



**Gabriola Island
Local Trust Committee
Minutes of a Regular Meeting**

Date of Meeting: Thursday, July 17, 2014
Location: Women's Institute
476 South Road, Gabriola Island, BC

Members Present: David Graham, Chair
Sheila Malcolmson, Local Trustee
Gisele Rudischer, Local Trustee

Staff Present: Courtney Simpson, Planning Manager
Sonja Zupanec, Planner
Howard Houle, Regional Director
Jessie Sherk, Recorder

Media and Others Present: Three (3) members of the public were in attendance

1. CALL TO ORDER

Chair Graham called the meeting to order at 10:15 am. Staff and trustees were introduced and the public was welcomed. He acknowledged that the meeting was being held in the traditional territory of the Coast Salish People.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

14.2.1. Memorandum dated July 15, 2014, Housekeeping Bylaw Amendments

By general consent the agenda was approved, as amended.

3. MINUTES

3.1 Local Trust Committee Special Meeting Minutes of June 25, 2014

By general consent the minutes were adopted as presented.

3.2 Local Trust Committee Meeting Minutes of June 26, 2014

The following corrections to the minutes were presented for consideration:

- 8. Trustees Report: 3rd paragraph, 3rd line, insert a period after the word “District”. Also replace “ecosystem protection” with “community issues” in the second to last line.
- 9. Chair’s Report: insert “deer” before “grazing” in the first line.

By general consent the minutes were adopted as amended.

3.3 Local Trust Committee Public Hearing Record of July 16, 2014

Received.

3.4 Section 26 Resolutions Without Meeting - None

3.5 Gabriola Advisory Planning Commission Meeting Minutes – None

3.6 Mudge Island Advisory Planning Commission Minutes – None

3.7 Gabriola Island Agricultural Advisory Commission Meeting Minutes - None

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-up Action List dated July 8, 2014

Planning Manager Simpson had no updates. After discussion, Planning Manager Simpson stated that she would change the target date, as requested, from page 14, under July 18, 2014 to an earlier date, to ensure that the target date reflected the agenda deadline for Trust Council.

4.2 Roadside Aerial Pruning – guest, Jonathan Tillie, Operations Manager, Central Vancouver Island, Ministry of Transportation and Infrastructure (MoTI)

Trustee Malcolmson spoke about the timing, appearance, and tools being used for roadside pruning that have caused concern amongst the constituents. She noted that although it is not a local government authority, they have received many calls about this. Both trustees agreed that the pruning is disturbing song birds and wildlife and is unappealing. They cited the commitments the Ministry of Transportation and Infrastructure had made in its protocol agreement on vegetation control, summarized in the Local Trust Committee letter dated July 17, 2013.

Jonathan Tillie explained that there are provincial mandates that they must follow and that the vegetation control is done for safety reasons. He then explained the different methods of roadside vegetation control.

- Mowing – 1.8 meters from the shoulder edge, every road is done annually
- Roadside brushing - 5 meters from the shoulder edge, is done every 3 years, one-third of Gabriola is done every year
- Aerial or overhead brushing is done for site distance or safety reasons as needed.

The trustees continued to discuss the issues and concerns brought forward by members of the public. They also added that they see no apparent benefit to these damaging and visually unappealing activities and that it is undermining the other responsibilities given to Islands Trust by the province.

Jonathan Tillie stated that MoTI is flexible and open to augmenting their methods/areas of trimming based on public feedback. It was noted that it would be helpful if the wildlife rescue group on Gabriola could also provide feedback to Emcon.

Also discussed were the plans and methods used for invasive vegetation control. Jonathan Tillie noted that there is a provincial site called www.Reportaweed.com where you can report and map invasive species across the province.

4.4 Taylor Bay Bike Lane – for follow up

Jonathan Tillie reported on the Taylor Bay bike lane that was completed last year. He spoke of the Ratepayer's meeting stating that there were not a lot of cyclists in attendance so he did not receive much feedback about it. Discussion ensued regarding what building the bike path has achieved and any possible future changes/improvements.

GB-2014-119

It was **MOVED** and **SECONDED**, that the Local Trust Committee ask the Transportation Advisory Commission to provide advice on the 2013 Taylor Bay Hill bike path and whether it recommends any changes to Official Community Plan policies 7.1 h) and i) as a result.

CARRIED

Speaking to the motion, Trustee Malcolmson referenced the Official Community Plan (OCP) policies noted in the resolution and stated that this would be a good opportunity to test them out. She noted that these are the same committee members that the proposal a year ago was referred to, making it a good group to provide feedback.

Jonathan Tillie suggested attending a Local Trust Committee (LTC) meeting on an annual basis to ensure that they stay on the same page.

4.3 Dormant Applications staff report dated July 7, 2014

Planning Manger Simpson explained the staff report. She recommended closing the file in question and explained that the applicant could reapply when ready.

The applicant outlined the history of the file and its current progress. He noted that part of his ideal is to respect what has been stated in the OCP to protect large properties. He hoped that instead of closing the file, the LTC would allow him more time. Discussion ensued amongst the applicant, staff and trustees.

