



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: September 10, 2015
Location: Gabriola Island Agricultural Hall
465 South Road, Gabriola Island, BC

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

Staff Present Aleksandra Brzozowski, Island Planner
Ann Kjerulf, Regional Planning Manager
Teresa Rittemann, Planner 1
Jessie Sherk, Recorder

Media and Others: Howard Houle, Electoral Area Director
1 member of the local media
Approximately 10 members of the public

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 10:19 am. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. She then welcomed the public and introduced staff and trustees. The Chair also welcomed the new Regional Planning Manager, Ann Kjerulf.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 14.1 The release of draft minutes to trustees – for discussion
- 14.2 Participation in Village Vision meeting October 4, 2015 – for discussion

Reorder the agenda as follows:

- 12.2 Affordable Housing Strategies for Gabriola Island
- 12.4 Dog Sitting Regulations
- 12.3 Roadside Signage on Gabriola
- 12.1 Medical Marihuana Production Facility Bylaw Amendments

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Penny Sidor stated that she has been dog sitting for a number of years on Gabriola and there has been some controversy on the island regarding dog sitting and dog owning. She noted that she participated in the survey and has seen the results. She asked the

committee if there would be a way to regulate the noise/nuisance that may be associated with dog sitting rather than dog sitting itself. Planner Brzowski stated that should dog sitting become considered as a home occupation, then the existing regulations regarding noise at a home occupation would apply.

Julie Olson stated having a dog sitter is very important to her life as she does take vacations now that she is retired. She also believes that there should be regulations in place but that dog sitting should be allowed. She noted that dog sitting to her is as important as babysitting to a parent.

Franz Gigl, a member of the Anchor RAGE group, spoke about the number of people who signed the petition against the proposed Gabriola anchorages, noting that it shows how important this issue is to Gabriolans. He asked the Local Trust Committee (LTC) to take a clear and firm stand against the proposed freighter anchorage.

Chris Donaldson stated that he has two dogs and needs someone to take care of them from time to time as he has health problems. He stated that he is in support of dog sitting as a legal home occupation.

Louise Amuir from the Gabriola Chamber of Commerce spoke regarding road signage. She stated that the Chamber of Commerce has been speaking with The Haven regarding their sign. She wanted to say that she supports Option #3 in the staff report.

Burt Fidler spoke regarding dog sitting and wanted to clarify that dog kennels and dog sitting are two different things. He stated that he is in support of allowing dog sitting on Gabriola.

Katharine Patterson stated that she is in support of regulated dog sitting on Gabriola. She noted that if it was not a regulated business, that there would still be underground dog sitting which will be harder to regulate.

4. COMMUNITY INFORMATION MEETING - none

5. PUBLIC HEARING - none

6. MINUTES

6.1 Local Trust Committee Minutes dated July 23, 2015 – for adoption

The following amendments to the minutes were presented for consideration:

Page 1, Item 3	Correct the spelling of Jes Anderson
Page 5, Item 9.1	Delete last sentence "Trustee Mamoser will follow up..."
Page 5, Item 9.2	Correct spelling of Valdes Island
Page 5, Item 11	Correct spelling of Valdes Island in motion GB-2105-086
Page 9, Item 16	Correct spelling of Jes Anderson

By general consent the minutes were adopted as amended.

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 September 1, 2015

The Follow-up Action List was reviewed and discussed. Staff and trustees noted the following:

- The item regarding mid and southern islands fire/forest protection is on the work program list of Trust Area Services, but not with a high priority.
- The invitation to Chief Wesley to today's meeting was missed on the Follow-Up Action List.
- Planner Brzowski has been in touch with the Gabriola Environmentally Responsible Trans Island Express (GERTIE) group in regard to their request to widen Easthom Road, which is to be referred to the Transportation Advisory Committee.
- The last item on the list regarding the review of the topic list for the Regional District of Nanaimo (RDN) and Islands Trust annual meeting will be reviewed via email.

7.2 Pacific Pilotage Authority Anchorage Proposal - update from Trustee Nicholas

Trustee Nicholas recognised the work that the AnchorRage group has done to gather 2,800 signatures on their petition. She stated that she received an update from Clare Frater, Trust Area Policy Analyst, regarding the timeline for community consultation, noting it would not happen before mid-April 2016. Trustee Nicholas shared with the committee the proposed timeline she received.

Trustee Nicholas stated that she had been assured that the environmental review that they are conducting is an earnest review and there is a major effort to assess this situation. Discussion ensued regarding the Islands Trust mandate, policies and advocacy.

GB-2015-096

It was **MOVED** and **SECONDED**, that the Gabriola Island local Trust Committee declare its opposition to freighter anchorages that would negatively impact the community and environment of the Gabriola Island Local Trust area and its surrounding waters.

