

Regular Meeting Revised Agenda

Date: May 13, 2021
 Time: 10:30 am
 Location: Electronic Meeting

Pages

1. **CALL TO ORDER** 10:30 AM - 10:35 AM
 "Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."
2. **APPROVAL OF AGENDA** 10:35 AM - 10:40 AM
 - 2.1. Rise and Report - regarding Closed Meeting held April 15, 2021
3. **REPORTS** 10:40 AM - 11:10 AM
 - 3.1. Trustee Reports
 - 3.2. Chair's Report
 - 3.3. Electoral Area Director's Report
 - 3.4. First Nation Reports
4. **TOWN HALL** 11:10 AM - 11:20 AM
5. **MINUTES** 11:20 AM - 11:25 AM
 - 5.1. Local Trust Committee Minutes dated April 15, 2021 – for adoption 4 - 12
 - 5.2. Section 26 Resolutions-Without-Meeting - none
 - 5.3. Advisory Planning Commission Minutes - none
6. **BUSINESS ARISING FROM MINUTES** 11:25 AM - 11:40 AM
 - 6.1. Follow-up Action List dated May 5, 2021 13 - 16
7. **APPLICATIONS AND REFERRALS** 11:40 AM - 12:10 PM
 - 7.1. Referral from Regional District of Nanaimo (RDN) Proposed Regional Growth Strategy Amendment to the Nanaimo Airport Lands - Request for Response - for discussion 17 - 21

7.2.	GB-RZ-2021.1 (Page's Resort and Marina - 3350 Coast Road, Gabriola) - Staff Report	22 - 33
7.3.	GB-RZ-2020.1 (Gabriola Housing Society - GHS) - verbal update	
8.	LOCAL TRUST COMMITTEE PROJECTS - none	
9.	DELEGATIONS	12:10 PM - 12:40 PM
9.1.	Fay Weller for the Gabriola Island Recycling Organization (GIRO) regarding request for additional activities to be added to the term "recycling centre"	34 - 36
9.2.	People for a Healthy Community (PHC) regarding request for Zone change	37 - 37
10.	CORRESPONDENCE	12:40 PM - 12:45 PM
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
10.1.	Letter dated May 5, 2021 from M. Taylor regarding Habitat Destruction	38 - 38
11.	NEW BUSINESS	12:45 PM - 1:15 PM
11.1.	Annual Report - Staff Report	39 - 40
11.2.	Gabriola Island Recycling Organization (GIRO) plans for Textile Recycling - for discussion	
11.3.	Email dated May 3, 2021 from Baylink requesting Letter of Support for Connected Coast on Gabriola	41 - 64
11.4.	<i>Development Approval Information Bylaw</i>	
	----- BREAK 1:15 PM TO 1:45 PM -----	
12.	REPORTS	1:45 PM - 2:05 PM
12.1.	Climate Change Action Update	
12.2.	First Nations Relationship Building	
12.3.	Trust Conservancy Report - none	
12.4.	Applications Report dated May 5, 2021	65 - 72
12.5.	Trustee and Local Expense Report - none	
12.6.	Adopted Policies and Standing Resolutions	73 - 75
12.7.	Local Trust Committee Webpage	

- 13. WORK PROGRAM** 2:05 PM - 2:25 PM
- 13.1. Top Priorities Report dated May 5, 2021 76 - 76
- 13.2. Projects List Report dated May 5, 2021 77 - 80
- 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** 2:25 PM - 2:30 PM
- 15.1. Motion to Close the Meeting
- 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.*
- 16. ADJOURNMENT** 2:30 PM - 2:30 PM



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



Follow Up Action Report

Gabriola Island

16-May-2019

Activity	Responsibility	Dates	Status
1 GB-DVP-2019.1 (Huxley Park) - LTC waived requirement for BCLS survey; issued DVP subject to receipt of a planting plan to mitigate tree loss/reduction in area for tree removal and reduction in parking area (see resolution from minutes). Staff to follow up with RDN on submission requirements and issuance of DVP.	Becky McErlean Bronwyn Sawyer		In Progress

28-Nov-2019

Activity	Responsibility	Dates	Status
1 LTC approved issuance of GB-DVP-2017.1 conditional upon registration of a restrictive covenant and registration of a S. 32 HCA notice on title. (Awaiting registration of covenant and HCA notice)	Becky McErlean Ian Cox		In Progress
2 LTC approved issuance of GB-DP-2017.2 following issuance of GB-DVP-2017.1 (Awaiting registration of covenant and HCA notice)	Becky McErlean Ian Cox		In Progress

10-Sep-2020

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Gabriola Island

10-Sep-2020

Activity	Responsibility	Dates	Status
1 GB LTC resolution to purchase a subscription to the Welcome Wagon up to \$100. <i>'Welcome Wagon' replaced by new business 'Welcome Home'. No cost to businesses to participate. TAS advised updated Islands Trust brochures coming in Spring 2021 and asked we hold off distribution of information to GB newcomers until new printed material is available.</i>	Wil Cottingham		In Progress

26-Nov-2020

Activity	Responsibility	Dates	Status
1 GB-RZ-2020.1 (GHS) Proposed Bylaw No. 308 (Housing Agreement) LTC request applicant submit approved water licence prior to final reading of BL 306 and 307 March 4 2021: Staff to prepare amendments to the Housing Agreement Bylaw as per the LTC resolution; defer items i) and n) to future LTC meeting and not proceed with further readings until consultation with Snuneymuxw First Nation is completed.	Becky McErlean Jaime Dubyna		In Progress

