



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: September 9, 2021

Location: Electronic Meeting

Members Present: Dan Rogers, Chair
Kees Langereis, Local Trustee
Scott Colbourne, Local Trustee

Staff Present: Sonja Zupanec, Island Planner
Wil Cottingham, Administrative Assistant
Diane Corbett, Recorder

Also Present: Vanessa Craig, Regional District of Nanaimo Electoral Area B Director (part)
Members of the Public – 3

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Rogers called the meeting to order at 10:31 am and introduced Trustees, Regional Director, Staff, and Recorder. Chair Rogers, Trustee Colbourne, and Trustee Langereis acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Add 12.8 Trust Conservancy Report dated August 24, 2021; and
- Move 3.3 Electoral Area Director's Report to 3.1 and move other reports down.

By general consent the agenda was approved as amended.

3. REPORTS

3.1 Electoral Area Director's Report

Regional District of Nanaimo (RDN) Electoral Area B Director Vanessa Craig reported on the following:

- Hudson Phase 2 Project; tree removal and the replanting of trees to commence in the following week;
- Referral to Local Trust Committee (LTC) regarding Nanaimo Airport: RDN Board gave third reading to the amendment bylaws and adopted them in July. Made a motion at the Board asking the chair to write to the Nanaimo Airport Commission (NAC), requesting that Area B be represented on the NAC Noise Mitigation Roundtable;

- Upcoming meeting with Ministry of Transportation & Infrastructure (MoTI) staff September 20;
- Beaver activity and water levels at Coats Marsh; longer term plan is to reinforce the weir;
- Board discussion of draft report of the Climate Action Technical Advisory Committee;
- Electoral Area Services Committee meeting discussion of Emergency Management Plan; will let the public know the aspects of this sector and how groups can work together;
- First meeting with new CAO this week;
- Will continue meeting on Zoom; no timeline for when to meet in person.

The Regional Director responded to trustees' questions regarding her report, and left the meeting at 10:53 am.

3.2 Trustee Reports

Trustee Colbourne reported the following and his attendance at the following meetings and events:

- Conducted interview with the Ferry to Village Project (LTC project), that is working on how to get people safely from the ferry terminal to the village and other points;
- Climate march;
- Tour of the island by bike; observed notable intensity of construction;
- Trees for Tomorrow Program.

Trustee Langereis reported the following and his attendance at the following meetings and events:

- Held small group discussions on the island on the Trust Policy Statement over the summer; common threads included:
 - challenges experienced in reading revised Trust Policy Statement because of the structural changes; length of Trust Policy statement presents challenges;
 - including a definition section in the bylaw;
 - First Nations reconciliation not a major issue;
 - Docks;
- Trust Programs Committee met once; will be coming out with a "Living in the Trust Area" mail-out, to alert people to facts of living here and what the rules are;
- Regional Planning Committee minutes include information on the differences between projects, major, minor and extraordinary, and give insight on resourcing of the regional planning team;
- A shoreline report and a floor area ratio report will be coming to the LTC;
- Locally clam digging (Brickyard Beach) and seaweed harvesting (Taylor Bay) have been issues.

3.3 Chair's Report

Chair Rogers reported the following:

- There have been three Executive Committee meetings since last LTC meeting;

- Meeting with Minister of Reconciliation: made pitch to set up ongoing relationship at the Executive Director level, and indicated interest in involvement in activities of that Ministry's secretariat service for reconciliation activities;
- Trust Council was advised it had received a grant of \$380,000 to help in improving the technology and the efficiency of processing development applications, particularly around affordable housing;
- The Emergency Public Health Order allowing local governments to continue with electronic meetings expires at the end of September; the Executive are working towards the possibility of having an in-person component at LTC meetings, and on the technology to do that. A challenge is some islands don't have good connectivity. It would be a hybrid meeting. May start in person meetings in early October;
- The upcoming Trust Council meeting agenda includes two large reports from the Regional Planning Committee and a proposed Engagement Strategy. Over the last six to eight weeks, the Executive Committee, CAO, and senior staff have been working to bring forward a proposed engagement strategy around the Trust Policy Statement to Trust Council for their decision around funding. There will be presentations from the coast guard and the spill response actions they are planning in the Salish Sea area, and one from San Juan County that is an analysis of what happens to vessels in the area.

