



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: November 26, 2020
Location: Electronic Meeting

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

Staff Present: Heather Kauer, Regional Planning Manager
Sonja Zupanec, Island Planner
Jaime Dubyna, Planner 2
Nadine Mourao, Recorder

Others Present: There were approximately twenty (20) 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 10:33 am, welcomed the public and introduced Trustees, 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

By general consent the agenda was approved as presented.

2.1 Resolution to Continue Holding Electronic Meetings

GB-2020-096

It was MOVED and SECONDED

that in order to meet the principles of openness, transparency, and accessibility, meetings of the Gabriola Island Local Trust Committee will be held electronically until Ministerial Orders under the *Emergency Program Act* and requirements or recommendations under the *Public Health Act* change regarding public attendance at trust body meetings; and that such meetings be live streamed, and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair.

CARRIED

3. REPORTS

3.1 Trustee Reports

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

- Trust Programs Committee (TPC);
- Vancouver Island Climate Caucus, Active Transportation Working Group; and
- Trust Council (TC) December 2-3, 2020.

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

- TPC;
- Regional Planning Committee (RPC);
- Ecosystem-Based Adaption webinar from Climate Action Speaker Series:
 - Eelgrass: A Climate Hero, November 24, 2020;
 - All are welcome to attend and can register at the Islands Trust Website (<http://www.islandstrust.bc.ca/trust-council/projects/stewardship-education-program/>); and
- Nominations are open for the British Columbia Reconciliation Award, deadline January 15, 2021 <https://www.bcachievement.com/award/british-columbia-reconciliation-award-2021/>

3.2 Chair's Report

Chair Rogers reported the following:

- TPC;
- Executive Committee (EC);
- TC December 1-3, 2020;
- Financial Planning Committee (FPC); and
- The BC Parks Foundation secured an agreement to purchase West Ballenas Island.

3.3 Electoral Area Director's Report

Vanessa Craig, Regional District of Nanaimo (RDN) Electoral Area B provided an update and noted the following:

- Social Needs Assessment and Strategy now underway;
- RDN Board supports the Gabriola Active Transportation Study with \$5,000 in funds;
- Village Trail construction ongoing;
- RDN looking at Development Cost Charges to cover costs of developing existing RDN parks;
- Huxley Community Park construction to commence Spring 2021;
- In process of selection of civic owned property on Gabriola for electric vehicle charging services, possible candidates are Descanso Bay Regional Park and/or Huxley Community Park; and
- Re-elected as Vice-Chairperson of RDN Board.

Trustee Colbourne requested Staff to put annual RDN Protocol meeting on next LTC business meeting agenda.

3.4 First Nation Reports

Trustee Langereis to connect with Snuneymuxw First Nations regarding the Islands Trust Community Stewardship Award, in celebration of the work of Snuneymuxw Elder Geraldine Manson (C'tasi:a).

Chair Rogers noted possible opportunities to build relationships with First Nations in co-management of nature conservancy properties ensuring First Nations interests are considered and protected.

4. TOWN HALL

Tobi Elliot, Housing Advisory Planning Commission (HAPC) representative noted that this winter there will be public engagement regarding affordable housing on Gabriola on how to balance housing needs with the Islands Trust (IT) mandate to preserve and protect the environment. Everyone's voice in the community will be heard.

A member of the public noted concern that there was not sufficient time between the Community Information Meeting (CIM) and the Public Hearing (PH) on December 10, 2020 to fully contemplate the information provided at the CIM and form an informed opinion for the PH. Also, they recommended the housing agreement in the GHS application include an approximate or percentage of affordable market units in the development.

A member of the public asked Trustees to find some way forward for Bylaws 306 and 307 to reach 3rd reading before the GHS funding application due date in January, 2021.

A member of the public noted that the housing agreement is an integral part of Bylaw 306 and should be available prior to the CIM and PH.

A member of the public, a resident in the neighbouring Lockinvar area, noted concerns with the water report included in the GHS affordable housing application, does not feel that the neighbours have been meaningfully consulted, and that the due process has been rushed.

