



## Gabriola Island Local Trust Committee Minutes of Regular Meeting

**Date:** May 13, 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  
Wil Cottingham, Administrative Assistant  
Nadine Mourao, Recorder

**Others Present:** There were approximately nine (9) 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

The following additions to the agenda were presented for consideration:

- Added 11.4 Development Approval Information Bylaw

**By general consent** the agenda was approved as amended.

#### 2.1 Rise and Report - regarding Closed Meeting held April 15, 2021

Chair Rogers rose and reported the following:

- that the Gabriola Island Local Trust Committee appointed Dyan Dunsmoor-Farley, Angela Pounds, John Woods, Kenda Chang-Swanson, Tobi Elliot and Steven Earle to the Gabriola Housing Advisory Planning Committee; and
- that the Gabriola Island Local Trust Committee reserve a place on Housing Advisory Planning Commission for a representative of Snuneymuxw First Nations and Gabriola Land and Trails Trust and appropriate letters be written to that effect.

### 3. REPORTS

### 3.1 Trustee Reports

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

- Highlighted the correspondence from Dr. Margaret Taylor in the meeting Agenda package;
- Regional Planning Committee (RPC) including Freshwater Strategy webinar;
- Regional District of Nanaimo (RDN) Drinking Water & Watershed Protection Program <https://www.rdn.bc.ca/drinking-water-and-watershed-protection>;
- Climate Caucus meeting on ecosystem protection;
- Trees 4 Tomorrow planted 1,080 trees this Spring;
- Look out for Gabriola Talks upcoming public engagement series on trees;
- Congratulations to Gabriola Land and Trails Trust (GaLTT) on their education and actions for property owners; and
- Trust Programs Committee (TPC).

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

- Governance and Management Review Select Committee;
- Webinar from Raven Trust about the impacts of drilling and fracking;
- TPC;
- Encouraged everyone to look at new Trust Policy Statement and provide feedback <https://islandstrust.bc.ca/programs/islands-2050/>;
- Regional Planning Committee (RPC); and
- Finding the Mother Tree: A conversation with Susan Simard webinar <https://sierraclub.bc.ca/finding-the-mother-tree-a-conversation-with-suzanne-simard-webinar/>

### 3.2 Chair's Report

Chair Rogers reported the following:

- Attended TPC;
- Encouraged public to review and comment shortly on the Trust Policy Statement;
- Attended Executive Committee (EC);
- Next Trust Council (TC) will be held June 8,9,10, 2021; and
- Sitting on provincial advisory group for Short Term Vacation Rentals (STVRs) providing advice to Provincial Government of British Columbia on steps related to STVRs with a focus on how they affect long term rentals and what actions can be taken.

### 3.3 Electoral Area Director's Report

Vanessa Craig's, Regional District of Nanaimo (RDN) Electoral Area B noted the following:

- Village Way almost complete, RND Staff to address Island Home and Garden visibility issue;
- A qualified bid has been received for construction of Huxley Park Skate & Bike Park;
- Electric vehicle charging station proposed for Descanso Bay Regional Park;
- Electoral area Committee meeting, asked RDN Staff to report on tiny homes;

- Mudge Island property where row boats park has sold, asked RDN Staff to investigate Ministry of Transportation and Infrastructure (MoTI) right-of-way to make area more accessible;
- Regional Parks and Trails Strategy will come out for public engagement shortly; and
- Parks and Open Space Committee next week with discussion regarding a report from consultant regarding fuel management in 707 park and determination if park areas are suitable for homeless camping if fire risk is mitigated.

**3.4 First Nation Reports**

Trustee Colbourne attended a meeting with Snuneymuxw First Nations about the Protocol Agreement and decision making with applications and referrals. Another meeting is scheduled in June.

Chair Rogers noted that a number of First Nations are involved in the discussions around the Trust Policy Statement and the RPC Freshwater Strategy.

**4. TOWN HALL**

No comments.

**5. MINUTES**

**5.1 Local Trust Committee Minutes dated April 15, 2021 – for adoption**

**By general consent** the Local Trust Committee meeting minutes of April 15, 2021 were adopted.

**5.2 Section 26 Resolutions-Without-Meeting - none**

**5.3 Advisory Planning Commission Minutes - none**

**6. BUSINESS ARISING FROM MINUTES**

**6.1 Follow-up Action List dated May 5, 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 key points were noted by Trustees:

- Proposed changes may be intended to facilitate larger airlines landing and refueling to reduce congestion at the Vancouver airport;
- Gabriola is a noise sensitive area, this strategy will impact noise on the Gulf Islands;
- Did not support an expansion of Nanaimo airport;
- Climate change concerns with increased air traffic;
- Safety concerns;
- Interested that Gabriola, Mudge and Decourcy islands are part of the consultation process; and
- Objected to any rezoning that facilitated expansion of the airport.