3.4 First Nation Reports

At Union of BC Municipalities (UBCM) there will be a session with former Senator Murray Sinclair on reconciliation and local government actions.

Chair Rogers announced that Trust Area Services (TAS) arranged for a presentation / gathering around the movie "Dust and Bones" on Denman Island in October; he urged Trustees to consider whether the time was right to do that on Gabriola.

Islands Trust got a grant around healthy watersheds that involved a bringing together of a "knowledge keepers circle". The Ministry has now offered Islands Trust a further grant of \$55,000 to hold a retreat that would include elders, young indigenous people, trustees, and youth in a retreat session to explore the meaning of water from an indigenous point of view and how that should be incorporated into Islands Trust's work.

4. TOWN HALL

There were no commenters for the Town Hall session.

5. MINUTES

5.1 Local Trust Committee Minutes dated July 29, 2021 – for adoption

The following amendments to the minutes were presented for consideration:

- Page 7, item 7.3, third bullet: replace "the upland DPA" with "any upland development".

By general consent the minutes of July 29, 2021 were adopted as amended.

5.2 Section 26 Resolutions-Without-Meeting Report dated September 1, 2021

Received.

5.3 Housing Advisory Planning Commission Minutes dated July 28, 2021

Received.

6. BUSINESS ARISING FROM MINUTES**6.1 Follow-up Action List dated September 1, 2021**

Received.

6.2 Model Cell Tower Protocol - Verbal Update

Trustee Langereis commented on the position of the federal government regarding the “model strategy”: that local governments can set up their own model strategy but cannot mandate something that is exempted under section 6 of the federal model strategy. Looking at that section, the model strategy of the federal government says that a non-tower structure may be excluded from consultation provided the height does not increase more than 25%. (Does not apply to new tower siting.) There is a discretion point in the federal model strategy. LTC needs to make a determination regarding whether placing an antenna on the roof of a building is exempted if less than 25% height increase.

Discussion ensued and there were a range of Trustee interpretations on this topic.

Trustee Langereis remarked that he would submit for the next meeting a summary of what he had found in his reading of the federal government model strategy. It was recommended that the Trustee obtain a staff analysis of his summary prior to submitting for the LTC agenda.

7. APPLICATIONS AND REFERRALS**7.1 Islands Trust Area Bylaw No. TC 183 - Referral Request for Response**

The LTC considered the Referral Request for Response for Bylaw No. TC 183, and what local engagement might look like on Gabriola.

Points included:

- Not prepared to provide comment at this point in time. See what is coming forward from Trust Council. It is an odd situation.
- Will this engagement strategy include independent actions by LTCs to supplement whatever is happening?
- For outreach it is important that independence comes from the professionals, who are taking notes and feeding that directly into the process. Have concerns how the political machinations are warping this process, putting a political aspect on this at the wrong place and time. Not prepared to check a box.
- There is a deadline for a response; seems like an impossible timeline. It is an awkward situation. This has been derailed.
- Not prepared to respond until seeing the engagement policy/plan.
- This is not a formal referral. It is on an informal basis.

GB-2021-077**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee respond to the Bylaw No. TC 183 referral by indicating that it is not prepared to respond without the more fulsome completion of the engagement process.

CARRIED**8. LOCAL TRUST COMMITTEE PROJECTS****8.1 Cannabis Regulations - Bylaw No. 303 - Staff Report - 3rd Reading and Refer to Executive Committee**

Chair Rogers briefly summarized the background on the process of Bylaw No. 303. The Island Planner advised Trustees there was no new information, just recommendations in the analysis in the staff report on the Cannabis Regulations, Bylaw No. 303.

GB-2021-078**It was MOVED and SECONDED**

that Gabriola Island Local Trust Committee Bylaw No. 303, cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 1, 2019”, be amended as follows:

- a. Part B – GENERAL REGULATIONS, Section B.1 USES, BUILDINGS AND STRUCTURES, Subsection B.1.2 Prohibited Uses and Buildings, Article B.1.2.1 Prohibited Uses is amended by adding a comma after the word “production”;
- b. Part D - ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.1 Permitted Uses, clause a. Permitted Principal Uses, the Capital “C” is replaced with a lower case “c”;
- c. Part D - ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.3 Regulations, clause a. Buildings and Structures Siting Requirements, Item iii last bullet, “except for fences” is deleted and replaced with “except fencing”; and
- d. Part G – DEFINITIONS, G.1 DEFINITIONS, “horticulture”, is amended by deleting the word “exclude” and replacing with “excluding.”

