



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: April 15, 2021
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, Island Planner
 Ian Cox, Planner 2
 Teresa Mahikwa, Island Planner
 Wil Cottingham, Administrative Assistant
 Nadine Mourao, Recorder

Others Present: There were approximately seven (7) 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 10:32 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 Rise and Report - regarding Closed Meeting held March 4, 2021

Nothing to report.

3. REPORTS

3.1 Trustee Reports

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

- High Ground 2021: Civic Governance Forum; and
- Trust Programs Committee (TPC).

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

- Regional Planning Committee (RPC);
- TPC;
- Trust Council (TC);
- Using Nature's Way to Fight Climate Crisis online presentation by Dr. Risa Smith; and
- Local Planning Services (LPS).

3.2 Chair's Report

Chair Rogers reported the following:

- Attended TPC meeting;
- Attended TC;
- Attended Executive Committee meetings;
- Meeting with Minister Municipal Affairs to discuss additional authority around tree cutting within the Trust;
- Discussions with Forests, Lands, Natural Resource Operations and Rural Development (FLNRO) staff on way forward to protect forests; and
- Provincial Advisory Committee meeting regarding short-term rentals.

3.3 Electoral Area Director's Report

Chair Rogers provided summary of Vanessa Craig's, Regional District of Nanaimo (RDN) Electoral Area B and noted the following:

- Public Hearing regarding Nanaimo Airport bylaw amendment
www.getinvolved.rdn.ca/airport;
- <https://www.rdn.bc.ca/emergency-program> Neighbourhood Emergency Preparedness Program;
- Gabriola Community Hall is now an emergency reception centre and has received a generator;
- Tender package for skate park at Huxley Park closes in a couple weeks, goal is to complete skate park in 2021;
- Committee of the Whole meeting; and
- Electoral Area Services committee meeting.

3.4 First Nation Reports

Trustee Colbourne attended protocol agreement with Snuneymuxw First Nations. He thanked Islands Trust TC Chair Peter Luckham for his attendance. Snuneymuxw First Nations met with representatives of BC Ferries to discuss BC Ferries Terminal Development Plan.

4. TOWN HALL

A member of the public requested Trustees to withhold recommendations on the Housing Advisory Planning Commission (HAPC)'s Housing Impacts and Review Project until the public have had more time to review the Gabriola Housing Matters "A Strategic Approach to Affordable Housing, Biodiversity and Freshwater Conservation on Gabriola Island – A Community Informed Process".

A member of public asked whether Gabriola Local Trust Committee (LTC) has a standing resolution regarding proactive enforcement of illegal short-term vacation rentals.

- Yes, Gabriola has a standing resolution on proactive bylaw enforcement, contact IT Staff for name of bylaw enforcement in your area if needed.

A member of the public spoke regarding their correspondence to LTC regarding the RDN's Nanaimo Airport Bylaw Amendments and asked the LTC to not support these amendments until after the RDN Public Hearing and noted that the airport lands were zoned Agricultural Land Reserve (ALR), citizens were not consulted in changing their Official Community Plan (OCP), and there are plans to expand the runway, adding fuel capacity, restaurant etc. to enable the airport as a fueling stop for continental flights resulting in increased air traffic in our area.

5. MINUTES

5.1 Local Trust Committee Minutes dated March 4, 2021 – for adoption

By general consent the Local Trust Committee meeting minutes of March 4, 2021 were adopted.

5.2 Section 26 Resolutions-Without-Meeting - none

5.3 Advisory Planning Commission Minutes - none

5.4 Housing Advisory Planning Commission Minutes dated March 23, 2021 - for receipt

5.5 Housing Advisory Planning Commission Minutes dated April 1, 2021 - for receipt

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated April 8, 2021

Received.

7. APPLICATIONS AND REFERRALS

7.1 Referral from Regional District of Nanaimo (RDN) Proposed Regional Growth Strategy Amendment to the Nanaimo Airport Lands - Request for Response - for discussion

Discussion ensued and the following was noted by Trustees:

- Noted a letter written in 2015 by IT requesting Nanaimo reroute flights around Gabriola;
- What is the role of the Federal government in this issue? Need to investigate further;
- Is rezoning in preparation for hotel and increased infrastructure?
- Airport runway appears to be zoned industrial and ALR zoning around airport;
- Opportunity to raise issues around flight plans and noise disturbances; and
- Not prepared to issue letter of support at this time without further information, requested be put on next regular LTC meeting agenda.