21-Jan-2021

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Gabriola Island

21-Jan-2021

Activity	Responsibility	Dates	Status
1 GB-SUB-2017.2 - covenant accepted by the LTC and have assigned chair and one trustee as signatories. April 2021 update: Awaiting signature pages from applicant.	Becky McErlean Marnie Eggen		In Progress

15-Apr-2021

Activity	Responsibility	Dates	Status
1 GB-RZ-2021.1 (Page's Resort) - staff to prepare draft bylaws and provide expedited legislated review options to the LTC for consideration of next steps.	Teresa Mahikwa		In Progress
2 Defer RDN Nanaimo Airport referral package from April 15th agenda package to May 13.	Becky McErlean		Completed
3 Amend GB-TUP-2020.3 by adding a new condition 4.14 re: adhering to BC Prov. Officer health orders an issue permit as amended.	Becky McErlean Ian Cox		Completed
4 Cannabis Regulations: Schedule a Public Hearing for Proposed Bylaw No. 303 during a future LTC meeting.	Becky McErlean Heather Kauer		In Progress
5 Add cannabis production regulations items in project list.	Sonja Zupanec		Completed
6 GB Active Transportation Grant: Project charter endorsed. Post to web and initiate request for proposal process with Finance department.	Sonja Zupanec		In Progress

Follow Up Action Report

Gabriola Island

15-Apr-2021

Activity	Responsibility	Dates	Status
7 Housing Options and Impacts Review Project: staff to prepare a comprehensive analysis of HAPC recommendations related to short, medium and long term actions and provide specific details on the options pertaining to: housing commission; subdivision controls; short term vacation rentals; voluntary dedication of densities; flex zoning and secondary accommodation; CDF protection initiatives. Chair and RPM to explore enhanced funding options for the HOIRP. Appoint 6 members to the new HAPC for 2 yr term and notify. Reserve a seat on the HAPC for Snuneymuxw First Nation and Gabriola Lands and Trails Trust representatives and notify them.	Heather Kauer Penny Hawley Sonja Zupanec		In Progress

March 24, 2021

Gabriola Island Local Trust Committee
Islands Trust
700 North Road
Gabriola Island, BC V0R 1X3

Re: Proposed Regional Growth Strategy Amendment for Nanaimo Airport Lands

Dear Local Trust Committee:

This letter is to advise you of the commencement of the formal referral process as part of the proposed amendment to the Regional Growth Strategy (RGS) for the Nanaimo Airport Lands. On March 23, 2021, the Regional District of Nanaimo (RDN) Board gave first and second reading to Regional District of Nanaimo Regional Growth Strategy Amendment Bylaw No. 1615.04, 2020.

The proposed RGS amendment bylaw is attached for your information and you are respectfully invited to provide comments on the proposed RGS amendment bylaw as they relate to your organization's responsibilities prior to May 24, 2021. If we do not receive your comments by this date, we will deem that your organization has no concerns with the proposed RGS amendment bylaw, or consider its interests to be unaffected. The proposed RGS amendment bylaw will go before the RDN Board for consideration of third reading upon completion of the formal referral process.

Since 2003, the RDN and the Nanaimo Airport Commission have been in discussion to align RDN land use bylaws with the Nanaimo Airport Master Plan and Land Use Plan. Amendments to RGS maps will extend the Cassidy Village Centre boundary to include part of the highway frontage of the Airport Lands and adjust the boundary between the Industrial Lands designation and the Resource Lands and Open Space designation.

The associated amendments to the Electoral Area A Official Community Plan and the Zoning Bylaw were given first and second reading on September 17, 2020, and a public hearing was held on November 4, 2020. A joint public hearing is planned for all three associated amendment bylaws (RGS, Official Community Plan and Zoning Bylaw) prior to third reading. Background information and the proposed Official Community Plan and Zoning Bylaw can be found on the project website at getinvolved.rdn.ca/airport.

If you have any questions about the proposed RGS amendment we would be pleased to meet with you or your staff to discuss this project or to answer any questions you may have. Alternatively, Nick Redpath, Senior Planner, may be reached at nredpath@rdn.bc.ca or 250-390-6761.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Brown". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tyler Brown, Chair
Regional District of Nanaimo

Encl. Regional District of Nanaimo Regional Growth Strategy Amendment Bylaw No. 1615.04, 2020

cc: Heather Kauer, Regional Planning Manager

**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 1615.04, 2020**

**A Bylaw to Amend
Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615, 2011**

The Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

1) TITLE

This Bylaw may be cited as “Regional District of Nanaimo Regional Growth Strategy Amendment Bylaw No. 1615.04, 2020”.

2) AMENDMENT

The “Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615, 2011”, is hereby amended as follows:

- a) To Appendix A, Map 4 Land Use Designations, by making the following land use designation changes:
 - i) for the land legally described as “Lot 2 of Sections 1 & 2, Range 8, Cranberry District and of District Lots 2 & 15 Bright District, Plan VIP68713”, changing the designation from a split designation of “Industrial Lands” and “Resource Lands and Open Space” to a split designation of “Industrial Lands” and “Rural Village Area”, as shown in Schedule ‘1’ attached to and forming part of this bylaw.
 - ii) For the land legally described as “Lot 3, District Lot 15, Bright District, Plan VIP68713”, changing the designation from “Resource Lands and Open Space” to “Industrial Lands”, as shown in Schedule ‘1’ attached to and forming part of this bylaw.
- b) By deleting Appendix B, Sheet 16 and replacing it with the map shown in Schedule ‘2’ attached to and forming part of this bylaw.
- c) To Appendix A, Maps 1 to 5, by changing the “Growth Containment Boundary” outline for the lands designated “Cassidy Rural Village Centre” to match the area shown in the replaced Appendix B, Sheet 16.

