

**MINUTES OF THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE MEETING  
HELD AT 10:15 P.M. ON THURSDAY, JUNE 28, 2012  
AT THE WOMEN'S INSTITUTE  
476 SOUTH ROAD, GABRIOLA ISLAND, BC**

<b><u>PRESENT:</u></b>	David Graham	Chair
	Sheila Malcolmson	Local Trustee
	Gisele Rudischer	Local Trustee
	Chris Jackson	Regional Planning Manager
	Chloe Fox	Island Planner
	Stephen Orgill	Recorder

There were two (2) local media representatives and six (6) members of the public attending the meeting.

**1. CALL TO ORDER**

Chair Graham called the meeting to order at 10:15 am. He introduced himself, the Local Trust Committee and staff to the public in attendance. Chair Graham acknowledged that the meeting is taking place on the traditional territory of the Coast Salish First Nations.

**2. APPROVAL OF AGENDA**

The Local Trust Committee adopted the agenda by consensus as presented.

**3. MINUTES**

*3.1 Local Trust Committee Meeting Minutes of May 9, 2012*

The Local Trust Committee reviewed the minutes of the May 9, 2012 Local Trust Committee meeting and the following amendments were made:

- Page 3, item 5.1, correct spelling of Kathy throughout first and second paragraphs
- Page 3, item 5.1, second paragraph, second sentence, change to “*Kathy Ramsey commented that the Chamber of Commerce had been told by planning staff that the Visitor Information Center would require rezoning if it wanted to locate at the Museum.*”
- Page 3, item 5.1, second paragraph, delete third and fourth sentences beginning “*The trustees...*”

The Local Trust Committee adopted the minutes of the May 9, 2012 Local Trust Committee meeting by consensus as amended.

*3.2 Section 26 Resolutions Without Meeting*

None.

3.3 *Gabriola Island Advisory Planning Commission Meeting Minutes*

None.

3.4 *Mudge Island Advisory Planning Commission Meeting Minutes*

None.

3.5 *Gabriola Island Agricultural Advisory Commission Draft Meeting Minutes dated May 15, 2012*

The Local Trust Committee reviewed the May 15, 2012 draft minutes of the Gabriola Island Agricultural Advisory Commission for information. Discussion included some proposed suggestions to the chair of the commission for several format changes to the draft minutes.

Trustee Malcolmson raised the matter of referring the Denman Farm Plan to the Agricultural Advisory Commission and recommended that the draft Regional District of Nanaimo Area Farm Plan be referred as an information item.

**GB-065-2012**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee refer the draft Regional District of Nanaimo Area Farm Plan to the Agricultural Advisory Committee for background information.

**CARRIED**

**4. BUSINESS ARISING FROM MINUTES**

4.1 *Follow-up Action Report dated June 19, 2012*

Planner Fox distributed the report to the trustees. The Local Trust Committee reviewed the Follow Up Action Report dated June 19, 2012.

4.2 *Gabriola Chamber of Commerce and Gabriola Arts Council Request for Change to Institutional Zoning*

Planner Fox referred to her memorandum dated June 11, 2012 and provided the Local Trust Committee with an update and background to the request for zoning changes. She explained options of how the changes could be initiated.

Trustee Rudischer asked the applicant when the requirement for zoning changes would be required. Kathy Ramsey explained the process to transfer the Women's Institute property to the Gabriola Arts Council and indicated there is no rush.

For the Chamber of Commerce, the zone change request was not to be site specific so that other sites could be considered. Trustee Rudischer suggested that when the Land Use Bylaw review is in process, the zoning change could be included on the housekeeping list and could be put on the work program list then, since it is not urgent at this time.

Regional Planning Manager Jackson responded to the question of how long it would take to make a change in the Land Use Bylaw. He suggested that realistically it might be by the end of the current term and explained. He advised that it could take between nine months and two years.

There was further discussion regarding the Chamber of Commerce request for the zoning change and their interests in being in IN1 zoning.

The Chamber and Arts Council were each asked to clarify whether their request was site-specific or for all institutional zones, and to indicate which of the three options outlined in the June 11, 2012 memorandum they prefer.

**4.3** *Staff Advice regarding Use of Local Trust Committee Expense Funds for Gabriola Radio Society Public Process*

Planner Fox provided a verbal update to the Local Trust Committee regarding the Trustees' request for advice on hosting the public meeting for gathering comments on the Gabriola Radio Society's proposal to erect a radio transmission tower. She explained that, as the Local Trust Committee had resolved to host the meeting, hall rental and advertising expenses could be withdrawn from the local expense budget. The meeting took place on June 25, 2012.

**GB-066-2012**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee release up to \$100 from the local expense budget to cover the cost of hall rental for the Radio Tower meeting.

