



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: September 12, 2019
Location: Gabriola Arts & Heritage Centre
 476 South Road, Gabriola Island, BC

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

Staff Present: Sonja Zupanec, Island Planner
 Ian Cox, Planner 1
 Warren Dingman, Bylaw Compliance and Enforcement Manager
 Nadine Mourao, Recorder

Others Present: There were approximately five (5) members of the public and one (1) member of the media in attendance

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 10:32 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations, welcomed the public and introduced Trustees, Staff and Recorder.

2. APPROVAL OF AGENDA

The following amendments/additions to the agenda were presented for consideration:

- Move 14. Closed Meeting prior to lunch break.

By general consent the agenda was approved as amended.

3. TOWN HALL

No comments.

Chair Rogers requested "Town Hall" to follow "Reports" on future agendas.

4. REPORTS

4.1 Trustee Reports

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

- Trust Programs Committee (TPC) meeting;
- Meeting with Ministry of Transportation and Infrastructure (MoTI);
- Active transportation meeting;
- Tour of the Millard Learning Centre – Galiano Conservancy Association;

- Vancouver Ferry Advisory Board meeting;
- Workshop session with Lisa Wilcox, Senior Intergovernmental Policy Advisor, noted *Dust n' Bones* documentary; and
- Volunteer server at Gabriola Farm to Table feast.

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

- Local Planning Committee (LPC) meeting;
- Sustainable Gabriola meeting;
- Workshop session with Lisa Wilcox, Senior Intergovernmental Policy Advisor;
- Presentation *Cleaning up the Coast* at the Roxy;
- Gabriola Against Freighter Anchorages (GAFA) meeting;
- Cultural Working Group; and
- Attending Trust Council (TC) meeting next week.

4.2 Chair's Report

Chair Rogers reported the following:

- Attended Executive Committee (EC) and TPC meetings;
- TC on Bowen Island next week;
- Islands 2050: The Future of the Trust Area engagement process has launched; and
- Islands Trust (IT) Staff are engaging public on ferries looking for feedback.

4.3 Electoral Area Director's Report

Received.

5. MINUTES

5.1 Local Trust Committee Minutes dated July 11, 2019 – for adoption

The following amendments to the minutes were presented for consideration:

- Page 6, 8.1 Development of an Ecological Protection Zone – Staff Report, third bullet, change “Potlatch rezoning donor lands” to the application number or “density transfer Church/Spruce donor lands.”

By general consent the Local Trust Committee meeting minutes of July 11, 2019 were adopted as amended.

5.2 Section 26 Resolutions-Without-Meeting - none

5.3 Advisory Planning Commission Minutes - none

5.4 Housing Advisory Planning Commission Minutes dated July 30, 2019 - for receipt

Received.

5.5 Housing Advisory Planning Commission Draft Minutes dated August 13, 2019 - for receipt

Received.

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated September 04, 2019

Received.

6.2 Advisory Planning Commission Appointments - verbal update**GB-2019-088****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to initiate advertisement in the local news media, requesting individuals interested in sitting on the Gabriola Island Advisory Planning Commission.

CARRIED

7. APPLICATIONS, REFERRALS AND BYLAWS**7.1 GB-DVP-2019.2 (Montgomery - 1358 Harrison Way) - Staff Report**

Planner Cox provided an overview of the report, which asked the Local Trust Committee (LTC) to consider reducing the 7.5m setback from the bluffs and ridges to allow construction of a dwelling.

Discussion ensued and the following was noted by Trustees:

- The proposed siting of the dwelling made sense due to the topography of the property; and
- Applicants are aware that any further alteration in the Development Permit Area would require another Development Permit (DP).

GB-2019-089**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee approve issuance of GB-DVP-2019.2.

CARRIED

7.2 GB-DP-2019.3 (Fraser - 661 Dogwood Crescent) - Staff Report

Planner Cox summarized the report which asked the LTC to consider an amendment which authorized the construction of a proposed single family dwelling, attached garage, power shed, septic field and driveway, located within Development Permit Area (DPA) No. 3 – Riparian Areas.

Staff noted the following:

- Land preparation of the site was done at the time of the original permit and there was no further land alteration that Staff was aware of.

GB-2019-090**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee approve issuance of Development Permit GB-DP-2019.3.