CARRIED

GB-2015-097

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request the Chair to write a letter in response to the Pacific Pilotage Authority anchorage proposal.

TABLED

Discussion regarding the letter ensued.

GB-2015-098

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee defer the previous motion until the next meeting.

CARRIED

8. DELEGATIONS

8.1 Village Vision regarding Affordable Housing Review

8.1.1 Submission - Village Vision

Steven Earle spoke on behalf of Village Vision and the hundred or so residents of Gabriola who attended their workshops throughout the year. In regard to the affordable housing strategies, he stated that the Village Vision collective is generally in favour of allowing one-time creation of more residential densities for the village core area, encouraging developments that include a mix of generations with both rental and ownership options. Focus should be on the village core area because they think it is important to have a presence of people living in the core to make it a vibrant place. He also noted that they believe that any initiatives in this regard should showcase sustainable practices with a more integrated approach rather than each development on its own. He pointed out that the next Village Vision workshop on October 4, 2015 would be focusing on sustainable water practices. He stated that the Village Vision would also like to see that there is additional allowance for mixed use, encourage multi-family housing, consideration of co-housing and co-op housing and the allowance of secondary suites. In all cases they stress that the carrying capacity of the land in question must be an important consideration.

It was noted that the trustees received an invitation to a groundwater event on October 10, 2015 on Pender Island and that maybe a representative from the Village Vision group would be interested in attending.

8.2 Group of Gabriola Residents regarding Affordable Housing

8.2.1 Submission - Group of Gabriola Residents

Linnet Kartar spoke on behalf of the group regarding the latest strategy report for affordable housing. Out of the 12 recommended strategies in the report, Kartar stated that their group recommends the following

priorities and that the Local Trust Committee (LTC) move forward on implementing these strategies rather than doing any further consulting:

- #1 Communicate affordable housing provisions via secondary suite bylaw in agriculture zone
- #11 Permit secondary suites in residential zones
- #12 Review the required minimum lot area for accessory cottages and/or secondary suites in residential zones
- #8 Explore multi-dwelling housing options and densification in specified areas
- #9 Support housing diversity through housing agreements and amenity zoning provisions
- #5 Strong relations with the RDN

Nancy Hetherington-Peirce added that it is important for trustees to be thinking about the meaning of affordable housing. She suggested the term “attainable housing” for discussions that fall outside the definition of Affordable Housing as defined in the Gabriola Official Community Plan.

Discussion ensued.

9. CORRESPONDENCE - none

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

10. APPLICATIONS AND REFERRALS - none

11. BREAK

Chair Busheikin recessed the meeting at 11:30 am for a break, and reconvened at 12:00 pm.

12. LOCAL TRUST COMMITTEE PROJECTS

12.2 Affordable Housing Strategies for Gabriola Island

12.2.1 Memorandum dated July 14, 2015

Planner Brzozowski summarized the memorandum. Discussion ensued.

GB-2015-099

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request that staff change the name of Gabriola Affordable Housing Strategies to Gabriola Attainable Housing Strategies.

CARRIED

It was agreed that Attainable Housing Strategies should be added to the list of topics for the Regional District of Nanaimo meeting.

GB-2015-100

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request staff to include information regarding the secondary suites provision in communications materials about the agricultural bylaws.

CARRIED

GB-2015-101

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request that staff send the Attainable Housing staff report, including all reference materials: Gabriola Housing Needs Assessment, Affordable Housing Strategy for Gabriola Island prepared by People for a Healthy Community, Trust Council Affordable Housing Toolkit, delegation responses from Village Vision and the group of Gabriolans, to the Advisory Planning Commission for consideration of options for their input on which strategies are more viable and effective within the context of our Official Community Plan goals and objectives.

CARRIED

Discussion ensued regarding the Project Charter.

12.4 Dog Sitting Regulations

12.4.1 Memorandum dated September 1, 2015

Planner Brzozowski summarized the memorandum. Discussion ensued amongst staff and trustees. It was noted that the 78 responses to the survey shows that there is community interest in this issue. Next steps were discussed.

GB-2015-102

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request staff to prepare draft language for home occupation regulations addressing noise, fencing requirements and allowable number of dogs for home dog sitting occupations and additionally define the terms “kennel” and “dog sitting” in Bylaw 177.

CARRIED

12.3 Roadside Signage on Gabriola Island

12.3.1 Staff Report dated August 31, 2015

Planner Ritemann summarized the staff report. Staff and trustees reviewed and discussed the recommended options at great length.

GB-2015-103

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request that staff amend the Project Charter to set as an objective, that the Local Trust Committee work with the business community including the Gabriola Island Chamber of Commerce to develop a signage strategy.

CARRIED

12.1 Medical Marihuana Production Facility Bylaw Amendments

12.1.1 Staff Report and Draft Bylaw dated August 31, 2015

Planner Brzozowski summarized the staff report. Discussion ensued.