CARRIED**GB-2021-079****It was MOVED and SECONDED**

that Gabriola Island Local Trust Committee Bylaw No. 303, cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 1, 2019”, be read a second time, as amended.

CARRIED**Trustee Colbourne Opposed****GB-2021-080****It was MOVED and SECONDED**

that Gabriola Island Local Trust Committee Bylaw No. 303, cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 1, 2019”, be read a third time.

CARRIED**Trustee Colbourne Opposed**

GB-2021-081**It was MOVED and SECONDED**

that Gabriola Island Local Trust Committee Bylaw No. 303, cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 1, 2019”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED**Trustee Colbourne Opposed****9. DELEGATIONS – none****10. CORRESPONDENCE**

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

10.1 Briefing Note dated July 2021 from The Gabriola Green Burial Exploratory Committee regarding a Proposed Natural Burial Cemetery

Trustees discussed the Briefing Note dated July 2021 from The Gabriola Green Burial Exploratory Committee regarding a Proposed Natural Burial Cemetery. Points from discussion included:

- It is a good idea, a good option for people and is something to consider;
- The issue here is land where this can happen;
- Thanks to those who put this forward;
- It is a piece not well covered in the existing OCP. It is a key piece of supporting indigenous resurgence on this land. Learned a lot from reading this.

Chair Rogers recessed the meeting at 11:50 am and recalled the meeting to order at 11:59 am.

11. NEW BUSINESS**11.1 Gabriola Island Advisory Planning Commission Appointments - Staff Report**

The Gabriola Island Local Trust Committee was requested to consider reappointments for the Gabriola Island Advisory Planning Commission, as its terms would expire October 24, 2021.

GB-2021-082**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request staff to:

- a. Send letters to members of the Advisory Planning Commission whose terms will expire on October 24, 2021, thanking them for their participation and inviting their expressions of interest for reappointment for another two-year term; and
- b. Advertise for public expressions of interest for new members.

CARRIED**12. REPORTS****12.1 Climate Change Action Update**

Trustee Colbourne announced he would be meeting with David Miller, former mayor of Toronto, who is leading up an international concern, “Cities Race to Zero”, a climate

conference about reducing emissions in communities. The Trustee remarked he was trying to make clear that remote and island communities have unique challenges around emissions and budgets, and what kind of role local government or land use planning agencies might have in this.

The Trustee announced he would be meeting with agencies across Canada and the US, talking about forest fire department funding, forest management, forest fire suppression, and how it relates to funding. It would be an opportunity to bring things learned on the islands about rural and remote communities. It is part of the Climate Caucus the Trustee is on, organized by the Columbia Institute.

12.2 First Nations Relationship Building

A Trustee recommended that people watch the film “Dust and Bones”. It is a 45 minute educational piece on YouTube.

12.3 Trust Conservancy Report dated July 13, 2021

Received.

12.4 Applications Report dated September 1, 2021

Received.

The Island Planner noted the BC Ferry application had been withdrawn.

12.5 Trustee and Local Expense Report dated June, 2021

Received.

12.6 Adopted Policies and Standing Resolutions

Received.

12.7 Local Trust Committee Webpage

No updates were requested.

12.8 Trust Conservancy Report dated August 24, 2021

Received.

13. WORK PROGRAM

13.1 Top Priorities Report dated September 1, 2021

Received.

13.2 Projects List Report dated September 1, 2021

Received.

Discussion ensued on the status of projects on the Projects List and on updating the List.

14. CLOSED MEETING – None

15. INFORMATION ITEMS

15.1 Islands Trust Conservancy Newsletter - The Heron - Summer 2021

Received.

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for Thursday, October 21, 2020 at 10:30 am in the Heron Room at the Haven - 240 Davis Road, Gabriola Island, BC.

17. ADJOURNMENT

By general consent the meeting was adjourned at 12:34 pm.

Dan Rogers, Chair

Certified Correct:

Diane Corbett, Recorder