CARRIED

By general consent the meeting was recessed at 1:53 pm and reconvened at 2:17 pm.

7.3 GB-DP-2017.2 - (Weston - Acorn Island) - Staff Report

Planner Cox provided an overview of the report which asked the LTC to consider a draft covenant for the protection of the natural environment for Acorn Island.

Trustees noted the following key points:

- Comfortable separating heritage and conservation ecological covenant;
- Requested that under 9. General Terms, separate out section 3 (d) to maintain all plantings so as to ensure the survival of all transplanted vegetation, replacing any specimens that do not survive transplantation etc, as this requirement should be ongoing and not possible to discharge; and
- Asked for follow up with Snuneymuxw First Nation and forward to Lisa Wilcox, Senior Intergovernmental Policy Advisor for comment.

GB-2019-091

It was **MOVED** and **SECONDED**

that the Gabriola Island Local Trust Committee amend the covenant under Section 219 of the *Land Title Act* from the registered owners of District Lot 19 (Flat Top Islands), Nanaimo District, PID 009-796-045, add to Section 9 “with the exception of 3 (d)” as it is an ongoing provision.

CARRIED

GB-2019-092

It was **MOVED** and **SECONDED**

that the Gabriola Island Local Trust Committee accept a covenant, as amended, under Section 219 of the *Land Title Act* from the registered owners of District Lot 19 (Flat Top Islands), Nanaimo District, PID 009-796-045, and authorize the Chair and one other member of the Local Trust Committee as signatories to the covenant (GB-DP-2017.2, GB-DVP-2017.1).

CARRIED

GB-2019-093

It was **MOVED** and **SECONDED**

that Gabriola Local Trust Committee request Staff to consult with Lisa Wilcox, Senior Intergovernmental Policy Advisor and do subsequent follow up with Snuneymuxw and other First Nations with interest in Gabriola Island.

CARRIED

7.4 Bylaw No. 301 - for adoption

GB-2019-094

It was **MOVED** and **SECONDED**

that Gabriola Island Local Trust Committee Bylaw No. 301 cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2019”, be adopted.

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Gabriola Housing Options and Impacts Review Project - Staff Report

Planner Zupanec summarized the report which recommended edits to the draft engagement strategy and detailed several possible project expenditures to advance the

work of the Gabriola Housing Advisory Planning Commission (HAPC) and project deliverables.

Discussion ensued and the following points were noted by Trustees:

- Trustee Langereis to email Staff his edits to the Gabriola Housing Options and Impacts Review Project; and
- Interested in possible engagement PetchaKutcha style presentation included in their October 24th evening meeting.

Nancy Heatherington-Pierce, President of the Board of the Gabriola Housing Society noted that the Society acquired 8 acres on Paisley Place for proposed multi-dwelling rental housing project.

GB-2019-095

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse the September 2019 draft engagement strategy text as presented with recommended amendments as discussed.

CARRIED

GB-2019-096

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request the Housing Advisory Planning Commission to continue to refine the engagement strategy draft deliverables, milestones and work plan and report back to the Local Trust Committee on subsequent recommended edits by October 24, 2019.

CARRIED

GB-2019-097

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve a \$500.00 (five hundred dollars) expenditure from the Housing Options and Impacts Review Project budget for a Vancouver Island University student intern honorarium.

CARRIED

GB-2019-098

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve up to a \$1,500.00 (one thousand five hundred dollars) expenditure from the Housing Options and Impacts Review Project budget for the purposes of a charrette style planning session for the Housing Advisory Planning Commission and a community engagement activity in the Fall of 2019.

CARRIED

GB-2019-099

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve up to a \$3,000.00 (three thousand dollars) expenditure from the Housing Options and Impacts Review Project budget for the development of a website for the housing project and engagement strategy.

CARRIED

8.2 Ecological Protection Zone - verbal update

Planners Cox and Zupanec met with Regional District of Nanaimo (RDN) on September 10, 2019 and RDN staff prefer not to use the Ecological Protection Zone (EPZ) for donor lands or Coats Marsh Regional Park due to the more restrictive nature of the EPZ. Staff will provide a detailed report for the next regular meeting.

