

**THE GAMBIER ISLAND LOCAL TRUST COMMITTEE
COMMUNITY INFORMATION MEETING NOTES
HELD ON WEDNESDAY, APRIL 7, 2010 AT 7:00 PM,
AT THE SENIORS' ACTIVITY CENTRE, MARINE ROOM, 695 12ST STREET,
WEST VANCOUVER, BC**

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

There were 23 members of the public present

1. CALL TO ORDER

Chair Bell called the meeting to order at 7:00 pm.

Chair Bell introduced the Local Trust Committee and staff to the public and outlined the purpose of the meeting regarding Draft Bylaw No. 109, the Associated Islands Official Community Plan.

2. GENERAL OVERVIEW OF THE ISLANDS TRUST

Trustee Jan Hagedorn provided a general overview of the Islands Trust.

3. OVERVIEW OF THE OFFICIAL COMMUNITY PLAN REVIEW PROJECT

Trustee Clegg provided an overview of the Associated Islands Official Community Plan process to date.

4. OVERVIEW OF BYLAW NO. 109

Planner Zupanec highlighted specific aspects of the Draft Bylaw No. 109, the Associated Islands Official Community Plan.

5. QUESTION AND ANSWER PERIOD

Lynn Leboe, East Trail Island – Lynn Leboe asked how the Draft Official Community Plan provided for generational support and economic diversity. Her concerns are

about the inability of younger people to live on the islands and therefore help older family members if the proposed density limitations are enforced. She also noted that draft Bylaw 109 promoted gentrification of the islands with little opportunity for business development. Lynn Leboe outlined the unique lot configuration on East Trail Island and suggested that lot density and dwelling entitlement is not the same thing. Finally, she requested that a policy about eco-tourism be included in the Official Community Plan.

Planner Zupanec responded that the primary usage of the islands in the Associated Islands area will remain residential. Modern planning concepts for small islands recommend limited economic opportunities such as home occupations to be detailed in the Land Use Bylaw. Social policies to support islanders are addressed throughout the Official Community Plan document. She suggested that Lynn Leboe's specific requirements for example, eco-tourism business, would be more effectively dealt with in the Land Use Bylaw process.

Chair Bell added that residents interested in business opportunities can also apply for temporary occupation permits. Gentrification can be mitigated by limiting gross floor area of dwellings which is determined through public input in the Land Use Bylaw development process.

Carl Gustafson, North Thormanby Island – Carl Gustafson supported limiting density on small lots. He requested clarification of the vacation rental policy.

Planner Zupanec affirmed that the policy does not allow for weekly rentals and this is consistent with current bylaws governing the Associated Islands.

A land owner asked about rebuilding after a fire.

Planner Zupanec said that currently islanders whose dwellings are non-conforming in use would not be able to re-build. This is one of the primary reasons to continue with the process as the Land Use Bylaw will legalize what is in existence and provide rebuilding protection to home owners.

Tom Seltzer asked how the density restrictions compared with other islands. He also asked how the one dwelling per 10 acres came in.

Chair Bell responded that it is difficult to compare islands as the historical settlement of each island is different. She noted that there are larger islands where forestry interests have created full quarter lots and other areas where small cluster lots have developed around town-sites. This all occurred prior to the Islands Trust so the planners work within the framework of the development.

Trustee Hagedorn added that a 10 acre freeze was initiated by the Provincial Government in 1969 to limit growth on the islands.

Yeung Family, Woolridge Island - Mr. Yeung asked about farming restrictions specifically greenhouses.

Planner Zupanec responded that there is no land in the Associated Islands within the Agriculture Land Reserve so therefore farming would be considered an “accessory” usage. She said there are currently no restrictions on farming on the islands but she expects that certain restrictions will be recommended during the Land Use Bylaw process.

Chair Bell clarified that “accessory” in this situation means that the primary usage of a property is residential and therefore a dwelling must be in place before farming structures are put in place.

Graeme Wickham, Gambier Island – Graeme Wickham asked what would happen to land owners if they ignored the density restrictions and built beyond the policy stipulations. He also requested clarification of the cash-in-lieu verses parkland dedication policy.

