



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: June 8, 2017
Location: Gabriola Arts & Heritage Centre
 476 South Road, Gabriola Island, BC

Members Present Laura Busheikin, Chair
 Melanie Mamoser, Local Trustee
 Heather O'Sullivan, Local Trustee

Staff Present Ann Kjerulf, Regional Planning Manager
 Lisa Millard, Recorder

Others Present Warren Dingman, Bylaw Enforcement Officer
 Miles Drew, Bylaw Enforcement Manager
 There were three (3) members of the public and one (1) member of the media in attendance.

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.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

13.2 Correspondence from the Gabriola Land and Trails Trust (GaLTT)

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

A member of the public stated the following:

- She was pleased to see that the Land Use Bylaw (LUB) Amendment Project will include support of more than 5% dedication of parkland.
- The changes to Bylaw No. 295 seem to result in no quorum being present.
- Advocacy for a water taxi is not within the jurisdiction of the Local Trust Committee (LTC).
- The LTC should enforce existing bylaws applicable to short term vacation rentals versus making regulations for something that is not allowed by the LUB.

Regional Planning Manager Kjerulf noted that the wording used within Bylaw No. 295, regarding Electronic Meetings, refers to a Chair or an Alternate Chair being appointed for that particular event, and therefore a quorum would be present.

4. COMMUNITY INFORMATION MEETING - none

5. PUBLIC HEARING - none

6. MINUTES

6.1 Local Trust Committee Minutes dated May 11, 2017 – for adoption

The following amendments to the minutes were presented for consideration:

Page 7 of the minutes, second to last bullet from bottom, in the last sentence the word “if” should be changed to “it”.

By general consent the minutes were adopted as amended.

6.2 Local Trust Committee Special Meeting Minutes dated May 23, 2017 – for adoption

By general consent the minutes were adopted as presented.

6.3 Section 26 Resolutions-Without-Meeting Report dated May 31, 2017

Received for information.

6.4 Advisory Planning Commission Minutes - none

6.5 Agriculture Advisory Commission Minutes - none

6.6 Transportation Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated May 31, 2017

Regional Planning Manager Kjerulf reported that Bylaws No 289, 290, and 296 had been approved by Executive Committee and Bylaw No. 289 had been forwarded to the Ministry of Community, Sport, and Cultural Development for consideration.

7.2 Bylaw Enforcement Status Report

Bylaw Enforcement Manager Drew summarized the report and noted the following:

- The Temporary Use Permit (TUP) was previously identified as a means of managing short term vacation rentals;
- Very few TUP applications have been made for this purpose;
- The existing system is not functioning effectively and bylaw violations have been occurring.

Discussion ensued and Trustees indicated there is a need for community education about the bylaws related to short term vacation rentals and the TUP

ADOPTED

application process. They noted their concern that short term vacations rentals potentially impact the availability of longer term rental housing units.

GB-2017-093

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to develop a short term vacation rental enforcement strategy, communication plan, and policy for its consideration.

CARRIED

Bylaw Enforcement Manager Drew noted that there are currently three bylaw enforcement files open regarding signage that is in violation of regulations and that the violators will be advised of their options under the new bylaw.

7.3 Development Permit Area No. 3 - Riparian Areas Procedure – Memorandum

Received for information.

8. DELEGATIONS - none

9. CORRESPONDENCE - none

10. APPLICATIONS, REFERRALS AND BYLAWS

10.1 LTC Electronic Meetings - Bylaw No. 295 - Staff Report

GB-2017-094

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 295, cited as “Gabriola Island Local Trust Committee Meeting Procedure Bylaw No. 225, 2004, Amendment No. 1, 2017”, be read a first time.

CARRIED

GB-2017-095

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 295, cited as “Gabriola Island Local Trust Committee Meeting Procedure Bylaw No. 225, 2004, Amendment No. 1, 2017”, be read a second time.

CARRIED

GB-2017-096

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 295, cited as “Gabriola Island Local Trust Committee Meeting Procedure Bylaw No. 225, 2004, Amendment No. 1, 2017”, be read a third time.

CARRIED

GB-2017-097

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 295, cited as "Gabriola Island Local Trust Committee Meeting Procedure Bylaw No. 225, 2004, Amendment No. 1, 2017", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

10.2 Advisory Planning Commission Bylaw No. 296

GB-2017-098

It was MOVED and SECONDED

That Gabriola Island Local Trust Committee Bylaw No. 296 cited as "Gabriola Island Local Trust Committee Advisory Planning Commission Bylaw, 2017", be adopted.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

This topic was discussed as part of the Trustee Reports.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated May 31, 2017

Received for information.

12.1.2 Projects List Report dated May 31, 2017

Received for information.

12.2 Applications Report dated May 31, 2017

Received for information.

12.3 Trustee and Local Expense Report dated April, 2017

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

No updates or changes noted.