7.2 GB-RZ-2021.1 (Pages Resort & Marina - 3350 Coast Road, Gabriola) - Staff Report

Planner Mahikwa summarized the report regarding a bylaw amendment in order to add a new use to the Pages Resort & Marina property to permit the retail sales of liquor and other alcoholic goods and noted the following:

- Land Use Bylaw amendment (rezoning) would be required prior to applicant being issued a Rural Agency Store license by the Liquor Distribution Branch; and
- To expedite process, LTC may consider waiving Public Hearing (PH).

Applicant Hatfield requested an expedited process if possible.

GB-2021-028

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to prepare draft amendments to the Gabriola Island Land Use Bylaw that will permit the retail sale of liquor and other alcoholic goods on the subject property (3350 Coast Road, PID 000-462-357) on an expedited basis.

CARRIED

By general consent the meeting was recessed at 11:49 am and reconvened at 12:00 pm.

7.3 GB-TUP-2020.3 (Nassichuk & Griesdale - 1510 Barrett Road, Gabriola) - Staff Report

Planner Cox summarized the report which asked the LTC to consider a Temporary Use Permit (TUP) for the operation of a commercial vacation rental (CVR) within an existing single family dwelling on their subject property. The LTC requested at its previous regular business meeting, that before it would consider the application further, the applicant should provide additional information in their guest check-in and educational material about First Nations and also the importance of water conservation. The staff report summarized and presented the requested information for consideration.

Applicant Nassichuk noted they will not rent out to short-term vacationers while there are travel health restrictions.

Trustees noted the following key points:

- Considered broader issue impact of short-term vacation rentals (STVR) on the island housing and economy; and
- Interested in a condition that must comply with current public health recommendations regarding travel.

GB-2021-029

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to amend Temporary Use Permit GB-TUP-2020.3 by adding condition 4.14 the holder of the permit operate pursuant to orders and recommendations of the British Columbia Provincial Health Officer.

CARRIED

GB-2021-030

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve issuance of Temporary Use Permit GB-TUP-2020.3 for a period of three (3) years subject to the conditions imposed by the permit as amended.

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Cannabis Regulations - Staff Report

Planning Manager Kauer provided an overview of the report which asked the LTC to move forward with Gabriola Cannabis Production Bylaw 303 to Public Hearing and noted the following points:

- To expand allowable zones for cannabis production, not just ALR zone, would need to start process again from the beginning; and
- Zoning regulations out of date; right now Gabriola has provisions for medical marijuana only.

Discussion ensued and the following was noted by Trustees:

- Cannabis production is an existing part of Gabriola culture and ecosystem, this project is not a top priority, prefer Coastal Douglas-fir Ecosystem protection project;
- No parameters around lot size restrictions for cannabis production currently, interested in micro/small production and odour control;
- Interested in deferring until next OCP review;
- Would not like to restrict to only ALR land or large properties, would like an equitable system; and
- Requested further information on restricting cannabis production to certain lot sizes, ability to produce in other zones, and other options for the June or July regular LTC business meeting.

GB-2021-031

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to schedule a Public Hearing during a future regularly scheduled Local Trust Committee meeting for proposed Bylaw No. 303, cited as 'Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2019'.

CARRIED

Trustee Colbourne Opposed

GB-2021-032

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff add Gabriola Cannabis Production Bylaw 303 to the Gabriola Local Trust Committee Project List a review to consider a) options to allow cannabis production in zones other than Agriculture Land Reserve land and b) regulations related to odor, water consumption, and light pollution with respect to agriculture activities where permitted in a zone.

CARRIED

Trustee Colbourne Abstained

8.2 Coastal Douglas-fir Projects – Memorandum

Regional Planning Manager Kauer provided a memorandum on the Coastal Douglas-fir Project on Salt Spring Island and noted the following points:

- Vancouver Island University (VIU) students helping to create project graphics and posters;
- Salt Spring project may lead to bylaw amendments of interest to Gabriola; and
- Comprehensive ways to influence Coastal Douglas Fir protection.

Trustees interested in advocacy asking Ministry to give the islands power over tree protection and having Coastal Douglas-fir Protection as a top priority project next.

By general consent the meeting was recessed at 1:16 pm and reconvened at 1:51 pm.

8.3 Housing Options and Impacts Review Project - for discussion

8.3.1 Strategic Approach - Community Informed Process - Gabriola Housing Matters – Report

Planner Zupanec provided a recap of the last four months of community consultation and noted the following:

- HAPC minutes included key considerations for top priorities, greatest impact, need more research, etc.;
- Asked the LTC to consider how to leverage federation resources to advance this large project; and
- Provided a copy of the Jamboard with colour coded dots to correspond with the HAPC meeting minutes dated April 1, 2021.

