

**MINUTES OF THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE MEETING  
HELD AT 10:15 AM ON THURSDAY, JANUARY 17, 2013  
AT THE WOMEN'S INSTITUTE,  
476 SOUTH ROAD, GABRIOLA ISLAND, BC**

<b><u>PRESENT:</u></b>	David Graham	Chair
	Sheila Malcolmson	Local Trustee
	Gisele Rudischer	Local Trustee
	Chloe Fox	Island Planner
	Howard Houle	Regional Director, Regional District of Nanaimo
	Courtney Simpson	Acting Regional Planning Manager
	Marnie Eggen	Acting Planner 2
	Jessie Sherk	Recorder

There were (2) local media representatives and (5) members of the public present.

**1. CALL TO ORDER**

Chair Graham called the meeting to order at 10:18 am. He introduced the trustees and himself to the public. He acknowledged that the meeting is being held in the traditional territory of the Coast Salish First Nations.

**2. APPROVAL OF AGENDA**

The agenda was adopted by consensus with the following amendments:

- Defer Item (5.) Correspondence, until next meeting
- Defer item (6.) Reports until next meeting

**3. MINUTES**

**3.1 *Local Trust Committee Meeting Minutes of November 20, 2012 – for adoption***

The Local Trust Committee adopted the minutes of the November 29, 2012 business meeting by consensus with the following amendment:

- Page 8, Section 14.1.3, capitalize last name of Karen "Curry".

**3.2 *Section 26 Resolutions Without Meeting - none***

**3.3 *Gabriola Island Advisory Planning Commission Meeting Minutes - none***

**3.4 *Mudge Island Advisory Planning Commission Meeting Minutes - none***

**3.5 *Gabriola Island Agricultural Advisory Commission Meeting Minutes - none***

4. **BUSINESS ARISING FROM MINUTES**

4.1 *Follow-up Action List dated January 8, 2013*

Planner Fox had nothing to add but invited the trustees to let her know if they had any questions.

4.2 *Email dated November 29, 2012 from Kathy Ramsey, Gabriola Arts Council President regarding Institutional Zoning for the Women's Institute Property*

Trustee Malcolmson noted the following points:

- That she has had email correspondence with the parties involved
- The Arts Council was hoping the Local Trust Committee would look at the zoning for the Women's Institute Property
- There was a planner report in June of this year that gave the different options

The trustees discussed the email and options from the planner report.

**GB-001-2013**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee encourage the Gabriola Arts Council to pursue its proposed Woman's Institute Hall bylaw amendment through option 3 of the June 11, 2012 staff report, i.e. to submit a site-specific zoning amendment and apply for application fee sponsorship, and that staff inform the applicant of the sponsorship process.

**CARRIED**

4.3 *Staff Advice regarding TEDxGabriolaIsland Event – verbal update*

Planner Fox advised that the event does not meet the Islands Trust policy criteria for specific funding.

5. **CORRESPONDENCE**

All items under Correspondence were deferred until next meeting.

*Correspondence specific to an active development application and/or project will be received by the Gabriola Island Local Trust Committee when that application or project is on the Agenda for Consideration*

5.1 *Letter dated November 15, 2012 from Ken Wur, President of Gabriola Island Chamber of Commerce regarding Roadside Signage Recommendations - attached*

5.2 *Email dated December 3, 2012 from Alana Tees of BC Water and Waste Association regarding New Dates for Drinking Water Week 2013 and community grants program - Steve Earle regarding Madrona Phase 2*

**6. REPORTS**

All items under Reports were deferred to then next meeting.

*6.1 Work Program Reports*

Top priorities report and projects list dated January 8, 2013

*6.2 Applications Log - Report dated January 8, 2013*

*6.3 Trustee and Local Expenses - none*

**7. NEW BUSINESS**

None

**8. TRUSTEES' REPORT**

No report from Trustee Rudischer

**9. CHAIR'S REPORT**

No report from Chair Graham

**10. REGIONAL DIRECTOR'S REPORT**

No report from Regional Director Houle

**11. DELEGATIONS**

No delegations

**12. TOWN HALL SESSION**

Albert Reed was in attendance and requested to be put on the agenda for the Community Information Meeting tonight.

Veronica Hartman sits on the Agricultural Advisory Committee and stated that when the Agricultural Advisory Committee receives referrals from the Local Trust Committee, they are received electronically as the policy of the Islands Trust is not to print as much paper or documents, however, they should print a few for people that don't want to read it off of a computer.

**13. APPLICATIONS AND PERMITS****13.1 GB-DP-2012.4 (Williams and Associates – Daniel Way) - Staff Report dated January 2, 2013**

Planner Eggen reviewed the staff report dated January 2, 2013 and noted the following;

- That there would be no land clearing, alteration or construction
- That a building permit has not been applied for
- They will be subdividing along the road so there would be no changes on the ground.

Trustee Malcolmson added that this 10 metre and 15 metre Streamside Protection and Enhancement Area shows that the 30 metre riparian assessment area doesn't always mean that the required setback will be 30 meters or that a permit will not be approved, it just signals the area in which a closer look at the proposed development needs to be taken by a Qualified Environmental Professional.