GB-2014-120

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee direct staff to defer the decision on subdivision referral file GB-SUB-2010.2 to the November 13, 2014 Local Trust Committee meeting.

CARRIED

It was noted that the LTC would be looking for evidence of the applicant advancing the file in order to make their decision.

5. CORRESPONDENCE - None

6. REPORTS

6.1 Work Program Reports

6.1.1 Top Priorities Report and Projects List dated July 7, 2014

Received.

6.2 Applications Log

6.2.1 Report Dated July 7, 2014

Received.

6.3 Trustee and Local Expenses

6.3.1 Expenses posted to month ending June 2014

Received.

7. NEW BUSINESS

8. TRUTEES' REPORT

Trustee Malcolmson reported that the ferry economic impact assessment she is involved with is ongoing. She noted that the draft would not be released this summer.

9. CHAIR'S REPORT

None.

10. REGIONAL DIRECTOR'S REPORT

No report from Director Houle

Discussion ensued between Director Houle and the trustees regarding Via Rail.

11. DELEGATIONS

12. TOWN HALL SESSION

13. APPLICATIONS AND PERMITS

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Official Community Plan/Land Use Bylaw Review

14.1.1 Climate Change Policy Implementation – Proposed Bylaw 273 and 274 - Staff Report dated July 4, 2014

Planner Zupanec introduced the staff report and explained the recommended revisions and additions to the bylaws. Discussion ensued.

Trustees supported each recommended revision in the staff report.

Trustee Rudischer remarked that she is not in favor of this bylaw unless Schedule 1. a) i) of the proposed bylaw is removed. She stated that she is in favor of trying to encourage people to walk to and around the village centre rather than drive; however, she does not believe that this bylaw will achieve this. Discussion ensued.

GB-2014-121

It was **MOVED** and **SECONDED**, that the Gabriola Local Trust Committee remove 1. a) i) in Schedule 1 of Proposed Bylaw No. 273.

DEFEATED

Discussion ensued regarding bicycle spaces and the concerns brought up at the public hearing regarding recumbent bicycles being too large for the spaces.

GB-2014-122

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee give second reading as revised, as outlined in the July 4, 2014 Staff Report to Proposed Bylaw No. 273, cited as “Gabriola Island Land Use Bylaw 177, 1999, Amendment No. 2, 2013”

CARRIED

Speaking to the motion, Trustee Malcolmson stated that she was grateful for the community work and input and is glad to move forward with implementing the OCP Climate Change reduction policies.

GB-2014-123

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee give third reading to Proposed Bylaw No. 273, cited as “Gabriola Island Land Use Bylaw 177, 1999, Amendment No. 2, 2013

CARRIED

GB-2014-124

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee give second reading to Proposed Bylaw No. 276, cited as “Gabriola Island Official Community Plan (Gabriola Island) Bylaw 166, 1997, Amendment No. 2, 2014

CARRIED

GB-2014-125

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee give third reading to Proposed Bylaw No. 276, cited as “Gabriola Island Official Community Plan (Gabriola Island) Bylaw 166, 1997, Amendment No. 2, 2014”

CARRIED

GB-2014-126

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request staff to forward Proposed Bylaw Nos. 273 and 276 to the Islands Trust Executive Committee for approval and request staff to forward Proposed Bylaw No. 276 to the Minister of Community, Sport and Cultural Development for approval.

CARRIED

BREAK: 12:00 - 12:10

**14.1.2 Agriculture Policies and Regulations – Bylaws 274 and 275
Staff Report dated July 7, 2014**

Planner Zupanec summarized the staff report. Discussion ensued.

GB-2014-127

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee give second reading to Proposed Bylaw No. 274, cited as “Gabriola Island Official Community Plan Bylaw 166, 1997, Amendment No. 1, 2014”

CARRIED

GB-2014-128

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee give third reading to Proposed Bylaw No. 274 cited, as “Gabriola Island Official Community Plan Bylaw 166, 1997, Amendment No. 1, 2014”

CARRIED

Trustee Malcolmson flagged that there was some feedback at the July 16, 2014 public hearing about things that are not or should be included in an advocacy policy. She noted that people were seeing only the new advocacy policies at the public hearing and that the existing policies that are in the OCP are quite robust. Trustee Malcolmson commended the LTC from the 1990’s as their policies were very forward thinking.

Staff and trustees then discussed Proposed Bylaw No. 275 and the staff recommendation that no further revisions be made to the bylaw.

GB-2014-129

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee give second reading to Proposed Bylaw No. 275, cited as “Gabriola Island Land Use Bylaw 177, 1999, Amendment No. 1, 2014”

CARRIED

Speaking to the motion, Trustee Malcolmson noted that the two recommendations that did not originate from the Agriculture Advisory Commission (AAC) were regarding secondary suites and medical marihuana. She also acknowledged the feedback from the Public Hearing and Community Information Meeting regarding secondary dwellings, noting that the Agricultural Land Commission has never allowed them, although they are allowed in LTC zoning. Trustee Malcolmson stated that they are allowing more avenues for commercial activity. She also noted that there was an unpleasant letter sent to the editor of The Flying Shingle regarding medical marihuana rules that targeted Islands Trust staff; she wanted to clarify that those are Federal regulations and not Islands Trust. She noted that she is glad the LTC is trying to be proactive with problems that could potentially impact the community negatively. She stated that she supports the proposed bylaw.