Introduced and read two times this 23rd day of March, 2021.

Public hearing held pursuant to Section 464 of the *Local Government Act* this ____ day of ____, 2021.

Read a third time this ____ day of ____, 2021.

Adopted this ____ day of ____, 2021.

Chair

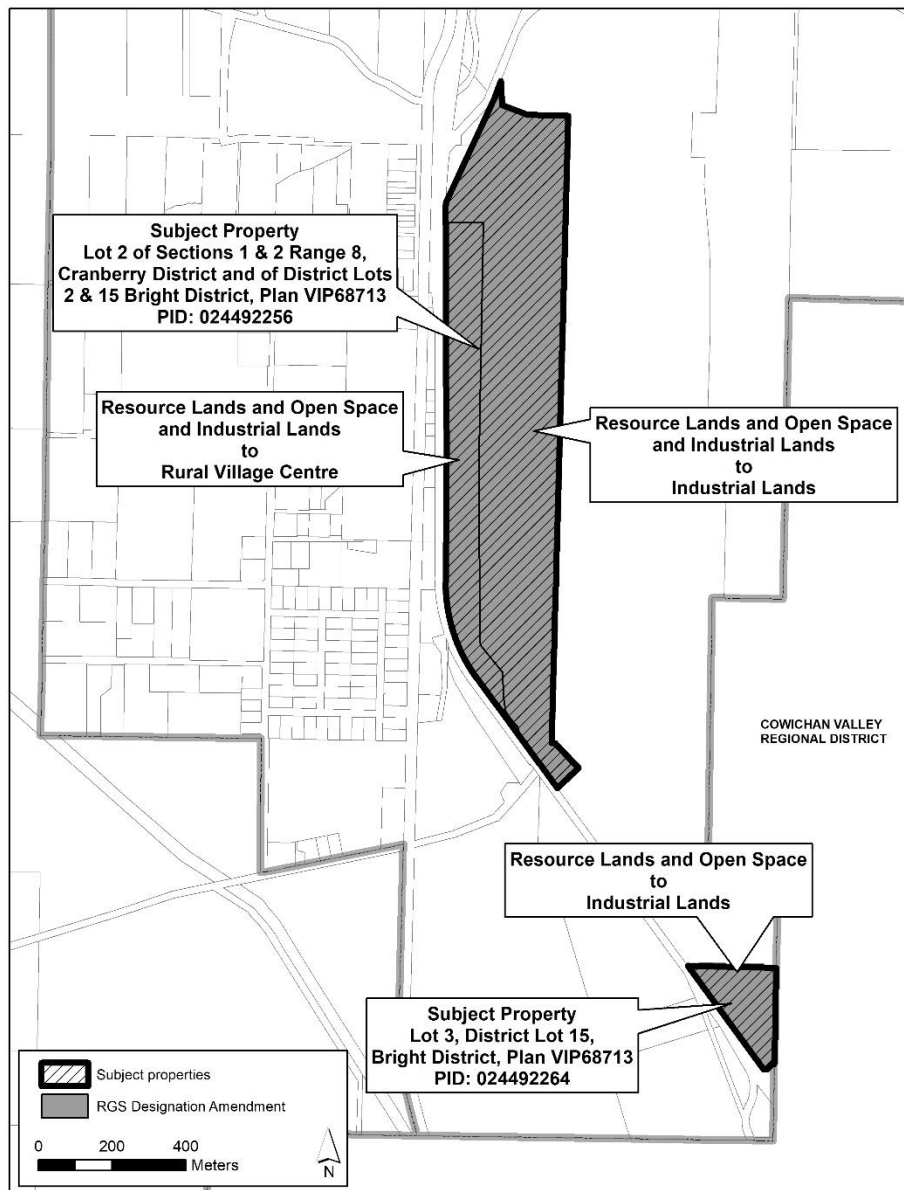
Corporate Officer

Schedule '1' to accompany "Regional District of Nanaimo Regional Growth Strategy Amendment Bylaw No. 1615.04, 2020"

Chair

Corporate Officer

Schedule '1'