**CARRIED**

Director Houle requested that the Local Trust Committee ask the Gabriola Radio Society to provide a better map or survey of the actual location of the siting of the tower so that the Regional District of Nanaimo Board can access the covenants that have been registered on the land. Planner Fox suggested that at the next Local Trust Committee meeting she would bring a summary of the meeting outcome. There was discussion of requesting a legal survey of the lease area showing existing covenants and the siting location of the tower with its appropriate setbacks.

**GB-067-2012**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request again that Gabriola Radio Society provide a legal survey to show the proposed tower location, and structure location and dimensions, in relation to the exiting covenants and setbacks from property lines.

**CARRIED**

Director Houle asked the Local Trust Committee about the status of the Gabriola Radio Society with respect to the covenant registered to the Gabriola Fire Improvement District. The trustees asked staff to add RCMP and ambulance to the referral list for the application.

**GB-068-2012**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request that staff refer the Gabriola Radio Society application to the RCMP and Gabriola ambulance service.

**CARRIED**

**5. CORRESPONDENCE**

*Correspondence specific to an active development application and/or project will be received by the Gabriola Island Local Trust Committee when that application and/or project is on the agenda for consideration.*

There was no correspondence for consideration.

**6. REPORTS**

*6.1 Work Program Reports*

The Local Trust Committee reviewed the Top Priorities Report and Projects List dated June 19, 2012 with Planner Fox.

Planner Fox provided an update on the Development Approval Information Bylaw. The discussion continued and it was recommended that the Top Priorities list be amended.

**GB-069-2012**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee amend the top priority list by removing number 1 and insert Development Approval Information Bylaw as number 2.

**CARRIED**

*6.2 Applications Log dated June 19, 2012*

The Local Trust Committee reviewed the Applications Log dated June 19, 2012. There were no comments.

*6.3 Trustee and Local Expenses posed to May 31, 2012*

The Local Trust Committee reviewed the local expense statement with postings to May 31, 2012.

*By consensus, the Local Trust Committee moved the Town Hall Session forward.*

**12. TOWN HALL SESSION**

**Linnet Kartar** commented on the information meeting for the radio tower application. She summarized that the community is not against the idea of community radio but the neighbourhood is opposed to have the tower. She asked if the Local Trust Committee

could look very closely at the covenants when a new location is found and enquired how covenants are enforced. She suggested that the Local Trust Committee resolve to not have any more towers on Gabriola. Trustee Rudischer responded with clarification about the cell tower at Silva Bay and reviewed some of the discussion at the earlier part of the meeting.

Trustee Malcolmson added that the Regional District of Nanaimo holds most of the covenants and that the Regional Director had been researching those covenants.

Planner Fox listed the material concerning the application that is available at the Islands Trust office.

**John Snipper**, a non resident, said he is looking into rezoning and is wondering if the trustees are satisfied and think it's reasonable for the community to take two years on average to approve a rezoning application. Regional Planning Manager Jackson responded that it is quite typical and that in some cases, where the Official Community Plan is amended, it would take up to three months just for provincial approval. Trustee Malcolmson added that the long term planning takes priority and that two years is not unusual. She concluded that it's a reasonable estimate based on the workload of the Gabriola Local Trust Committee.

**Deborah Ferens** asked if the Bill C-48 federal legislation change of fish habitat protection affects the Riparian Areas Regulation bylaw.

**Linnet Kartar** suggested that information relating to the Gabriola Radio Society's CRTC application could be included at the Islands Trust office.

**7. NEW BUSINESS**

*7.1 Application Processing*

Trustee Malcolmson asked if rezoning applications would be held during an Official Community Plan review. Trustee Rudischer recommended that the Official Community Plan review should be completed first. Regional Planning Manager Jackson affirmed that applicants have a right to apply even though the Local Trust Committee is engaged in an Official Community Plan review. He said that the application would not be comprehensively reviewed until the Official Community Plan review is complete and that the staff report would only provide background information without analysis.

**GB-070-2012**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee resolves to direct staff to provide only preliminary reports on bylaw amendment applications for the Local Trust Committee consideration while the Local Trust Committee is involved in the Official Community Plan review.

**CARRIED**

*Chris Jackson left the meeting at 12:11 pm.*

**8. TRUSTEES' REPORTS**

**Trustee Rudischer** provided a report about the meetings she had attended since the last Local Trust Committee meeting.