**GB-2021-038**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee respond to the Regional District of Nanaimo Bylaw No. 1615.04, 2020 referral with correspondence regarding community concerns of an expanded airport and impact on the community, under signature of the Chair. The correspondence to be drafted by Trustees.

**CARRIED**

**By general** consent the meeting was recessed at 11:36 am and reconvened at 11:40 am.

**7.2 GB-RZ-2021.1 (Page's Resort and Marina - 3350 Coast Road, Gabriola) - Staff Report**

Planner Zupanec provided overview of the report to advance the application, which requested a bylaw amendment in order to add a new use to the subject property to permit "retail sale of liquor and other alcoholic goods."

**GB-2021-039**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 309 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2021" is not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED**

**GB-2021-040**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee Bylaw No. 309 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2021" be read a first time.

**CARRIED**

**GB-2021-041**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee Bylaw No. 309 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2021" be read a second time.

**CARRIED**

**GB-2021-042**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee waive the requirement for a public hearing on Bylaw No. 309 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2021" as the Bylaw is consistent with the Gabriola Island Official Community Plan No. 166, 1997, and request staff to proceed with public notification as per Section 467 of the *Local Government Act*.

**CARRIED**

**7.3 GB-RZ-2020.1 (Gabriola Housing Society - GHS) - verbal update**

Planner Dubyna provided an update and noted that all referrals have not been received yet.

**8. LOCAL TRUST COMMITTEE PROJECTS - none**

## 9. DELEGATIONS

Trustee Langereis declared that he had a potential conflict of interest with the upcoming item, due to the fact that he was a Director of Gabriola Island Recycling Organization (GIRO) prior to being elected as a Trustee.

Trustee Langereis left the meeting at 11:56 am.

### 9.1 Fay Weller for the Gabriola Island Recycling Organization (GIRO) regarding request for additional activities to be added to the term "recycling centre"

Fay Weller and Michelle Kresnyak, representatives of GIRO, asked the Trustees to consider adopting a standing resolution and that the term 'recycling centre' in GIRO's Institutional 2 (IN2) zoning included the following activities that derive from the definition of the word 'recycling':

- a) Treat or process used or waste materials so as to make suitable for reuse;
- b) Reuse or renew materials so that they can be subject to, or suitable for, further re-use, activity etc.; and
- c) Adapt used materials to a new use

The representatives noted the following:

- GIRO is implementing a new textile initiative to recycle local waste and not transport it off-island;
- Current IN2 zoning indicates that its primary use is 'recycling centre and associated retail sale of used items' would like to extend use to include basic repair, recreating textiles to usable objects for sale; and
- No new water usage required for textile initiative or impact to septic system.

**By general** consent the meeting was recessed at 12:46 pm and reconvened at 1:15 pm. Trustee Langereis returned to meeting at 1:15 pm.

### 9.2 People for a Healthy Community (PHC) regarding request for Zone change

Bodil Ellins, a representative of PHC asked the LTC to initiate and support an application to amend the permitted uses under Institutional 1 (IN1) to include 'Community Resource Centre' as a generally accepted use or to designate an additional spot zone as they are currently looking to potentially develop the Rollo Seniors Centre site. The Hope Centre property is the only site where 'Community Resource Centre' is currently an allowable use.

Planner Cox provided background information on how the delegation request arose from an enquiry from PHC regarding the current zoning of the Rollo Centre property.

Trustees noted their interest in adding reconsideration of the IN1 zoning to the Projects List for flexibility rather than site specific amendment.

## 10. CORRESPONDENCE

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

### 10.1 Letter dated May 5, 2021 from M. Taylor regarding Habitat Destruction

Trustees thanked M. Taylor for her moving letter regarding the loss of forest cover that we are experiencing.

**11. NEW BUSINESS**

**11.1 Annual Report - Staff Report**

**GB-2021-043**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee endorse the following text for inclusion in the 2020-2021 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs & Housing.

“The Gabriola Island Local Trust Committee (GB LTC) held eight regular business meetings in the 2020/21 fiscal year and one Community Information Meeting, two special meetings, and two public hearings.

Work for this period focused on advancing the GB LTC priorities to address the multi-year Housing Options and Impacts Review project, the cannabis production bylaw, and the development of an ecological protection zone.

The GB LTC considered numerous reports in conjunction with two major rezoning applications for the BC Ferries terminal and a twenty-four unit affordable housing project. The committee also reviewed three development variance permits, two development permits, and three temporary use permits.

Staff reviewed three subdivisions, sixty building permit referrals, one crown land referral, and one liquor and cannabis control board referral related to proposed development in the Gabriola Local Trust Area.

Another initiative of the GB LTC for this period was relationship building with the Snuneymuxw First Nation.