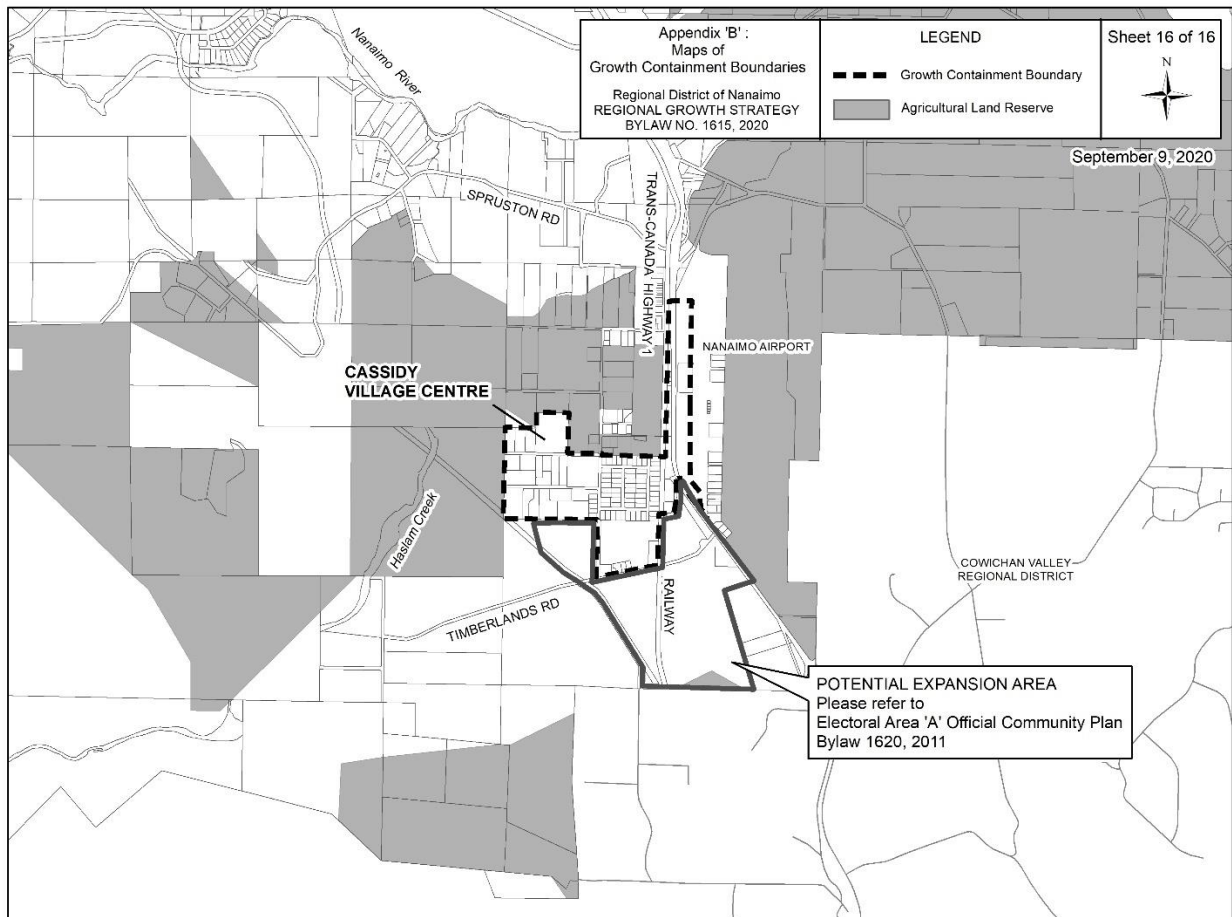


Schedule '2' to accompany "Regional District of Nanaimo Regional Growth Strategy Amendment Bylaw No. 1615.04, 2020"

Chair

Corporate Officer

Schedule '2'



File No.: GB-RZ-2021.1
Page's Resort & Marina
(Hatfield & Reeve)

DATE OF MEETING: May 13, 2021

TO: Gabriola Island Local Trust Committee

FROM: Teresa Mahikwa, Island Planner
Northern Team

COPY: Heather Kauer, Regional Planning Manager
Northern Team

SUBJECT: Rezoning Application – Land Use Bylaw amendment to permit retail liquor sales
Applicant: Gloria Hatfield, Ken Hatfield, Phyllis Reeve
Location: 3350 Coast Road, Gabriola Island (PID 000-462-357)

RECOMMENDATIONS

1. 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.
2. 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.
3. 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.
4. 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*.

REPORT SUMMARY

The purpose of this interim report is to advance rezoning application GB-RZ-2021.1 (Page's Resort & Marina), which seeks a bylaw amendment in order to add a new use to the subject property (Figure 1 below), namely, to permit the “retail sale of liquor and other alcoholic goods”. This staff report provides the Gabriola Island Local Trust Committee (LTC) with a copy of the Islands Trust Policy Statement Directives Only Checklist (Attachment 1), a copy of the draft Bylaw No. 309 (Attachment 2), and seeks direction from the LTC on how to proceed. Staff is recommending first and second reading, waiving of the requirement for a public hearing, but not to refer Bylaw No. 309 to First Nations, Local Governments or other Agencies for review or comment, the rationale for which is provided in the “Analysis/Consultation” section below.

BACKGROUND

At the April 15, 2021 regular business meeting the LTC passed the following resolution:

GB-2021-028

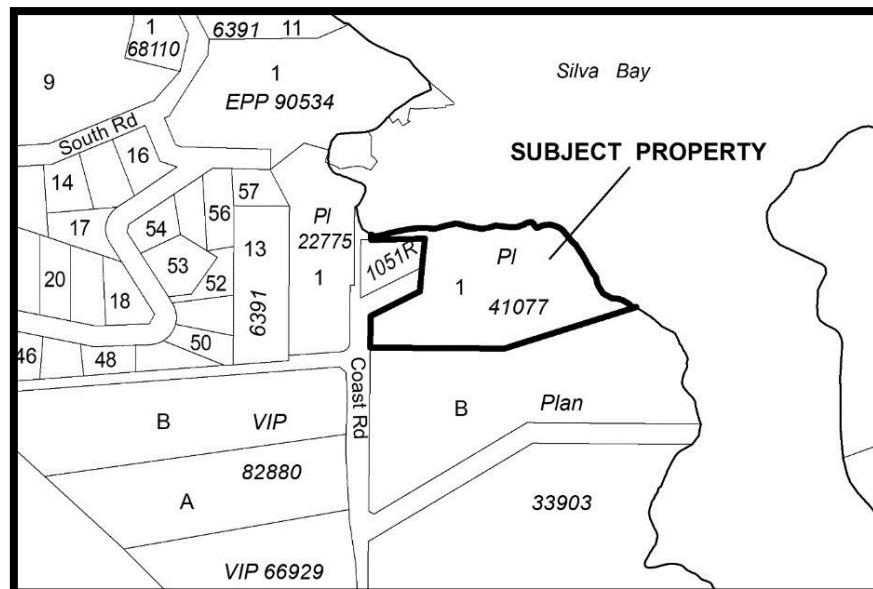
It was MOVED and SECONDED

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

Therefore, staff have prepared a draft bylaw amendment (Bylaw No. 309), included as Attachment 2 for review and consideration by the LTC.

Figure 1 – Subject Property Map Location



ANALYSIS

Policy/Regulatory

The policies and regulations that pertain to this application are summarized below.

Islands Trust Policy Statement (ITPS) Directives Only Checklist:

This proposed amendment to add the additional use of retail sale of liquor and other alcoholic goods on the subject property does not appear to be contrary to or inconsistent with the Islands Trust Policy Statement, as noted in the Directives Only Checklist (Attachment 1).

Official Community Plan (OCP):

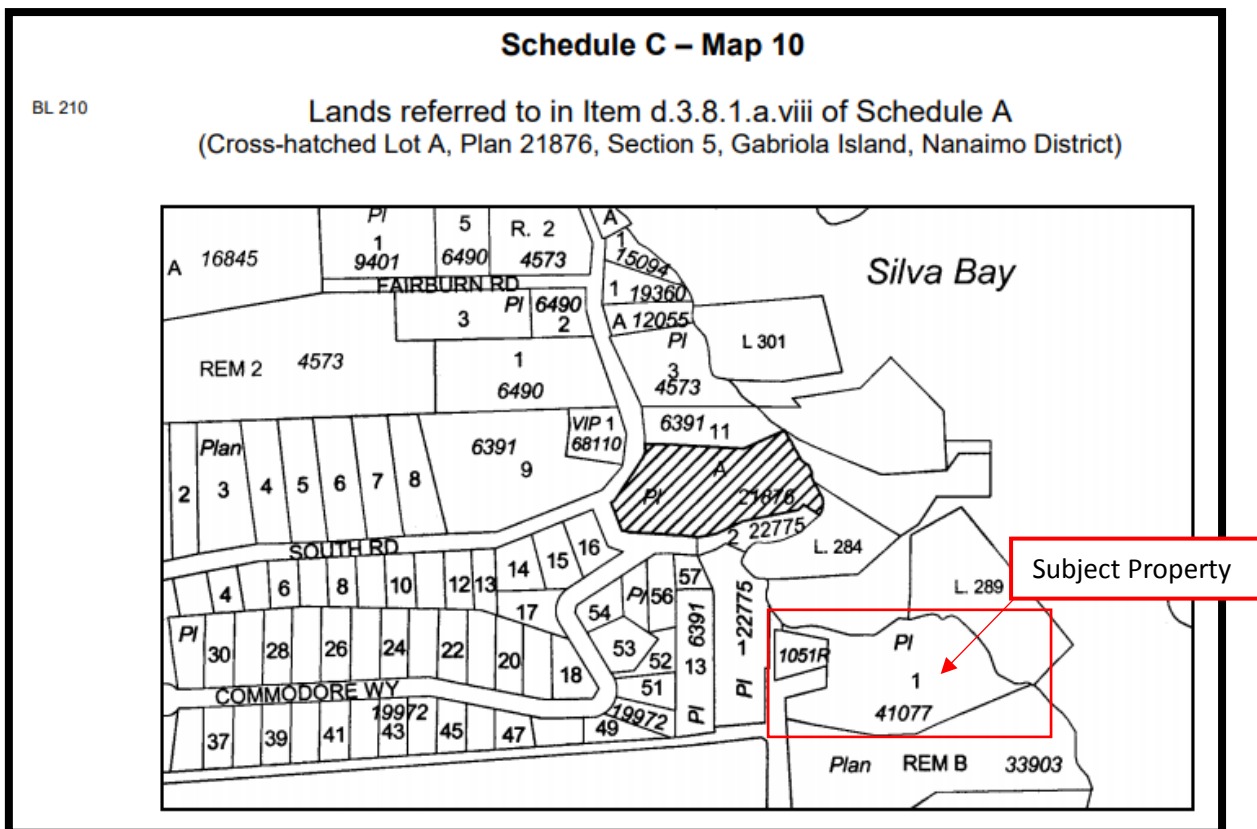
As mentioned in the staff report dated April 15, 2021, this rezoning application proposal to add the additional use of retail sale of liquor and other alcoholic goods on the subject property, appears to be consistent with the Gabriola Island OCP, so an OCP amendment is not required. Therefore, as noted on page 1 of this report, staff are recommending that the requirement for a public hearing be waived for Bylaw No. 309.

Land Use Bylaw (LUB) regulations and adding a “Map 17”:

As noted in the staff report dated April 15, 2021, the subject property is currently zoned TC 1 (Tourist Commercial 1). Currently, the proposal does not comply with existing regulation D.3.8.1a.viii., which allows for the retail sale of liquor and other alcoholic goods only on “Schedule C, Map 10” of the LUB (i.e. the cross-hatched area of Map 10 shows the Silva Bay Resort & Marina property only).

