additional wording to the policy for clarification purposes.
- 3.2.11 the Local Trust Committee agreed to the new wording for clarification purposes.
- 3.2.11(b) the Local Trust Committee agreed to delete this policy.
- 3.8.2. Chair Bell suggesting alternate wording/formatting for clarification to policy 3.8.2 (cash-in-lieu). Planner Porter suggested that the wording to the policy be left as is but to add in an explanatory note which would not be an official part of the bylaw, but would be inserted in printed copies of the plan.
- 3.11.2 – The Local Trust Committee agreed to the alternate wording as recommended by Planner Zupanec.
- 3.15.1 – The Local Trust Committee agreed to the alternate wording as recommended by Planner Zupanec.
- 4.3 The Local Trust Committee agreed to the legal recommendation to modify the voice of the North Thormanby Vision Statement.

ADOPTED

- 4.3.1. and 4.3.2 the Local Trust Committee agreed to change of wording
- 4.3.9 the Local Trust Committee agreed to the change in wording

GM-031-2010

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee amends policy 5.1.1. in proposed Bylaw 109 cited as “Gambier Associated Island Official Community Plan Bylaw No. 109, 2009” by replacing the emission number 33% with 20% and replacing “local trust area” with “within the planning area in cooperation with the remainder of the Gambier Island Local Trust Committee area”

CARRIED

- 5.4.2 The Local Trust Committee agreed to delete the action and renumber remaining actions.
- 6.3.1 and 6.3.2. The Local Trust Committee agreed to indent the policies.
- 6.3.2. The Local Trust Committee agreed to the policy edit from “Local Trust Committee” to “Trust Council”.
- The Local Trust Committee agreed that the Schedule D maps should be standardized to read: “Lands Sub dividable and Potentially Subject to Parkland Dedication”.

Trustee suggested changes:

- The Local Trust Committee had a general discussion regarding standardized wording for commercial overnight accommodation between section 3 and the policies within the individual islands. No changes were recommended.
- Trustee Hagedorn requested that islands listed in the overview (1.3) be identified on the maps in Schedule C for consistency.
- The Trustees requested clarification of Policy 1.7 based on the concerns of the Advisory Planning Commission. It should read “Thus, the total number of existing *dwelling*s and potential *dwelling*s...”

ADOPTED

GM-032-2010

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee amends proposed Bylaw 109 cited as “Gambier Associated Island official Community Plan Bylaw No. 109, 2009” by amendments listed A) through G) and I through XII except VIII and X of the staff report dated May 12, 2010.

CARRIED

GM-033-2010

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee amends proposed Bylaw 109 cited as “Gambier Associated Island Official Community Plan Bylaw No. 109, 2009” by amending H to add in (Metro Vancouver) at the end of the sentence and to add an information note to policy 3.8.2.the with following wording:

“Policy 3.8.2 outlines a preference for park land dedication, but does not preclude consideration of receiving cash-in-lieu where park land dedication is not considered as contributing to the object of the Islands Trust.”

CARRIED

GM-034-2010

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee amends proposed Bylaw 109 cited as “Gambier Associated Island official Community Plan Bylaw No. 109, 2009” by amending schedule C to add Jack Tolmie and Tiki Islands; amending schedule C, map F, to read Christie Islet; and amending policy 1.7 by adding the word “dwellings” after “existing” in the first paragraph last sentence.

CARRIED

GM-035-2010

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee amends proposed Bylaw 109 cited as “Gambier Associated Island official Community Plan Bylaw No. 109, 2009” by amending the indentation of policies 6.3.1 and 6.3.2 as per item X of the staff report dated May 12, 2010.

CARRIED

ADOPTED

GM-036-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give second reading, , to proposed Bylaw 109 cited as “Gambier Associated Island Official Community Plan Bylaw No. 109, 2009” as amended.

CARRIED

GM-037-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give third reading to proposed Bylaw 109 cited as “Gambier Associated Island Official Community Plan Bylaw No. 109, 2009”.