**Trustee Malcolmson** reported that Neighbourhood Zero Emission Vehicles (NZEV) were demonstrated at the June Islands Trust Council meeting, and after mentioning that Gabriola Island had designated roads for the vehicle, was offered a demonstration on Gabriola Island. Trustee Malcolmson reported that she had participated in a mock oil spill cleanup exercise at the Ocean Days Festival at Descanso Bay Regional Park, attended Aboriginal Day with Regional Director Houle, the Gabriola Ratepayers and Ministry of Transportation and Infrastructure meeting, and the Gabriola Museum opening. Trustee Malcolmson noted that the issue of bridging Gabriola and Mudge Islands is on the horizon again due to the Coastal Ferry Act. She suspects that Gabriolans will be called again to articulate their opinions. She described how Gabriola and Mudge Islands have faced the threat of a bridge more than any other island because of the location as a stepping stone from the mainland to Vancouver Island. Trustee Malcolmson confirmed that she would continue to advocate for the Trust Policy Statement, the Gabriola Official Community Plan and Mudge Island Official Community Plan which had all been derived from extensive public consultation, all signed by the Minister of Community Affairs, and all opposed to a bridge. She said that the cost to island ecology, peace, and local economy is much too great to contemplate.

**9. CHAIR'S REPORT**

**Chair Graham** reported the highlights of the Trust Council meeting that took place on Pender Island a few weeks prior. He commented that representatives from the San Juan Islands attended, there was a good session on building First Nations relations, and the trustees had a chance to look at the Strategic Plan for the first time. He said that Islands Trust will be asking for public input on the Strategic Plan and that public consultation for the Strategic Plan had not happened before.

**10. REGIONAL DIRECTOR'S REPORT**

**Regional District of Nanaimo Director Howard Houle** reported on the public meetings and public engagements that he had attended during the past month. Director Houle reported that the meeting with the Islands Trust and Regional District of Nanaimo to discuss a protocol agreement had taken place and he expects the draft of an agreement to be completed soon.

**11. DELEGATIONS**

There were no delegations.

**13. APPLICATIONS AND PERMITS**

There were no applications.

14. **LOCAL TRUST COMMITTEE PROJECTS**

14.1 *Steep Slopes and Hazardous Areas Development Permit Area*

14.1.1 *Project Charter (standing item)*

The Local Trust Committee reviewed the project charter document as amended on May 9, 2012 and discussed the timeline with the Island Planner.

14.1.2 *Communication Strategy (standing item)*

The Local Trust Committee discussed the Communications Strategy with the Island Planner.

**GB-071-2012**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request that staff amend the May 9, 2012 Project Charter and Communications strategy to include implementation of the Riparian Areas Regulation.

**CARRIED**

14.2 *Riparian Areas Communication Materials*

Planner Fox reviewed her memorandum dated June 8, 2012 regarding riparian areas communication materials. The material is to articulate why protecting fish habitat is important. Planner Fox presented a draft brochure entitled 'Living near Riparian Areas', designed to educate and inform residents of the important ecological functions riparian areas provide as well as the potentially detrimental effects that development activities can have on these areas.

The Local Trust Committee reviewed the brochure and recommended several areas that could be expanded or clarified with more simple terminology and instructed the have the brochure printed as revised during the discussion.

14.3 *Community Engagement Survey Results*

Planner Fox summarized her staff report dated June 8, 2012 regarding the community engagement survey results. She noted that about half of the respondents had previously participated in Islands Trust consultation processes in the last five years. The trustees reviewed the attached survey data and the comments that the respondents had provided on their survey forms. Planner Fox told the Local Trust Committee that the survey results will help inform the development of community engagement strategies for future work program items.

15. **BYLAWS**

There were no bylaws for consideration on this agenda.

16. **ISLANDS TRUST WEBSITE**

The Local Trust Committee reviewed the Gabriola Island Local Trust Committee page of the Islands Trust website. Planner Fox pointed out several updates that incorporate the Gabriola Radio Society application information.

17. **CLOSED MEETING**

Chair Graham announced at 1:03 pm that the next part of the meeting would be closed to the public. The public and local media representatives left the meeting.

**GB-072-2012** It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee close the next part of the June 28, 2012 business meeting to discuss matters pursuant to Section 90(1)(a) of the *Community Charter* to consider appointments to the Advisory Planning Commission and that Island Planner Chloe Fox and Recorder Stephen Orgill be invited to attend this meeting.

**CARRIED**

18. **RECALL TO ORDER**

Chair Graham recalled the meeting to order at 1:17 pm and reported to the public.

**GB-072-2012** It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee remove Deborah Ferens, from the Transportation Advisory Commission and appoint Philip Vannini in her place.

**CARRIED**

**GB-073-2012** It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee appoint Deborah Ferens, Deb Scott, Stephen O'Neil, Nancy Crozier, Alix Hodson James Prunty, and Lisa Webster-Gibson for a two year term to the Advisory Planning Commission.

**CARRIED**

19. **NEXT BUSINESS MEETING**

The next Local Trust Committee will be at 10:15 am on July 26, 2012 at the Women's Institute, 476 South Road, Gabriola Island, BC.

20. **TOWN HALL SESSION**

There were no members of the public in attendance.

**21. ADJOURNMENT**

The Local Trust Committee adjourned the meeting by consensus at 1:21 pm.

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Recorder

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Chair