Staff considered amending the existing LUB “Schedule C, Map 10” to include the subject property (Page’s Resort & Marina). However, as existing **LUB regulation D.3.8.3.e.v also references “Map 10”**:

“v) Licensed liquor establishments are allowed only in conjunction with a hotel, motel, inn or lodge having a minimum of four tourist accommodation units, except on lands shown on Schedule C, Map 10.”



Staff believed it would provide more clarity to amend the zoning by **adding a new map altogether (i.e. “Schedule C, Map 17”)**, which would reference the Page’s Resort & Marina property only, and **amend the text of regulation D.3.8.1.a.v and D.3.8.1.a.viii only**, without the need to determine alternate wording for regulation D.3.8.3.e.v at all – in the hopes of thereby avoiding potential, unintentional consequences affecting the zoning/uses of the Silva Bay Resort & Marina property.

Consultation

Waiving the Public Hearing Requirement

As mentioned above, as the draft Bylaw No. 309 appears to be consistent with the Gabriola Island OCP, staff are recommending that the LTC consider waiving the public hearing requirement for this application.

First Nations Referrals

As mentioned in the staff report dated April 15, 2021, in the spirit of information-sharing, staff emailed an “early information package” to Snuneymuxw First Nation so that they would be aware of the proposal, and copied the Gabriola LTC and the applicant by email as well.

Staff then searched the provincial Consultative Areas Database (CAD), which resulted in the following seven First Nations with potential interests in the rezoning of the subject property: Cowichan Tribes, Halalt First Nation, Lake Cowichan First Nation, Lyackson First Nation, Penelakut Tribe, Snuneymuxw First Nation, and Stz’uminus First Nation.

However, following the April 15 LTC meeting, planning staff further consulted internally with the Islands Trust Senior Intergovernmental Policy Advisor regarding an application-specific approach to First Nations consultation for this file.

Given that this application and draft bylaw have no proposed or anticipated impacts to land or waters, and that the bylaw change is a change of business use only (i.e. to add a permitted business use: the retail sale of liquor and other alcoholic goods) on the subject property, staff concluded that a formal referral to First Nations would not be required, nor necessary in this case. Should the LTC concur, to honour ongoing relations and information-sharing, staff would follow up with Snuneymuxw First Nation to reiterate that Bylaw No. 309 has no proposed or anticipated impacts to land or waters, and that the bylaw change is a change of business use only.

Other Government and Agency Referrals

Although the Gabriola Island Local Trust Committee has a protocol agreement¹ with the Regional District of Nanaimo (RDN) regarding notification and consultation with each other on certain matters, staff believe that, for similar reasons as outlined in the First Nations section above, due to the nature of this application, the protocol agreement would not be relevant. Thus, a formal referral of Bylaw No. 309 to the RDN for review and comment would not be required.

Timeline

Subject to concurrence with staff’s recommendations, draft Bylaw No. 309 could receive both 1st and 2nd reading at the May 13 LTC meeting. As staff are recommending no referrals for Bylaw No. 309, following the May 13 LTC meeting, staff would then proceed with sending out public notification regarding the waiving of the requirement for public hearing, as per Section 467 of the *Local Government Act*. Staff would plan to return to the June 17 LTC meeting for the LTC’s consideration of 3rd reading of Bylaw No. 309, and would also likely recommend forwarding the bylaw to EC for approval at that time as well. Following EC’s approval, the LTC could then adopt Bylaw No. 309 by Resolution Without Meeting (RWM) at any time thereafter, thereby expediting the bylaw amendment process for Bylaw No. 309.

¹ See RDN-Gabriola LTC Protocol Agreement (2006) here: <http://www.islandstrust.bc.ca/media/343370/03orgagriul272006reg.pdf>

Rationale for Recommendation

Given that Bylaw No. 309 does not appear to be contrary to or inconsistent with the Islands Trust Policy Statement, and because it does appear to be consistent with the Gabriola Island Official Community Plan, staff are recommending (as noted on page 1 of this report), that the requirement for a public hearing be waived for Bylaw No. 309. Furthermore, given the minor text-based, business-use nature of this amendment and no anticipated or proposed impacts to lands or waters, staff are not recommending referral of Bylaw No. 309 as part of the consultation approach for this application. Therefore, staff are recommending that draft amendment Bylaw No. 309 be given first and second reading at the May 13 LTC meeting.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendations:

1. Refer Bylaw No. 309 out for review and comment

The LTC may wish to refer Bylaw No. 309 to First Nations, Local Governments, or other Agencies for review and comment. If this alternative is selected, staff recommend that the LTC refer the bylaw to Snuneymuxw First Nation and the Regional District of Nanaimo. Recommended wording for this resolution is as follows:

That proposed Bylaw No. 309 be referred to Snuneymuxw First Nation and the Regional District of Nanaimo for comment.

2. Request further information

The LTC may request further information prior to making a decision. Staff advise that should the LTC pursue this alternative, that the application process and next steps would be lengthened. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee request that, for application GB-RZ-2021.1, [specific information] be submitted to the Islands Trust.

3. Deny the application

The LTC may deny the application. Staff advise that should the LTC pursue this alternative, the file would be closed, the applicant may be issued a partial refund, and could not reapply for a rezoning/bylaw amendment for a minimum of 1 year. If this alternative is selected, the LTC should state the reasons for denial. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee deny application GB-RZ-2021.1 for the follows reasons [insert reasons].

