



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: July 23, 2015
Location: Sea Fern Lane Community Park
1103 Sea Fern Lane
Mudge Island

Members Present Laura Busheikin, Chair
Melanie Mamoser, Local Trustee
Heather Nicholas, Local Trustee

Staff Present Aleksandra Brzozowski, Acting Regional Planning Manager
Teresa Ritemann, Planner 1
Julianne Kucheran, Student Planner
Jessie Sherk, Recorder

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 10:15 am. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. Staff and Trustees were introduced. Trustee Mamoser thanked the Mudge Islanders for coming to the meeting and noted that it is her hope that this becomes an annual meeting on Mudge.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 12.1 Email from Linnet Kartar dated July 22, 2015
- 14.6 Email from Jim Ramsay dated July 22, 2015
- 15.2 Discussion – Suggestions for Future Mudge Island Meetings

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Jes Anderson spoke to the Local Trust Committee (LTC) about siting and setbacks. He stated that in previous years the Regional District of Nanaimo (RDN) had implemented an incentive program for rainwater cisterns. It was suggested by trustees that cisterns not roofed over would be exempt from the setbacks; however, that is not addressed anywhere in the bylaw. Mr. Anderson asked for some clarification, as he would like to install a cistern and is currently unable to do that according to the bylaw. Acting Planning Manager (ARPM) Brzozowski noted that this is likely on the housekeeping list of things to look into and that it would be flagged for the next time they look at the Mudge Island Bylaw.

Joaquim Da Fonseca spoke to the committee regarding erosion. He stated that he believes it is a very big problem and that something needs to be done. He also noted that Islands Trust had criticized him in the past because he put in a small wall on his property. He then discussed the travelling of log booms noting that this is also a problem. Chair Busheikin agreed that erosion is an issue that is discussed on all the islands. ARPM Brzozowski noted that Mr. Da Fonseca has made a variance application and that it is in process right now.

Art Blundell stated that in the past there was a warden doing patrols of Mudge and other islands in the area during the fire season; however, that person was not hired this year even though they serve a very important role in the prevention of fires. He asked the committee if Islands Trust could play a role in advocating for that role.

By general consent, New Business item 14.7 Forest Service Advocacy was added to the agenda.

4. COMMUNITY INFORMATION MEETING

None.

5. PUBLIC HEARING

None.

6. MINUTES

6.1. Local Trust Committee Minutes Dated June 11, 2015 – for adoption

By general consent the minutes were adopted as presented.

6.2. Section 26 Resolutions-without-meeting

None.

6.3. Advisory Planning Commission Minutes

None.

6.4. Mudge Island Advisory Planning Commission Minutes

None.

6.5. Agricultural Advisory Commission Minutes

None.

6.6. Transportation Advisory Planning Commission Minutes

None.

7. BUSINESS ARISING FROM MINUTES

7.1. Follow-up Action List Dated July 15, 2015

Staff and trustees discussed the Follow-up Action List.

GB-2015-078

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee add discussion of the allowable uses of the Descanso Bay dock to the agenda for the upcoming Regional District of Nanaimo meeting.

CARRIED

ARPM Brzozowski noted that they have hired a new Regional Planning Manager for the Northern Office. Ann Kjerulf will be starting in September. Discussion ensued.

7.2. Phase 2 Local Trust Committee Input into Development of the Islands Trust Strategic Plan for 2014-2018

7.2.1 Memorandum dated July 3, 2015

Staff and trustees discussed the memorandum at length. Chair Busheikin shared her experiences from other Local Trust Committees.

GB-2015-079

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee confirm our previous submission to the Draft Strategic Plan.

CARRIED

GB-2015-080

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request that staff respond to our previous submission by stating where on the Draft Strategic Plan those items have been included.

CARRIED

GB-2015-081

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request Acting Regional Planning Manager, Brzozowski to complete Attachment 3, based on the Local Trust Committee's work program and forward it to the Chief Administrative Officer by August 7.

CARRIED

7.3 Agricultural Land Reserve Regulatory Amendments regarding Production of Medical Marihuana

7.3.1 Staff Report dated July 8, 2015

ARPM Brzozowski summarized the staff report. The LTC has been given until July 28, 2015 to indicate to the Ministry of Agriculture an intended completion date. The staff report and project charter was reviewed and discussed.

GB-2015-082

It was **MOVED** and **SECONDED**,
that the Gabriola Island Local Trust Committee endorse the project
charter.

