

ADOPTED

**MINUTES OF THE GAMBIER ISLAND LOCAL TRUST COMMITTEE
SPECIAL MEETING
HELD AT 11; 00 A.M. ON MONDAY, SEPTEMBER 21, 2009
IN THE OAK ROOM, DELBROOK recCENTRE, 600 WEST QUEENS ROAD
NORTH VANCOUVER, BC**

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

There were 17 members of the public in attendance.

1. CALL TO ORDER

The Chair called the meeting to order at 11:00 a.m.

2. APPROVAL OF AGENDA

The following changes were made to the agenda:

- Add item 4.5: "Bruce Bingham Late Correspondence Dated September 17, 2009"

The Gambier Island Local Trust Committee approved the agenda, as amended, by consensus.

3. TOWN HALL SESSION

Chair Bell outlined the new time constraints facing the Local Trust Committee due to implementing Bill 27. She noted that the boundaries of the Islands Trust area were set by the provincial government. Chair Bell outlined how residents of the Associated Islands are informed via the registered owner of a property, and that the Islands Trust is limited legally as to how it contacts residents. Finally, as a way of maintaining movement, Chair Bell suggested that new materials be discussed first with the Associated Islands Official Community Plan.

Eoen Finn, Bowyer Island – suggested that residents look at the correspondence on the website that outlines the communication process.

ADOPTED

Roger Sweeny, Mickey Island – suggested that the Trustees follow Section 5.8.3, in that the Islands Trust recognizes the expertise of the Associated Islands residents, and that they understand what is best for their island.

Dan Walsh, Merry Island – stated he did not think the Trustees had listened to residents of the Associated Islands. Merry Island had sent numerous suggestions for wording, especially around density and park designation, that would work for their area. These had not been included in the draft Official Community Plan.

Lynn Leboe, East Trail Island – outlined the use of green technology on East Trail. She noted that islanders are looking for a less prescriptive approach. She wants to see autonomy over water and hydro.

Eunice Robinson, East Trail Island – outlined the use of green technology on East Trail, and described the self-sufficient nature of their island.

Ken White – criticized the lack of a formal Advisory Planning Commission for the Associated Islands Official Community Plan. He suggested there were several serious errors in the current draft.

Bruce Bingham, Bowyer Island – noted that the Small Islands Steering Committee has representatives from 12 islands. He reiterated the importance of Section 5.8.3.

Randall Eckert – considers his island more connected to the Sunshine Coast community, rather than to the Islands Trust.

Chair Bell clarified the six month rule, that this term probably referred to Section 9.1.1 of the *Local Government Act*, which provides the regulations for structures and uses that are legal but non-conforming.

Several members of the public expressed concern about not being able to rent their island properties. Island Planner Zupanec explained that under the current bylaws governing the Associated Islands, short-term rentals were not permitted. There would be no difference in enforcement under the new Land Use Bylaw if islanders stated they did not want short-term rentals.

4. **CORRESPONDENCE RELATED TO THE ASSOCIATED ISLANDS OFFICIAL COMMUNITY PLAN AND LAND USE BYLAW REVIEW**

4.1 *Letter From the Sunshine Coast Regional District Dated July 29, 2009*

Island Planner Zupanec reviewed the letter.

ADOPTED

4.2 *Email From Merry Island Owners Dated September 2, 2009*

Island Planner Zupanec reviewed the email.

4.3 *Email From the Small Islands Steering Committee Dated September 15, 2009, Regarding Draft Changes to the Official Community Plan*

The email was received and issues will be discussed under item 5.1.

4.4 *Email from Ken White Dated September 16, 2009, Regarding Advisory Committees*

The email was received and noted by the Trustees.

4.5 *Bruce Bingham Late Correspondence Dated September 17, 2009*

The correspondence was received and the contents will be discussed as the items arise later in the meeting.

5. **GAMBIER ASSOCIATED ISLANDS OFFICIAL COMMUNITY PLAN REVIEW – WORKING SESSION**

5.1 *Staff Report Dated September 21, 2009*

3.13.3 New Groundwater Policy – after a general discussion and comments from the public, the Trustees recommended that the Small Islands Steering Committee come forward with alternate wording for consideration.

3.10.5 Transportation Policy – Island Planner Zupanec noted that there was little significant impact to this policy, but there was an opportunity to collaborate with the Sunshine Coast Regional District. A general discussion ensued, and several members of the public noted that appropriate moorage was a far greater issue than parking.

The Trustees agreed to the wording of this policy.

4.5 Merry and Franklin Islands – Dan Walsh asked why the specifics of the proposed density/park plans had not been included for Merry Island. Island Planner Zupanec noted that the planner had not received the requested detail regarding the rezoning application, and therefore could not include it in the Official Community Plan at this time.

ADOPTED

The Trustees decided to leave the specific wording of this section until Dan Walsh and Island Planner Zupanec have worked together on the wording.

Bowyer Island Estates – Island Planner Zupanec outlined that the shareholders continue to work on draft recommendations, and so far are not looking at significant changes. A member of the public from Bowyer Island Estates stated that the draft would not be voted on until their Annual General Meeting next June. The Trustees agreed that the draft Official Community Plan would probably move through the process prior to that date.