**GB-002-2013**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee instruct staff to issue development permit GB-DP-2012.4 (Williamson & Associates)

**CARRIED****14. LOCAL TRUST COMMITTEE PROJECTS****14.1 Gabriola Island Development Permit Areas (Riparian Areas, Hazardous Areas & Steep Slopes)**

- 14.1.1 *Project Charter – November 2012*
- 14.1.2 *Communications Strategy – November 2012*
- 14.1.3 *Gabriola Island Development Permit Areas – Revised Steep Slopes Mapping  
Staff Report dated January 8, 2012*

Planner Fox reviewed the Project Charter, Communication Strategy and Staff Reports.

The following points were discussed.

- There should be a possible motion asking staff advice on the removal of all the low hazard areas from the Steep Slope Development permit map
- The designations are to cover two scenarios – the protection of development from hazards and protection of the environment
- That these guidelines are only from a geotechnical perspective
- Retaining natural features of slope lands is one way to prevent hazards and that is what the designation under 919a is trying to achieve
- Renaming the DP from Steep Slopes to something more like “Area Hazardous to Development”
- Proposing a process to assess the concerns of property owners who've written to say they don't belong in the proposed Development Permit Area

Both trustees discussed with the planner and each provided a list of suggestions to be incorporated into the next staff report.

**GB-003-2013** It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee refer the revised map for draft Development Permit Area 6 – Steep Slopes, dated Dec 14, 2012, to the Gabriola Advisory Planning Commission for reference in their consideration of the existing referral of draft Development Permit Area 6 – Steep Slopes  
**CARRIED**

**GB-004-2013** It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee refer the two lists of questions from the local trustees dated January 17, 2012 on the draft Development Permit Bylaw to the Gabriola Advisory Planning Commission.  
**CARRIED**

*14.1.4 Development Permit Areas and Development Approval Information Bylaw – Revised Time Frame - Staff report dated January 7, 2013*

Planner Fox reviewed the staff report for information and discussed with the trustees.

**GB-005-2013** It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request that staff prepare a Resolution Without Meeting related to carry over of the Riparian Area Regulation and Steep Slope public hearing cost for next years budget.  
**CARRIED**

**GB-006-2013** It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee update the previous notification given and inform Trust Council that the Gabriola Island Local Trust Committee intends to send a proposed Development Approval Information Bylaw to the June or September Council meeting.  
**CARRIED**

**GB-007-2013** It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee rescind resolution # GB-122-2012, which states:  
  
*“It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request that staff schedule a special meeting for the purpose of considering first reading of the Gabriola Island Development Permit Area bylaw after the January 17, 2012 community information meeting.”*  
**CARRIED**

**GB-008-2013** It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee endorse the revised Gabriola Island Development Permit Areas (Riparian Areas, Hazardous Areas & Steep Slopes) Project Charter, dated January 7, 2013.  
**CARRIED**

*14.2 Integrated Shoreline and Watershed Mapping Workshop - Staff Report dated January 3, 2013*

Planner Fox reviewed the staff report for information.

**GB-009-2013**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee release up to \$800 from its Local Expense Special Projects Account (65230 620) to cover the costs of having a minute-taker in attendance at the Integrated watershed and Shoreline Mapping Workshop and of having Nikki Wright of Seachange attend the Integrated Watershed and Shoreline Mapping Workshop to make a presentation on the relevance of shoreline mapping to community conservation projects and the Eelgrass Mapping Project undertaken with Islands Trust Fund.

**CARRIED**

*14.3 Climate Change Policy Implementation Project - Memorandum dated January 7, 2013*

Planner Fox reviewed the memorandum dated January 7, 2013 for information and discussed with the trustees.

**15. BYLAWS**

No bylaws to consider

**16. ISLANDS TRUST WEBSITE**

*16.1 Gabriola page*

No changes to the Gabriola Page of the Islands Trust website

**17. NEXT MEETING:**

Special Local Trust Committee Meeting to Hold a Community Information Meeting regarding Riparian Areas and Steep Slopes Development Permit Areas: Thursday, January 17, 2013 at 7:00 pm at the Community Hall, 2200 South Road, Gabriola Island, BC

Local Trust Committee Regular Business Meeting: Thursday, February 21, 2013 at 10:15 am at the Women's Institute, 476 South Road, Gabriola Island, BC

**18. TOWN HALL SESSION**

The members of the public brought up the following points:

- Would tsunamis affect Gabriola? Trustee Malcolmson stated that the engineers report did speak of tsunamis but it was not a planning consideration as we have the lowest classification of tsunami warning.

- A representative from the Gabriola Community Health Center stated that they would be writing the Local Trust Committee a letter in regards to possible signage on North Road.
- The language used in the Development Permit Area for steep slopes was questioned. Planner Fox said the language is drafted from a geotechnical perspective. The staff report says that the geotechnical professional's comments as well as the public's comments will affect the next draft.
- The definition of parkland was questioned and discussed

**19. ADJOURNMENT**

The Local Trust Committee adjourned the meeting by consensus at 12:00 pm.

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Chair

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Recorder