The LTC appreciates all the work put in by the AAC.

GB-2014-130

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee give third reading to Proposed Bylaw No. 275, cited as “Gabriola Island Land Use Bylaw 177, 1999, Amendment No. 1, 2014”

CARRIED

GB-2014-131

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request staff to forward Proposed Bylaw Nos. 274 and 275 to the Islands Trust Executive Committee for approval; and request staff to forward Proposed Bylaw No. 274 to the Minister of Community, Sport and Cultural Development for approval.

CARRIED

14.1.3 Gabriola Island Parks Rezoning – Proposed Bylaw Nos. 271 and 272

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Staff Report dated June 30, 2014

Planner Zupanec summarized the staff report. Discussion ensued.

GB-2014-132

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee give second reading to Proposed Bylaw No. 271, cited as Gabriola Official Community Plan Bylaw No. 166, 1999, Amendment No. 1, 2013

CARRIED

GB-2014-133

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee give third reading to Proposed Bylaw No. 271, cited as “Gabriola Island Official Community Plan Bylaw No. 166, 1999, Amendment No. 1, 2013”

CARRIED

GB-2014-134

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee revise Proposed Bylaw No. 272 by removing the words “or BC Parks” from 1. e) and f)

CARRIED

GB-2014-135

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee give second reading as revised to Proposed Bylaw No. 272, cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment N. 1, 2013

CARRIED

It was noted that work to acquire parkland that has been done over the past 10 years is now being implemented into land use designation and zoning and that it will be great to have these parks appropriately designated and zoned.

GB-2014-136

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee give third reading to Proposed Bylaw No. 272, cited as “Gabriola Island Land Use Bylaw 177, 1999, Amendment No. 1, 2013”

CARRIED

GB-2014-137

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee advise the Executive Committee that it has reviewed the Directives Only Policies and determined that Bylaw Nos. 271 and 272 are not contrary to or at variance with the Islands Trust Policy statement and request staff to forward Proposed Bylaw Nos. 271 and 272 to the Islands Trust Executive Committee for approval

CARRIED

GB-2014-138

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request staff to forward Proposed Bylaw No. 271 to the Minister of Community, Sport and Cultural Development for approval.

CARRIED

Trustees thanked the staff for their work.

**14.1.4 Riparian Areas Regulation Implementation
Staff Report dated July 7, 2014**

Planning Manager Simpson introduced the report and explained its purpose and background. Discussion regarding staff recommendations ensued.

GB-2014-139

It was **MOVED** and **SECONDED**,
that the Gabriola Island Local Trust Committee:

1. request staff to meet with Emcon Services Inc. on Gabriola Island to discuss roadside ditches that are applicable to the Riparian Areas Regulation
2. support staff to meet with Gabriola Streamkeepers to share information and develop a relationship
3. allocate \$1500 from the OCP/LUB project budget for development of print and web communication materials on riparian areas and the new Development Permit Area 3.

CARRIED

GB-2014-140

It was **MOVED** and **SECONDED**,
that the Gabriola Island Local Trust Committee amend its work program by putting Housekeeping Bylaw Amendments as its number 1 priority.

CARRIED

14.2.1 Housekeeping Bylaw Amendments

Planning Manager Simpson summarized the staff report. Discussion ensued. Planning Manager Simpson noted that she would bring back another staff report regarding the topics discussed.

15. BYLAWS

- 15.1 Proposed Bylaw No. 271 cited as “Gabriola Island Official Community Plan (Gabriola Island) Bylaw 166, 1997, Amendment No. 1, 2013”
- 15.2 Proposed Bylaw 272 cited as “Gabriola Island Land Use Bylaw 177, 1999, Amendment No. 1, 2013”
- 15.3 Proposed Bylaw 273 cited as “Gabriola Island Official Community Plan (Gabriola Island) Bylaw 166, 1997, Amendment No. 1 2014”
- 15.4 Proposed Bylaw 274 cited as “Gabriola Island Official Community Plan (Gabriola island) Bylaw 166, 1997, Amendment No. 1, 2014
- 15.5 Proposed Bylaw 275 cited as “Gabriola island Land Use Bylaw 177, 1999, Amendment No. 1, 2014”
- 15.6 Proposed Bylaw 276 cited as “Gabriola Island Official Community Plan (Gabriola Island) Bylaw No. 166, 1997, Amendment No. 2, 2014”

16. NEXT MEETING:

Thursday, September 4, 2014 at 10:15 a.m. at the Women’s Institute, 476 South Road, Gabriola Island, BC

18. TOWN HALL SESSION

The LTC recognized Chris Bowers from The Flying Shingle, as it is her last LTC meeting before she leaves the paper. They showed their appreciation for all her hard work over the years.

18. ADJOURNEMENT

By general consent the meeting adjourned at 1:00 pm.

David Graham, Chair

CERTIFIED CORRECT:

Jessie Sherk, Recorder