CARRIED

GB-2015-083

It was **MOVED** and **SECONDED**,
that the Gabriola Island Local Trust Committee request staff to prepare a
draft amendment bylaw concerning bylaw provisions in current Bylaw No.
177 regarding Medical Marihuana Production Facilities in the Agricultural
Land Reserve.

CARRIED

7.4 Crown Referral on Lease Amendment for Stony Ridge Aggregate

7.4.1 Memorandum dated July 14, 2015

ARPM Brzozowski summarized the memorandum. Discussion ensued
amongst staff and trustees.

GB-2015-084

It was **MOVED** and **SECONDED**,
that the Gabriola Island Local Trust Committee request staff to draft a
letter to the Ministry of Energy and Mines commending them for
committing to public consultation on the Stony Ridge application asking
for clarification of the impact of said consultation on the application and
expressing appreciation to the Ministry on being willing to work with the
community on the hours of operation.

CARRIED

GB-2015-085

It was **MOVED** and **SECONDED**,
that the Gabriola Island Local Trust Committee request staff to clarify
whether the Freedom Of Information package can be shared with the
public and, if so, write a summary memo of the pertinent information
found in the records stemming from the *Freedom Of Information Act*
request for the Stony Ridge Aggregate project.

CARRIED

8. DELEGATIONS

None.

9. CORRESPONDENCE

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

9.1 Email dated June 26, 2015 from Donna Kydd regarding Flight Paths

Trustee Nicholas stated that she found the website www.floatplaneoperators.org which is an industry group that represents all of the float plane operators and organizations in BC and presents themselves as committing to defining best practices and cultivating a good safety record. She noted that they seem like the appropriate body to raise these concerns with. Discussion ensued.

9.2 Email dated July 6, 2015 from Neil and Lillian Varcoe

It was noted that there was not a clear request in the email and that it is an expression of frustration. It was also noted that the Valdes Island Quarry falls within the Thetis Island Local Trust Area and that they are working on the issue. Discussion ensued.

10. APPLICATIONS AND REFERRALS

None.

11. BREAK

Chair Busheikin recessed the meeting at 11:40 am for a break, and reconvened at 12:07 pm.

GB-2015-086

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request staff to relay community concern regarding the Valdes Island Stone Quarry to the Thetis Island Local Trust Committee and request the Thetis Island Local Trust Committee to relay back to Gabriola Island planning staff any updates on the progress of this application.

CARRIED

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Promoting Affordable Housing on Gabriola Island

12.1.1 Memorandum dated July 14, 2015

The correspondence from Linnet Kartar and the memorandum were briefly discussed. Trustee Nicholas stated that she supports the request in the email to defer the discussion of promoting affordable housing on Gabriola until the LTC next meets on Gabriola Island.

GB-2015-087

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee postpone this topic until the next regular meeting on September 10, 2015 on Gabriola Island.

CARRIED

Student Planner Kucheran was commended for her work on the staff report. Some suggestions for changes to the formatting were discussed.

Planner Kucheran committed to summarizing the strategies in a table to add as an addendum to the memorandum.

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated July 15, 2015

ARPM Brzozowski summarized the Top Priorities report. She noted that one of the three items on the list would need to be removed for a short period of time to add the Medical Marihuana project discussed earlier. Discussion ensued.

GB-2015-088

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request staff to add Medical Marihuana Bylaw Compliance as a fourth project in the top priorities list and reassign the responsibility for the Review of Affordable Housing Strategies to Trustee Mamoser and Trustee Nicholas.

CARRIED

13.1.2 Projects List Report July 15, 2015

There were no questions or comments regarding the Projects List.

13.2 Applications Report July 15, 2015

There were no questions or comments regarding the Applications Report.

13.3 Trustee and Local Expense Report dated June, 2015

Reviewed for information.

13.4 Adopted Policies and Standing Resolutions

Reviewed for information.

13.5 Local Trust Committee Webpage

ARPM Brzozowski was thanked for getting the Trustee Report up on the website.

13.6 Chair's Report

Chair Busheikin reported on the Executive Committee meeting last week noting that they have been busy planning for next Trust Council on Bowen Island in September. She encouraged the trustees to promote the public consultation regarding the Trust Council Draft Strategic Plan. August 10, 2015 is the deadline for public submissions.

13.7 Trustee Reports

Trustee Nicholas reported on the following:

- Trust Council meeting on Galiano Island in June 2015;
- The Gabriola winners and nominees for the Community Stewardship Awards;
- Pacific Pilotage Anchorage proposal; and,
- Emergency preparedness.