Discussion ensued and the following was noted by Trustees:

- Thanked the HAPC and the Gabriola Housing Matters Working Group for all their hard work on this project;
- Islands Trust needs to be more nimble and have the political will to protect cultural heritage, biodiversity etc.;
- Interested in a moratorium on subdivision;
- Interested in a temporary moratorium on STVRs given housing crisis and impact on vulnerable housing stock;
- Important to continue project and find resources to advance, perhaps a tax requisition;
- Project fits in with climate crisis and reconciliation declarations;
- Interested in holding seat for Snuneymuxw First Nations in this project;
- Needed further time to go through report, ask for clarifications, and digest information;
- Unsure how to coordinate work for this project;
- Agreed with renaming “secondary suites” to “secondary accommodation”;
- May be areas that can be done short-term to address impending issues such as STVRs or subdivision build out, rain water collection requirements etc. as a mini project while building case to access funds to complete the project;

- Interested in idea of planning commission that has monitoring directive approach, need more research to understand requirements;
- Agreed this is important work and willing to champion for funding;
- May be some aspects of project that are achievable short-term;
- Interested in Planner Zupanec continuing on project;
- Interested in Staff preparing a report on analysis of Gabriola Housing Matters report with specific reporting on possibilities pursuing controlling subdivision process, water requirements, subdivisions and water connections, Coastal Douglas-fir toolkit, STVRs, flexible zoning, cooperative housing zones, voluntary dedication of densities, secondary accommodation, increasing housing options etc. and how this fits into work on a regional level; and
- Trustee Langereis will provide his own analysis of Gabriola Housing Matters report.

GB-2021-033

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff conduct an analysis identifying the actions that are possible in short term, medium term and long term of the Gabriola Housing Working Group’s Gabriola Housing Matters report “A Strategic Approach to Affordable Housing, Biodiversity and Freshwater Conservation on Gabriola Island – A Community Informed Process”.

CARRIED

GB-2021-034

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to report on options to pursue the following from the Housing Advisory Planning Commission recommendations a) restricting Short-Term Vacation Rentals b) restricting subdivisions c) the extent of possible Planning Commission d) promoting voluntary dedication of densities e) secondary accommodation availability and appropriate flexible zoning.

CARRIED

Trustee Langereis Abstained

GB-2021-035

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request the Chair and Regional Planning Manager to explore options for enhanced funding for the Housing Options Impacts and Review project.

CARRIED

8.4 Active Transportation Grant Project Charter - Staff Report

Planner Zupanec confirmed the application to the Union of British Columbia Municipalities (UBCM) was approved and noted the following key points:

- Asked LTC to consider endorsing Project Charter to dedicate Staff resources to:
 - Provide project Objectives, Scope, and Out of Scope;
 - Propose consultant to lead project to completion;
- Staff time still be required to do final report, outreach, and support administration;

- Complete by end of 2021 to meet funding deadlines; and
- UBCM are increasing their funding to offset contribution of two other funders to allow the other groups to use their funding on another project(s).

GB-2021-036

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse the Project Charter v.1 for the Gabriola Cycle Route Plan: Ferry Terminal to Village Connectors project.

CARRIED

9. DELEGATIONS - none

10. CORRESPONDENCE - none

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

11. NEW BUSINESS

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 April 7, 2021

Received.

12.5 Trustee and Local Expense Report dated February, 2021

Received.

12.6 Adopted Policies and Standing Resolutions

Received.

Trustee Langereis to bring information to next LTC meeting on use of hydro poles for communications and if this would require public consultation.

12.7 Local Trust Committee Webpage

No updates requested.

13. WORK PROGRAM

13.1 Top Priorities Report dated April 7, 2021

Received.

13.2 Projects List Report dated April 7, 2021

Received.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Thursday, May 13, 2021 at 10:30 am via Zoom Electronic Meeting

15. CLOSED MEETING

15.1 Motion to Close the Meeting

GB-2021-037

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 Appointment of Housing Advisory Planning Commission Members, Adoption of In-Camera Meeting Minutes dated March 4, 2021 and Legal Advice, and that the recorder and staff attend the meeting.

CARRIED

Chair Rogers closed the meeting to the public at 3:21 pm.

15.2 Recall to Order

By general consent the meeting was recalled to order 3:34 pm.

15.3 Rise and Report

Nothing to report.

16. ADJOURNMENT

By general consent the meeting was adjourned at 3:34 pm.

Dan Rogers, Chair

Certified Correct:

Nadine Mourao, Recorder