Chair Bell said land owners would not be able to legally build without a permit which would be vetted through the relevant Official Community Plan and Land Use Bylaw. She noted that if land owners are found to be in contravention of a bylaw and do not rectify the situation for example, through a variance application, then court proceedings may be brought by the Islands Trust. Land owners could be required to demolish illegal buildings.

Planner Zupanec said that -in-lieu verses parkland dedication option is only triggered in specific sub-division applications. Up to 5% of a parcel of land can be given by the land-owner as a public park if it is deemed to have realistic management potential by the regional district. If this option is not viable, then the Local Trust Committee can request cash-in lieu which will then go to the Regional District for parkland management. This choice would be with the Local Trust Committee not the applicant.

Barry Drummond, Turnagain Island – Barry Drummond commented that if the Islands Trust recognizes the small islands as unique then the Local Trust Committee must have compassion for the land owners as these policies are designed for big islands.

Bruce Bingham, Bowyer Island – Bruce Bingham asked why the Local Trust Committee shut down the Gambier Island Advisory Planning Commission (APC).

Chair Bell responded that the Local Trust Committee did not shut the Advisory Planning Commission down but their activity has been limited by the decision to have the public hearing on April 19th and no new information can be admitted after that time.

David Moxon, Gambier Island – David Moxon asked whether or not policy statement 1.3 regarding First Nations territories had been deleted from the Draft Official Community Plan.

Trustee Hagedorn said it had not been taken out.

Lynn Leboe noted the statement regarding First Nation territories was not factual as there had never been villages on any of the Associated Islands.

Jonathan, East Trail Island - expressed his support for policy 1.3 remaining in the Official Community Plan.

Roger Sweeny, Mickey Island – Roger Sweeny asked how the Local Government Act requiring anticipated housing requirements over five, ten and fifteen years had been accommodated in Draft Bylaw No. 109.

Planner Zupanec said that these requirements have been adequately addressed through the density provisions in the Official Community Plan.

Bruce Bingham asked why islands in the Trail and Paisley Archipelagos had not been given separate sections in the draft Official Community Plan.

Chair Bell responded that the structure was based on request.

Bruce Bingham noted that Bill 27 (Climate Change Act) was not legal and he expressed concern that the reduction goals were not based on any hard data and would be used to further down-zone the small islands.

Trustee Clegg disputed the claim that Bill 27 was not legal. Chair Bell acknowledged that there were limitations in the available data but the Islands Trust was working with the best available knowledge on a timeline that was not of their choosing. She also stated that the intent of the greenhouse gas reduction policies was not for down-zoning.

Carl Gustafson expressed his support of the greenhouse gas reduction policies.

Lynn Leboe asked why emails were not accepted for the public hearing.

Planner Zupanec clarified that the wording on the public notice was a statutory provision to advise land-owners that emails may not get through to the public hearing in time to be considered part of the public record. Emails received in the Islands Trust office prior to the date of the public hearing will be added to the public record.

Roger Sweeny read a statement from Ken White.

Bruce Bingham stated that the Gambier Island Advisory Planning Commission (APC) is an established entity which has several serious concerns about Draft Bylaw No. 109 yet the Local Trust Committee is committed to pushing ahead with second reading.

Chair Bell outlined the request made of the Advisory Planning Commission by the Local Trust Committee.

Barry Drummond expressed frustration at the lack of response to continual written comments from residents.

Planner Zupanec outlined the administrative process required for all correspondence. She said it is up to the Local Trust Committee to decide which letters/emails require a staff response.

Mr. Yeung noted he and his family only heard of the Associated Islands Official Community Plan process last week.

Graeme Wickham as Chair of the Gambier Island Advisory Planning Commission asked the Local Trust Committee to give the Commission more time to review the draft Associated Islands Official Community Plan.

Chair Bell said that this had already been discussed with him at the Local Trust Committee business meeting earlier that day.

6. CLOSING REMARKS

Chair Bell said that the Local Trust Committee has not made a decision regarding Draft Bylaw No. 109, the Draft Associated Islands Official Community Plan. She commended the Trustees on the level of preparation and work they have done on this project. Chair Bell noted to the public that information will continue to be accepted until April 19th 2010. She thanked the public for their attendance.

7. ADJOURNMENT

The meeting was adjourned at 9:10 pm by consensus.

Recorder