Trustees noted that all correspondence be sent to northinfo@islandstrust.bc.ca or speak to a Trustee directly and request that the correspondence be taken into consideration with the whole Local Trust Committee (LTC).

5. MINUTES

5.1 Local Trust Committee Minutes dated October 22, 2020 – for adoption

GB-2020-097

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee defer adoption of the Minutes dated October 22, 2020 to the next regular business meeting.

CARRIED

5.2 Section 26 Resolutions-Without-Meetings - none

5.3 Advisory Planning Commission Minutes dated October 27, 2020 - for receipt

Received.

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated November 19, 2020

Received.

6.2 Public Participation Guidelines - Memorandum

Chair Rogers provided an overview of the memorandum, which gave guidance on what is a delegation versus public participation in town hall.

Trustee Langereis to review and send requested changes to Staff.

Trustees requested this item be put on the next LTC business meeting agenda.

6.3 Information on Subdivision Application Process - Staff Presentation

Planner Zupanec provided a presentation on the general process of subdivision applications in the Gabriola Local Trust Area and noted the following:

- Subdivision approval is given by the Provincial Approving Officer (PAO) from the British Columbia Government;
- Trust Staff review and provide referrals on subdivision applications for Official Community Plan (OCP) and Land Use Bylaw (LUB) compliance;
- Applications log has comprehensive list of subdivisions; public has opportunity to direct questions/comments to Planner;
- General process for subdivision application begins with speaking to a Planner and they will provide information; typical process takes 6 months to a year depending on complexity; and
- Presentation will be posted to IT website.

Trustees noted that fees are not capturing the amount of time it takes for application versus financial benefit of subdivision.

By general consent the meeting was recessed at 12:51 pm and reconvened at 1:25 pm.

7. APPLICATIONS AND REFERRALS

7.1 GB-RZ-2020.1 - Gabriola Housing Society - Staff Report

Planner Dubyna provided an overview of the report which asked the LTC to consider the draft Bylaw 308 (housing agreement, revised draft water management plan, water requirement report, and revised site plans for application GB-RZ-2020.1 and noted the following:

- Received correspondence back from Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLINRO) verifying long term well capacity is correct and noted ground water fluoride content exceeds normal level and may indicate salt water intrusion or mature groundwater, recommended monitoring conditions and noted no adverse impacts for neighbouring ground water users;
- Suggested that LTC consider referring water report to the Freshwater Specialist to analyse and address neighbours' concerns;
- Revised site plans have not increased density; and
- Suggested a percentage range of affordable market units in the housing agreement.

Discussion ensued and the following key points were noted by Trustees:

- Suggested a percentage rule for each subsidy and market rent, such as must have 30% market rent for application approval;
- Asked for clarification regarding allowable uses for current Institutional 3 zone;

- An application for construction of a public assembly, museum, library, government office, personal care facility building etc. would be allowable in the current zoning of Institutional 3 and has limited protection for the environment;
- Interested in going forward with the CIM December 10, 2020 and postponing the PH to January 7, 2021 to allow more time to digest information and obtain community feedback;
- Would like a Special Meeting a few hours after the PH on January 7, 2021;
- Interested in deep subsidy units;
- Intended to consider community need, what is clearly identified as affordable, and ensuring views of neighbours, community, and the environment are considered;
- Trustee Langereis to send a motion to Staff, regarding number of market units that will be affordable; and
- Requested receipt of water license before final adoption of bylaws, requested Staff to bring this motion to the Special Meeting on January 7, 2021.

Applicant representatives Ian Scott and Nancy Hetherington Peirce noted the following points:

- Potential funders require affordable housing units as a condition of funding and determine the split required, putting a percentage of affordable market units in the housing agreement may limit various funding opportunities;
- To be in the best position possible for a successful funding application, it would be favourable to be as far along as possible in the re-zoning process when the application is submitted;
- Competition province wide is significant for affordable housing funding; and
- The Ministry Technical Water Review will be shared publicly and available before the Public Hearing on January 7, 2021.