CARRIED

GM-038-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee forward the proposed Bylaw 109, “Gambier Associated Island Official Community Plan Bylaw No. 109, 2009” to the Secretary of the Islands Trust for the Executive Committee for approval.

CARRIED

GM-039-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee .forward proposed Bylaw 109 cited as “Gambier Associated Island Official Community Plan Bylaw No. 109, 2009” to the Minister of Community and Rural Development for approval.

CARRIED

GM-040-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee resolves that it has undertaken consultation that it considers appropriate with persons, organizations and authorities it considers will be affected by proposed Bylaw No. 109 cited as “Gambier Associated Island Official Community Plan Bylaw No. 109, 2009”.

CARRIED

12. REPORTS

12.1 *Strategic Plan for Local Trust Committees*

The Strategic Plan was reviewed for information.

ADOPTED

12.2 *Work Program Reports*

The Local Trust Committee noted the large amount of work on the list.

12.3 *Applications Log*

Planner Porter reviewed the Applications Log Report dated April 2010.

12.4 *Trustee and Local Expenses*

The Local Trust Committee Reviewed the expense reports.

12.5 *Email from Nancy Roggers, Finance Officer*

The Local Trust Committee reviewed the email from Nancy Roggers.

13. **NEW BUSINESS**

13.1 *Advisory Planning Commission Vacancy*

The Local Trust Committee received the letter from Carol Barlow dated April 19, 2010 advising of her resignation from the APC.

It was agreed that the Trustees would write and thank Carol Barlow for her participation in the Gambier Island Advisory Planning Commission.

The Local Trust Committee requested that staff retrieve the earlier (July 2009) motion regarding the expansion of the Advisory Planning Commission membership for the next meeting.

13.2 *Sunshine Coast Regional District Building Permit Referrals Archaeology* See item 7.1

13.4 *Meeting with Ministry of Transportation and Infrastructure*

GM-041-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to arrange a meeting between the Local Trust Committee, the area manager of the Ministry of Transportation and Infrastructure and the Capilano Highway Contractors.

CARRIED

ADOPTED

14. **BYLAWS**

14.1 *Proposed Bylaw No. 109 cited as “Gambier Associated Islands Official Community Plan Bylaw, 2009”*

See item 11.1

14.2 *Proposed Bylaw No. 111 cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No 1, 2010.*

Trustee Hagedorn expressed concern about the low public consultation and the rush to get this amendment through by May 31st deadline as mandated by the Provincial Government.

GM-042-2010

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

CARRIED

GM-043-2010

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

CARRIED

GM-044-2010

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee forward proposed Bylaw 111 cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2010” to Islands Trust for Executive Committee approval.

CARRIED

ADOPTED

GM-045-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee forward proposed Bylaw 111 cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2010” to the Minister of Community and Rural development for approval

CARRIED

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

GM-046-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give second reading to proposed Bylaw 112 cited as “Keats Island Official Community Plan Bylaw, 2002, Amendment No. 1, 2010”.

CARRIED

GM-047-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee that the Gambier Island Local Trust Committee give third reading to proposed Bylaw 112 cited as “Keats Island Official Community Plan Bylaw, 2002, Amendment No. 1, 2010”.

CARRIED

GM-048-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee forward proposed Bylaw 112 cited as “Keats Island Official Community Plan Bylaw, 2002, Amendment No. 1, 2010” to the Secretary of the Islands Trust to the Executive Committee for approval.

CARRIED

GM-049-2010 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee forward proposed Bylaw 112 cited as “Keats Island Official Community Plan Bylaw, 2002, Amendment No. 1, 2010” to the Minister of Community and Rural Development for approval.

CARRIED

ADOPTED

15. **WEBSITE**

The Local Trust Committee requested that staff check what notices the public receive from the Islands Trust electronic notice subscription.

16. **NEXT BUSINESS MEETING**

The next business meeting of the Gambier Island Local Trust Committee will be held on Wednesday, June 23, 2010 at 10:30am in the “Clam Shack”, Keats Camps, Keats Island, BC.

17. **ADJOURNMENT**

The meeting was adjourned at 3:20 pm by consensus.

Recorder

Chair