12.6 Chair's Report

Chair Busheikin reported the following:

- Fiona MacRaild, Senior Intergovernmental Policy Advisor presented a discussion on Hornby Island and Denman Island about the histories and legal developments of the 37 First Nations in the Trust area.
- The Executive Committee (EC) is preparing for the upcoming Trust Council meeting. The EC will focus on making connections with the newly elected provincial MLAs to discuss relevant Islands Trust issues.
- A Fresh Water Specialist position will be filled soon.
- The vacant Policy Analyst position has been filled.
- Staff have been asked to come forward with a written vision statement based on feedback received at recent visioning sessions.
- A policy statement review, and an action plan for this review, is forthcoming.

12.7 Trustee Reports

Trustee O'Sullivan reported on the following:

- She attended the recent Trust Programs committee meeting in which the community stewardship award nominations were reviewed in order to forward recommendations at Trust Council.
- She plans to attend the upcoming water conservation and well workshop discussions and hopes to see high community attendance.

Trustee Mamoser reported on the following:

- Trustee office hours have ended for the summer however she is available to meet by appointment.
- She attended the mural unveiling at the Gabriola Island Community Hall.
- She attended the theatre play in which Trustee O'Sullivan had a role and she congratulated Trustee O'Sullivan on her performance.
- She attended a Local Programs Committee meeting in which the community housing needs assessment was discussed and she noted that they will be seeking community input regarding housing challenges on the island.

12.8 Electoral Area Director's Report - none

12.9 Trust Fund Board Report - none

13. NEW BUSINESS

13.1 Well and Groundwater Workshops – Memorandum

Received for information.

13.2 Correspondence from the Gabriola Land and Trails Trust (GaLTT)

Fiona MacRaild, Senior Intergovernmental Policy Advisor attended this portion of the meeting by telephone conference call.

Anne Landry, President of GaLTT, noted that she is seeking support for an event, co-hosted by GaLTT and the Gabriola Museum, which would invite members of the Snuneymuxw First Nation to attend, visit various sites on Gabriola, share food, and provide community connection.

Discussion ensued regarding this proposed event, the First Nations Cultural References project currently on the projects lists, and an upcoming community presentation and workshop titled "From Truth to Reconciliation".

GB-2017-099

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee add First Nations relationship building to the top priorities list.

CARRIED

GB-2017-100

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to work with the Gabriola Land and Trails Trust to organize a gathering with the Snuneymuxw First Nation.

CARRIED

GB-2017-101

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff bring back a report on next steps on First Nations relationship building.

CARRIED

Discussion ensued regarding Community to Community (C2C) funding and it was noted that a third intake for grant applications has been opened and that a previous LTC application had been approved for funding but had expired.

GB-2017-102

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to assist in re-submitting a grant application for Community to Community funding for the summer intake.

CARRIED

14. UPCOMING MEETINGS

14.1 Community Information Meeting regarding Housing Options Review, on Wednesday, June 14, 2017 at 6:30 pm at The Haven, Heron Meeting Room, 240 Davis Road, Gabriola Island, BC

14.2 Next Regular Meeting Scheduled for Thursday, July 13, 2017 - to be held on Mudge Island - Details to be announced.

15. TOWN HALL

A member of the public noted that it is World Oceans Day today (June 8, 2017) and that Gabriola Oceans Days is Sunday June 11. She indicated that she hoped the Trustees could attend the event.

Two members of the public stated that it would be appreciated if, at the upcoming Trust Council Meeting, the LTC could bring the message that Salt Spring Island is considered a valuable part of the Islands Trust Federation and it would be unfortunate for the Federation if Salt Spring Island's upcoming referendum on becoming a municipality were to be successful. Chair Busheikin clarified that Salt Spring Island would remain a part of the Islands Trust Federation, with representatives on Trust Council, even if the referendum results in a municipality being formed.

A member of the public asked for clarification on the TUP renewal process and was advised that a TUP was valid for three years, could be renewed for a three year term and, when this term expired, a new application would need to be made.

16. CLOSED MEETING**16.1 Motion to Close the Meeting****GB-2017-103****It was MOVED and SECONDED**

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(a), (d) and (i) for the purpose of considering Adoption of In-Camera Meeting Minutes dated May 11, 2017; Appointment of APC Members and Legal Advice and that the recorder and staff attend the meeting.

CARRIED

The meeting was adjourned at 12:04 pm.

16.2 Recall to Order

The meeting was recalled to order at 12:13 pm.

16.3 Rise and Report

Chair Busheikin reported that in the closed meeting the *In Camera* Minutes dated May 11, 2017 were adopted and that Madeleine Ani, Bob Andrew, Anne Landry, Penelope Bahr, Angela Pounds, Bill McCaugherty, Stuart Denholm, Tatha Cornish and Jeff Malmgren were appointed to the new Advisory Planning Commission.

17. ADJOURNMENT

The meeting was adjourned at 12:14 pm.

Laura Busheikin, Chair

Certified Correct:

Lisa Millard, Recorder