GB-2020-098

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Bylaw No. 308, cited as “Gabriola Island Housing Agreement Bylaw No. 308, 2020”, be read a first time.

CARRIED

GB-2020-099

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee rescind Resolution GB-2020-091 and postpone the Public Hearing scheduled for December 10, 2020 until January 7, 2021 and that the Gabriola Island Local Trust Committee request that the Community Information Meeting related to Bylaw Nos. 306, 307, and 308 scheduled on December 10, 2020 proceed.

CARRIED

GB-2020-100

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee hold a Public Hearing on Bylaw Nos. 306, 307, and 308 on Thursday January 7, 2021 commencing 10:00 a.m., with a Special Meeting to take place in the afternoon, no sooner than three hours after the completion of the Public Hearing.

CARRIED

GB-2020-101

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request that the water reports submitted by the applicant of GB-RZ-2020.1 on November 9, 2020, and the letter from A. Hodson and A. Deggan dated November 12, 2020, be reviewed by the Islands Trust Freshwater Specialist and that the Gabriola Island Local Trust Committee request that the Islands Trust Freshwater Specialist provide a report with analysis and a recommendation regarding water provision for the site.

CARRIED

GB-2020-102

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request the applicant provide Planning Staff a copy of the approved provincial water license for the water supply intended to support the proposed development prior to consideration of final reading of proposed Bylaw Nos. 306 and 307.

CARRIED

Trustee Langereis Abstained

7.1.1. Letter dated November 23, 2020 from Gabriola Housing Society (GHS)

Received.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Project Management Presentation

Deferred until next regular LTC business meeting.

9. DELEGATIONS - none

10. CORRESPONDENCE

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

10.1 Email dated October 20, 2020 from K. and D. Yardley regarding Cell Coverage on DeCourcy

Received.

10.2 Email dated October 21, 2020 from Decourcy Island Community Association regarding Cell Coverage for Decourcy Island

Received.

11. NEW BUSINESS

11.1 2021 Local Trust Committee Meeting Schedule – Memorandum

GB-2020-103

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee schedule its regular business meetings on the following dates in 2021: January 21, March 4, April 15, May 13, June 17, July 29, September 9, October 21, and November 25.

CARRIED

GB-2020-104

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to provide advance notice of 2021 regular business meetings on the Gabriola Sounder Community Calendar.

CARRIED

- 11.2 Endorsement of the 2020 Gabriola Health Report from the Health & Wellness Collaborative and Process for providing Environmental, Ecosystem and Land Use Content to the Data-Collection Process for Future Island Health Reports**

GB-2020-105

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request that Islands Trust Staff and Trust Conservancy Staff provide data to the Gabriola Health and Wellness Collaborative for their Gabriola Health Report.

CARRIED

- 11.3 2020 Forest Conservation Outreach Campaign Completion – Briefing for Information**
Received.

12. REPORTS

- 12.1 Climate Change Action Update**

Received.

- 12.2 First Nations Relationship Building - none**

- 12.3 Trust Conservancy Report – none**

- 12.4 Applications Report dated November 19, 2020**

Received.

- 12.5 Trustee and Local Expense Report dated September, 2020**

Received.

- 12.6 Adopted Policies and Standing Resolutions**

Received.

- 12.7 Local Trust Committee Webpage**

No updates requested.

13. WORK PROGRAM

13.1 Top Priorities Report dated November 19, 2020

Received.

13.2 Projects List Report dated November 19, 2020

Received.

14. UPCOMING MEETINGS

14.1 Community Information Meeting at 6:00 pm on December 10, 2020 via Zoom (electronic meeting)

14.2 Next Regular Meeting Scheduled for January 21, 2021

15. ADJOURNMENT

By general consent the meeting was adjourned at 4:03 pm.

Dan Rogers, Chair

Certified Correct:

Nadine Mourao, Recorder