The GB LTC applied for and received a Union of British Columbia Municipalities Active Transportation grant to conduct preliminary feasibility for a pedestrian/cycling pathway from the ferry terminal to the Village Way Trail.”

**CARRIED**

**11.2 Gabriola Island Recycling Organization (GIRO) plans for Textile Recycling - for discussion**

Trustee Langereis declared that he had a potential conflict of interest with the upcoming item, due to the fact that he was a Director of GIRO prior to being elected as a Trustee.

Trustee Langereis left the meeting at 11:56 am.

The following points were noted by Staff:

- GIRO site was given a site specific Institutional zone with the term ‘recycling’ not specified, resulting in their inability to expand on potential uses;
- Manufacturing a new item for retail sale, even if it is made from recycled materials, is not currently permitted;
- Trustees may direct Staff to withhold bylaw enforcement with a Standing Resolution, however, a bylaw amendment is recommended; and

- Trustees may direct Staff to obtain a legal review to help interpret the Land Use Bylaw (LUB) for clarity.

Discussion ensued and the following points were noted by Trustees:

- Interested in a comprehensive Official Community Plan (OCP) review to keep OCP relevant instead of project by project OCP amendments;
- Interested in pursuing an expedited process to amend the Land Use Bylaw in a timeframe that would allow GIRO to start manufacturing and sales of products made from recycled materials as soon as possible;
- Interested in legal opinion to see if 'recycling' includes re-manufacturing in site specific zoning; and
- Interested in reviewing and updating IN1 zoning.

**GB-2021-044**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff obtain a legal opinion to confirm whether the term recycling centre in Gabriola Island Recycling Organization's Institutional 2 zoning's proposed uses are included in current zoning.

**CARRIED**

**GB-2021-045**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff initiate a project to update and review the Institutional 1 zone.

**CARRIED**

Trustee Langereis returned to meeting at 1:15 pm.

**11.3 Email dated May 3, 2021 from Baylink requesting Letter of Support for Connected Coast on Gabriola**

Cheryl Katnick, representative of Connected Coast provided an overview of the Coastal Connection initiative that asked the LTC to endorse a landing site for a path to improve access to a high-capacity broadband infrastructure network. <https://connectedcoast.ca/>

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

- Interested in bringing this initiative to Mudge and Decourcy islands as well;
- Clarified that this is a landing spot, it is an open opportunity, not limited to a big company, can be local or not-for-profit organization that acts as a service provider to bring broadband into homes and businesses; and
- Including First Nations in the project is important.

**11.4 Development Approval Information Bylaw**

Trustee Langereis provided an overview of the Development Approval Information (DAI) Bylaw and noted the need to update the bylaw to reflect all the Development Permit Areas (DPA).

Discussion ensued and the following was noted:

- When the Model Bylaw is completed at Trust Council level, Staff intend to bring this project to the Northern LTCs;

- The applicability of the DAI bylaw would be addressed in a comprehensive OCP review; and
- Interested in putting DAI bylaw 150 project review on the Projects List.

**GB-2021-046**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to prepare amendment to Development Approval Information Bylaw No. 150 to the Projects List.

**CARRIED**

**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 May 5, 2021**

Received.

**12.5 Trustee and Local Expense Report - none**

**12.6 Adopted Policies and Standing Resolutions**

Received.

**12.7 Local Trust Committee Webpage**

Revamped Islands Trust website, check it out at <https://islandstrust.bc.ca/>

**13. WORK PROGRAM**

**13.1 Top Priorities Report dated May 5, 2021**

Trustees noted their interest in a review of the IN1 project and a comprehensive OCP review.

**GB-2021-047**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to prepare a Project Charter for the Institutional Zone 1 review and update project.

**CARRIED**

**13.2 Projects List Report dated May 5, 2021**

Received.

**14. UPCOMING MEETINGS**



**14.1 Next Regular Meeting Scheduled for Thursday, June 17, 2021 at 10:30 am - location to be determined**

**15. CLOSED MEETING**

**15.1 Motion to Close the Meeting**

**GB-2021-048**

**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), (f), (i), and s.90(2) (b) for the purpose of considering the Appointment of Housing Advisory Planning Commission Members; Adoption of In-Camera Meeting Minutes dated May 14, 2020, July 30, 2020 and April 15, 2021; Bylaw Enforcement; Legal Advice and the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party; and that the recorder and staff attend the meeting.

**CARRIED**

Chair Rogers closed the meeting to the public at 2:35 pm.

**15.2 Recall to Order**

**By general consent** the meeting was recalled to order 4:09 pm.

Adopted May 14, 2020, July 30, 2020, and April 15, 2021 in camera minutes.

**15.3 Rise and Report**

Nothing to report.

**16. ADJOURNMENT**

**By general consent** the meeting was adjourned at 4:09 pm.

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Dan Rogers, Chair

Certified Correct:

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Nadine Mourao, Recorder