GB-2015-104

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee give first reading to Bylaw No. 280 cited as Gabriola Island Land Use Bylaw 177, 1999, Amendment No. 1, 2015.

CARRIED

GB-2015-105

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee refer proposed Bylaw No. 280 to the Agricultural Land Commission, Regional District of Nanaimo Building Department, Islands Trust Bylaw Enforcement Department, and the following First Nations: Snuneymuxw First Nation, Cowichan Tribes, Halalt First Nation, Hul'qumi'num Treaty Group, Lake Cowichan First Nation, Lyackson First Nation, Penelakut Tribe, Snaw'na'as First Nation, Semiahmoo First Nation, Stz'uminus First Nation, and Te'mexw Treaty Association.

CARRIED

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated September 1, 2015

No changes.

13.1.2 Projects List Report dated September 1, 2015

No changes.

13.2 Applications Report dated September 1, 2015

Reviewed for information.

13.3 Trustee and Local Expense Report dated August, 2015

Reviewed for information.

13.4 Adopted Policies and Standing Resolutions

Reviewed for information.

13.5 Local Trust Committee Webpage

No additions.

13.6 Chair's Report

Chair Busheikin reported on the Executive Committee and discussed what they are expecting for the upcoming Trust Council on Bowen Island. The Financial Planning Committee has started discussion about the next financial year and discussed the budget history briefing that answered the question of why the budget has gone up to the degree it has over the last fifteen years. Chair Busheikin stated that it was an interesting report and that it would be coming to the trustees as well. The week after Trust Council, Chair Busheikin reported that the Executive Committee would be going to the Union of BC Municipalities (UBCM) Convention in Vancouver where the Comox Valley Regional District (CVRD) is bringing forward a resolution to promote the expansion of the Natural Area Protection Tax Exemption Program (NAPTEP) to other areas of BC. Also at that meeting, BC Transportation Minister Stone has initiated a meeting with regional directors to talk about transportation issues and would be meeting with the Trust Council Chair and Vice Chairs. She noted that Islands Trust is sponsoring a breakfast event for all the regional directors in the area and that would be a chance for some networking and dialogue.

13.7 Trustee Reports

Trustee Nicholas reported on the upcoming Trust Council on Bowen Island noting that she was eager to meet with Bowen Council and to complete work on the Trust Council Strategic Plan. She then discussed the Trust Programs Committee meeting in Ladysmith and the Ferry Advisory Committee (FAC) meeting next month. Trustee Nicholas noted that this was the last meeting before the federal election and commented on how politically engaged Gabriola is. Next, she welcomed new Planning Manager Ann Kjerulf and thanked Planner Brzowski for her work over the summer. In closing, she reminded the public that her door is always open and she appreciates all the calls and emails.

Trustee Mamoser thanked the public for attending the meeting. She also thanked Planner Brzowski for being the Acting Regional Planning Manager and Island Planner for the last three months and welcomed Ann Kjerulf. She then discussed the Local Planning Committee meeting where they established their projects as meeting housing needs, shoreline mapping, and appropriate economic development. The meetings and events she has been involved with since last month included the 60th Annual Salmon BBQ and the Gabriola Theatre Festival. In closing, she stated that the volunteers on this island continually amaze her.

13.8 Electoral Area Director's Report

Director Houle updated the committee on the progress with the Village Trail stating that another \$30,000 has been given to that and details should be finalized by the end of the month. He noted that shovels should be in the ground for the trail by February and the second phase will come after they see how the trail is being used. He then stated that the RDN has made an offer to EMCON to purchase three lots on Gabriola to be used for recreational facilities. There would be a tax increase with this. Next he reported on GERTIE, stating that a request for \$150,000 to run the service was passed pending the decision of the referendum. Finally, he discussed the taxi saver bylaw that would allow someone to buy \$60 of taxi rides for \$30 if they qualify.

13.9 Trust Fund Board Report - August 2015

Reviewed for information.

14. NEW BUSINESS

14.1 The Release of Draft Minutes To Trustees

Discussion ensued.

GB-2015-106

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request staff to release the draft LTC meeting minutes to trustees shortly after staff receive draft minutes from the minute taker.

CARRIED

14.2 Participation in Village Vision meeting October 4, 2015

Staff and trustees will discuss via email.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, October 22, 2015 at 10:15 am at The Women's Institute Hall, 476 South Road, Gabriola Island, BC

16. TOWN HALL

None.

17. CLOSED MEETING - none

18. ADJOURNMENT

Chair Busheikin adjourned the meeting at 2:20pm

Community Stewardship Award Presentation and Celebration began at 2:30 pm.

Laura Busheikin, Chair

Certified Correct:

Jessie Sherk, Recorder