9. DELEGATIONS - None

10. CORRESPONDENCE - None

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

11. NEW BUSINESS

11.1 Review of How Accessory Uses and Buildings are Regulated on a Parcel when the Principle Use has not been Established - for discussion

Trustee Langereis asked Staff for clarification regarding the order of issuance of building permits for primary residences and accessory buildings, as there are inconsistencies in the Land Use Bylaws (LUB).

GB-2019-100

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to add to the Projects List a review of the use of the policy of order of construction of residences and accessory buildings in the Land Use Bylaws.

CARRIED

11.2 Coastal Douglas Fir Ecosystem Protection Options - for discussion

Trustee Langereis requested clarification on when Staff used the Douglas Fir Toolkit.

- Staff noted that the Douglas Fir Toolkit is embedded in each project charter presented for LTC consideration.

11.3 Request for Trustee Participation in the State of Island Economic Summit - for discussion

Trustee Colbourne has been invited to speak about climate crisis and endorsed the use of his title in the advertising program for the State of the Island Economic Summit.

GB-2019-101

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse Trustee Colbourne's involvement in the State of the Island Economic Summit as a Gabriola Island Local Trustee.

CARRIED

11.4 Climate Change Adaptation and Mitigation Strategies – Memo

Trustees requested Staff to add topic to next regular meeting and include Climate Change Adaptation and Mitigation Strategies document for discussion.

Staff will post to the Resource Page on the Islands Trust website.

11.5 Gabriola Directory Ad Renewal for 2020

GB-2019-102

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee authorize the expenditure of \$387.45 (three hundred and eighty-seven dollars and 45 cents) for Islands Trust advertising in the 2020 Gabriola Directory.

CARRIED

12. REPORTS

12.1 Climate Change Action Update

Received.

12.2 First Nations Relationship Building

Trustee Colbourne to reach out regarding the Fire Hall meeting space.

GB-2019-103

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to send invitations for the Community Stewardship Awards presentation for Snuneymuxw Elder Geraldine Manson (C'tasi:a) on October 24, 2019 to the following: Chair of the Islands Trust, Chair of the Conservancy Trust, Member of the Legislative Assembly Sheila Malcolmson, Member of the Legislative Assembly Doug Routley, prior years Gabriola Trustees, Chief and Council of Snuneymuxw First Nations, Floor Manager (Snuneymuxw First Nations), Senior Intergovernmental Policy Advisor Lisa Wilcox, Regional Director of Nanaimo, Director Electoral Area B, Vanessa Craig, nominators April Vannini and Gloria Filax.

CARRIED

GB-2019-104

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to allocate up to \$400.00 (four hundred dollars) from the Special Projects budget for a gift for Snuneymuxw Elder Geraldine Manson (C'tasi:a) for the Community Stewardship Awards presentation.

CARRIED

12.3 Trust Conservancy Report – none

Received.

12.4 Applications Report dated September 4, 2019

Received.

12.5 Trustee and Local Expense Report dated July, 2019

Received.

12.6 Adopted Policies and Standing Resolutions

Received.

12.7 Local Trust Committee Webpage

No updates requested. Office hours start Tuesday September 24, 2019 3:00 – 5:00 pm.

13. WORK PROGRAM

13.1 Top Priorities Report dated September 4, 2019

Received. Trustees requested description on Cannabis Production and Retail Sales.

13.2 Projects List Report dated September 4, 2019

Received.

14. CLOSED MEETING

14.1 Motion to Close the Meeting

GB-2019-105

It was MOVED and SECONDED

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(d) and (f) for the purpose of considering Adoption of In-Camera Meeting Minutes dated July 11, 2019 and Bylaw Enforcement and that the Recorder and Staff attend the meeting.

CARRIED

Chair Rogers closed the meeting to the public at 1:18 pm.

14.2 Recall to Order

By general consent the meeting was recalled to order 1:53 pm.

14.3 Rise and Report

The *In-camera* minutes of the Local Trust Committee meeting of July 11, 2019 were adopted.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, October 24, 2019 at 3:00 PM at The Gabriola Arts and Heritage Centre, 476 South Road, Gabriola Island, BC

16. ADJOURNMENT

By general consent the meeting was adjourned at 3:26 pm.

Dan Rogers, Chair

Certified Correct:

Nadine Mourao, Recorder