5.2 *Public Questions and Comments*

- After commentary from the public supporting Section 5.8.3, Chair Bell outlined the interpretation of the Section. She emphasized that whatever governing structure an island took on, it would be within the structure of the Islands Trust. Chair Bell also outlined what an Island would have to do to separate from the Islands Trust altogether.
- 4.1.8 (Zoning) – Island Planner Zupanec clarified that Lot 16 was not *zoned* commercial; it was implied by excluded restricted covenant. Therefore, opportunity for rezoning would be at the Land Use Bylaw level or with a regular rezoning application. As it was private land, the owner would have to approach the Trust directly.
- 4.8 – Island Planner Zupanec will work with residents in the Secret Cove area (Tiki, Echo, Tolmie and Trail Islands), to prepare a vision statement for their islands.
- Chair Bell clarified that the Sunshine Coast Regional District's Official Community Plan was significantly different from the proposed Associated Islands Official Community Plan because it includes service delivery, whereas this Official Community Plan deals with use and density only.
- Island Planner Zupanec will provide wording (after 3.2.3) recognizing decks and waterfront access as an essential feature of the Gambier Associated Islands.
- Trustee Hagedorn said she would like the Gambier Island Local Trust Committee to consider two planning groups established for the Associated Islands Land Use Bylaw process. Trustee Clegg saw it primarily as a division between those islands in the Sunshine Coast Regional District and those islands within the Greater Vancouver Regional District. She suggested having advisory groups for those two areas, which would then forward their suggestions to the Gambier Island Advisory Planning Commission.

ADOPTED

There were general comments and criticisms regarding the overall process of the Associated Islands Official Community Plan; primarily, the lack of a specific working group or Official Community Plan Advisory Committee made up of residents/owners of the islands in question. Bruce Bingham noted that in other regions, Official Community Plans were written by a citizens' group and then presented to the Local Electees. Lynn Leboe considered the process as very prescriptive and not at all collaborative.

For the benefit of the members of the public attending for first time, Island Planner Zupanec outlined the Terms of Reference for the Associated Islands Official Community Plan process, which was begun in 2007. She reiterated that the decision to not use an Official Community Plan Advisory Committee was based on the difficult geography of the area, and the recognition that each island had its own culture and issues, and therefore could be better translated directly to the planners and Trustees, rather than filtered through a representative group. Recommendations from the Small Islands Steering Committee have always been accepted, although not always agreed to. In July 2009, the Local Trust Committee officially requested input from the Small Islands Steering Committee.

GM-061-2009 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee direct that staff include in section 3.10.5 of the Associated Islands Official Community Plan the new transportation policy and the new groundwater policy as outlined on page 24 of the Staff Report GM-OCP-2007.1 dated September 21, 2009.

CARRIED

GM-062-2009 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee direct that staff amend the Work Program to the following:

1. Implement Bill 27 requirements – draft Official Community Plan targets, objectives, policies and actions specific to each of the Gambier Associated Islands Official Community Plan, Keats Island Official Community Plan and Gambier Island Official Community Plan
2. Gambier Associated Islands Official Community Plan and Land Use Bylaw Review
3. Gambier Island development permit and comprehensive planning review

CARRIED

ADOPTED

GM-063-2009 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request that staff prepare a preliminary report outlining draft greenhouse gas emission targets, policies and actions for Local Trust Committee discussion later this fall.

CARRIED

GM-064-2009 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee direct that staff prepare a revised draft Associated Islands Official Community Plan for Local Trust Committee consideration, incorporating specific revisions deemed appropriate by the Gambier Island Local Trust Committee.

CARRIED

GM-065-2009 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request that staff post the Staff Report for GM-OCP-2007.1 on the Gambier Island webpage of the Islands Trust website.

CARRIED

6. **GAMBIER ASSOCIATED ISLANDS LAND USE BYLAW REVIEW**

6.1 *Staff Memorandum Dated September 21, 2009*

Island Planner Zupanec noted that due to the increased workload for the planners, she did not expect any work to be done from the office on the Land Use Bylaw until the early spring of 2010.

6.2 *Public Questions and Comments*

Lynn Leboe suggested that the Small Islands Steering Committee begin working on the Land Use Bylaw. Trustee Clegg responded that the staff would have to provide a framework for reference, in order for the Committee to work effectively on the Land Use Bylaw. Island Planner Zupanec suggested that it would be more beneficial to have the Small Islands Steering Committee look for gaps in the overall policy statements in the Official Community Plan. However, if they wanted to, the Small Islands Steering Committee members can look at the draft of the Bowyer and Passage Islands Land Use Bylaws on the Islands Trust website.

The Local Trust Committee asked for the website of the Small Islands Steering Committee.

Randall Eckert asked if the Associated Islands could have autonomy over water and rentals. Island Planner Zupanec said these items could be spelled out in specific zoning for specific islands.

ADOPTED

Bruce Bingham outlined how the Official Community Plan process had corrupted his rights as a shareholder.

Roger Sweeny reiterated his support for the Small Islands Steering Committee, and the need to reword Section 5.8.3.

Dan Walsh suggested that if limiting desalination was primarily based on new development, then perhaps a separate section could be included to cover just new developments.

7. NEXT BUSINESS MEETING

The next Gambier Island Local Trust Committee regular business meeting will be held Friday, October 23, 2009, at 1:00 p.m. in the Oak Room, Delbrook recCentre, 600 West Queens Road, North Vancouver, BC.

8. ADJOURNMENT

The Special Meeting of the Gambier Island Local Trust Committee was adjourned, by consensus, at 3:35 p.m.

Recorder

Chair