Trustee Mamoser reported on the following:

- Islands Trust Community Stewardship Awards;
- June Trust Council meeting; and,
- Her experience organizing the meeting on Mudge Island. She thanked all the Mudge Islanders who helped make it happen.

A full trustee report for both trustees has been posted on the Islands Trust Website.

Chair Busheikin thanked Trustee Mamoser for organizing the meeting on Mudge and also thanked Trustee Nicholas for her work on the anchorage issue.

13.8 Electoral Area Director's Report

None.

13.9 Trust Fund Board Report

None.

14. NEW BUSINESS

14.1 LTC Budget Request for 2016-2017

14.1.1 Memorandum dated June 30, 2015

ARPM Brzozowski summarized the memorandum. Discussion ensued.

GB-2015-089

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee approve and forward the Draft 2016-2017 LTC Project Budget Submission to the Financial Planning Committee as presented.

CARRIED

14.2 Proposed Anchorages off Gabriola Island

14.2.1 Memorandum dated July 8, 2015

Staff and trustees reviewed the memorandum and discussed the Pacific Pilotage Authority (PPA) anchorage proposal. It was noted that the Islands Trust has no zoning authority in this situation; however, Trustee

Nicholas is committed to staying involved with this as an individual and as a trustee. The importance of advocacy was discussed

GB-2015-090

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee receive Trustee Nicholas' summary document containing a compilation of community concerns regarding the Pacific Pilotage Authority anchorage proposal.

CARRIED

14.3 Recognition of Stewardship Award Winners - for discussion

Discussion ensued.

GB-2015-091

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee authorize a budget for cake and refreshments of up to \$200 for the Community Stewardship Awards presentation and invite the recipients to a celebration to be held at the end of the September 10, 2015 Local Trust Committee meeting.

CARRIED

It was noted that the trustees would organize the celebration.

14.4 First Nations Relations - Invitation to Chief John Wesley (Snuneymuxw) - for discussion

Discussion ensued.

GB-2015-092

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee send an invitation to Chief Wesley to attend the Stewardship Award celebration at the September Local Trust Committee meeting.

CARRIED

14.5 Update on Bridge Feasibility Study

14.5.1 Memorandum dated July 14, 2015

ARPM Brzozowski summarized the memorandum. She stated that she has spoken to the Ministry of Transportation and Infrastructure (MoTI) and they informed her that the study is not yet complete. She also noted that MoTI staff wanted to convey that the results of this study are only taking into account technical feasibility.

14.6 Email from Jim Ramsay dated July 22, 2015

Staff and trustees discussed the email that outlined the Ferry Advisory Committee's (FAC) concerns regarding traffic and parking issues at the Gabriola ferry terminal.

GB-2015-093

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee issue a letter of support for the Ferry Advisory Committee's request for a detailed study by the Ministry of Transportation and Infrastructure on specific traffic and safety issues at the ferry location.

CARRIED

14.7 Forest Service Advocacy

Discussion ensued.

GB-2015-094

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request the chair to send a letter to the forest service advocating for the reinstatement of a fire warden position for the mid-island and south island.

CARRIED

GB-2015-095

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request the Executive Committee to add to their upcoming agenda discussion of the implications of the cut backs in fire protection in the Gabriola Island Local Trust Area, Thetis Island Local Trust Area and surrounding areas, and consider possible advocacy.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, September 10, 2015 at The Woman's Institute, 476 South Road, Gabriola Island, BC

15.2 Suggestions for Future Mudge Island meetings

Staff, trustees and Mudge Islanders discussed the following:

- That unofficial parks have better access, should explore getting permits for parks that are in MoTI rights-of-way;
- Explore ways to make the meeting more accessible for Gabriolans; and
- Budget and transportation costs.

16. TOWN HALL

Jes Anderson noted that there is a public access area in another location that could be an option for future meetings. He and his neighbour could make that possible. There would also be washroom facilities available nearby for that option.

A member of the public commented on the bridge feasibility study. She stated that it is important for MoTI to understand that their lack of communication leads to distrust and

speculation and it would be helpful if Islands Trust could communicate that back to the Ministry.

17. CLOSED MEETING

None.

18. ADJOURNMENT

The meeting was adjourned at 2:05 pm

Laura Busheikin, Chair

Certified Correct:

Jessie Sherk, Recorder