NEXT STEPS

Subject to concurrence with the staff recommendations, staff will not refer out Bylaw No. 309, but will proceed with the public notification to waive the requirement for a public hearing for the proposed bylaw. Staff will also prepare to return with Bylaw No. 309 for the LTC's consideration of third reading, and potential forwarding of the Bylaw to the Executive Committee at the LTC's next regular business meeting on June 17, 2021.

Submitted By:	Teresa Mahikwa, RPP, MCIP Island Planner	April 29, 2021
Concurrence:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	May 5, 2021

ATTACHMENTS

1. Islands Trust Policy Statement Directives Only Checklist
2. Draft Bylaw No. 309 (LUB Amendment)

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	3.1	Ecosystems
n/a	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
n/a	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
n/a	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
n/a	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
n/a	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
n/a	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
n/a	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
n/a	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
n/a	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
n/a	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
CONSISTENT	No.	DIRECTIVE POLICY
n/a	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
n/a	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
n/a	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
n/a	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
n/a	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.

n/a	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
CONSISTENT	No.	DIRECTIVE POLICY
	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
n/a	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
n/a	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
n/a	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
n/a	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
n/a	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
n/a	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
n/a	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
n/a	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
n/a	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
n/a	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
n/a	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
n/a	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
n/a	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
n/a	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.

n/a	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
n/a	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY
	5.5	Recreation
n/a	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
n/a	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
n/a	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
n/a	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
n/a	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
n/a	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
n/a	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
✓	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
n/a	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>

DRAFT

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 309

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2021”.

2. Gabriola Island Local Trust Committee Bylaw No. 177, cited as “Gabriola Island Land Use Bylaw, 1999,” is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS _____ DAY OF _____, 202x

READ A SECOND TIME THIS _____ DAY OF _____, 202x

PUBLIC HEARING HELD THIS _____ DAY OF _____, 202x

READ A THIRD TIME THIS _____ DAY OF _____, 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____, 202x

ADOPTED THIS _____ DAY OF _____, 202x

Chair

Secretary

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 309**

Schedule “1”

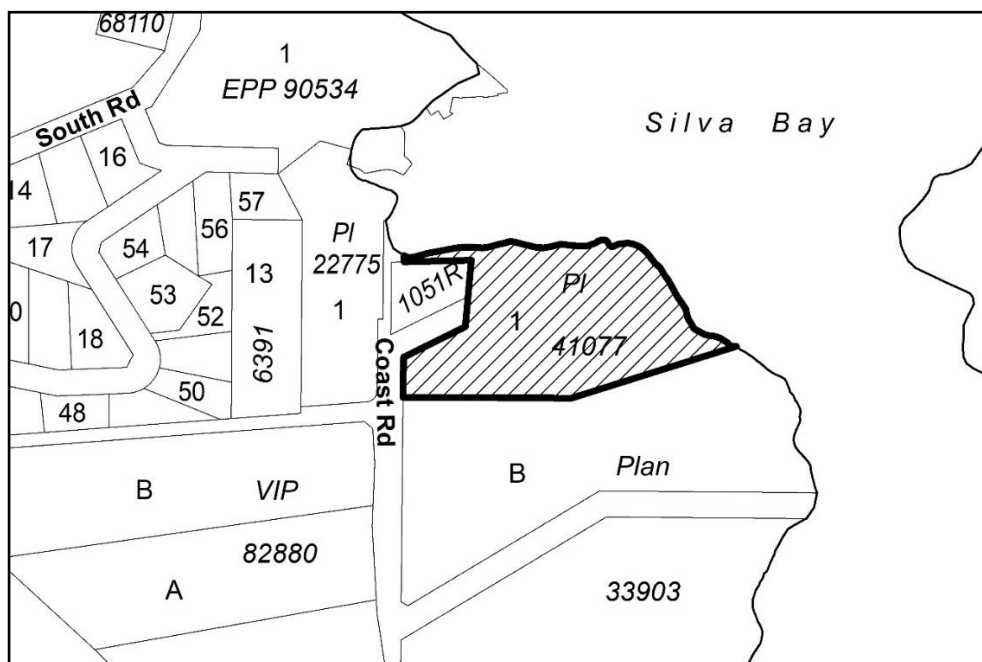
1. **Schedule “A”** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:
 - 1.1 **Part D – ZONES**, Section **D.3 COMMERCIAL AND INDUSTRIAL ZONES**, Subsection **D.3.8 Tourist Commercial 1 (TC1)**, Article **D.3.8.1 Permitted Uses**, Clause **D.3.8.1.a Permitted Principal Uses**, Item **D.3.8.1.a.v**, is amended by deleting the text in its entirety and replacing with:

“v general store, excluding the sale of liquor and other alcoholic goods (however, general store, including the sale of liquor and other alcoholic goods, is a permitted *principal* use on lands shown on Schedule C, Map 17)”
 - 1.2 **Part D – ZONES**, Section **D.3 COMMERCIAL AND INDUSTRIAL ZONES**, Subsection **D.3.8 Tourist Commercial 1 (TC1)**, Article **D.3.8.1 Permitted Uses**, Clause **D.3.8.1.a Permitted Principal Uses**, Item **D.3.8.1.a.viii**, is amended by deleting the text in its entirety and replacing with:

“viii retail sale of liquor and other alcoholic goods, on lands shown on Schedule C, Map 10 and Map 17”
2. **Schedule “C”** of Gabriola Island Land Use Bylaw, 1999 is amended by inserting the following Map, after Map 16:

Schedule C – Map 17

Lands referred to in Items D.3.8.1.a.v and D.3.8.1.a.viii of Schedule A
(Lot 1, Plan VIP41077, Section 5, Land District 32, Gabriola Island; PID 000-462-357)



Attention: Gabriola LTC

May 13, 2021

Request: The Gabriola LTC adopt a standing resolution that the term *recycling centre* in Gabriola Island Recycling Organization's IN2 zoning includes 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.
- c) Adapt used materials to a new use

The zoning for GIRO's activity is found in Gabriola Land Use By-law 177

D:4.4.1.a.vii: recycling centre and associated retail sale of used items on lands as shown on Schedule C, Map 7

Background

The Gabriola Island Land Use Bylaw states that GIRO's primary use is: "*recycling centre and associated retail sale of used items*".

GIRO is implementing an initiative funded by the RDN that will reduce the amount of used fabric going to the landfill while at the same time preparing fabric for re-use, creating stuffed applications, and other useable products. **The aim of this initiative is to recycle local waste and not transport it off-island.**

Currently GIRO receives approximately 100 bags of clothing and linens from islanders per week. These bags are graded and sorted. Of those 100 bags, approximately 50% are considered gently used and are placed in the GIRO restore for resale. The remaining bags (approx. 50 bags weighing 20lbs each) are sent to the landfill. These are clothes that would not sell due to being dirty, stained, extremely wrinkled, or damaged missing buttons and zippers (see Appendix A for breakdown). Previously the Diabetes Association (*Clothesline*) picked up these bags. However, they have confirmed that it will be unable to pick them up anymore. The current 1000 lb textile waste is now being sent to the landfill.

In order to house the activities of this initiative, GIRO is planning a structure that will be between 800 and 1200 square feet. The proposed activities in this building include:

- Making products from the textile waste stream
- Shredding textiles
- Making stuffed applications (such as dog beds and sound absorbing panels) from shredded textiles
- Selling items made from the textile waste stream
- Holding repair and upcycling workshops (limit 10 people)

- Use by entrepreneurs to make items from textile waste
- Repairing donated clothing for resale

This information was sent to IT planners and we received the following response:

The IN1 zone does permit the following activities that you have described:

- public assembly and recreation (for workshops on repair and recycling)
- recycling centre and associated retail sale of used items (for collection, sorting, storage, crushing, shredding, packaging recyclable materials, and retail sale of used items to the public or entrepreneurs)

What is not permitted in the IN1 zone is:

- manufacturing products from the textile waste stream (or any other waste stream, for example);
- repairing donated goods or materials;
- retail or wholesale sale of manufactured or repaired goods.

Our Rationale for the requested policy change:

Our rationale rests on the definition of recycling, and the fact that the recycling centre zoning is site specific – there is no similar zoning elsewhere on the island.

Definition of *Recycling*

Random House Dictionary definitions in a list of seven denotations:

1. to treat or process (used or waste materials) so as to make suitable for reuse
6. to undergo reuse or renewal; be subject to, or suitable for further use, activity etc

Merriam Webster Dictionary definitions of recycling:

- 1: to pass again through a series of changes or treatments: such as
 - a: to process (something, such as liquid body waste, glass, or cans) in order to regain material for human use
 - b: to obtain from an ore, a waste product, or a by-product
 - c: to save from loss and restore to usefulness : RECLAIM
- 2: to adapt to a new use : ALTER
- 3: to bring back : REUSE

Our proposed activities “to save from loss and restore to usefulness” are consistent with the word Recycling as can be seen by the preceding definitions of recycling. In the By-laws the words recycling and centre are not capitalized as one concept but rather all lower-case indicating that the words are stand alone in their definition. The word centre is understood as the place at which recycling occurs.

Note that we believe the existing zoning definition is unambiguous and precise; we are proposing clarification only because the planning staff appears to find the meaning of a recycling center ambiguous.

Recycling centre activities are site specific to our zoning

Part of the planner's rationale for not allowing GIRO to repurpose textiles destined for the landfill into a useful product was:

'When the Land Use Bylaw regulations define a particular use and allow it in one zone, but not in another, we cannot interpret it more generously and apply it elsewhere. The community at some point, decided that GIRO would be more appropriate in an IN1 vs a 'Light Industrial' zone.

What we are proposing are site specific recycling activities, which is what we are zoned for based on what the community decided when the "recycling centre" zoning was put in place. There will be no pollution from the activities - no chemicals used, and solar power will be used to power the sewing machines. The largest impact of the activities will be the use of the shredder, which is an allowed use, according to the planner. The noise of the shredder will be equivalent to our current baler machine.

Summary and Recommendation:

The word Recycle is defined as processing or altering for re-use. These are the activities proposed on the GIRO site. Giro's zoning indicates that its primary use is: *"recycling centre and associated retail sale of used items"*. We request that the Gabriola LTC confirm that the meaning of recycling in the zoning reflects dictionary definitions.



People for a Healthy Community

NEIGHBOURS HELPING NEIGHBOURS

People for a Healthy Community on Gabriola is a registered charity that runs a variety of programs such as the Grocery Program (Food Bank), Food Recovery, School Lunch and Breakfast Programs, Growing Food Program for school aged children, Soup Socials, Seniors Lunches, Day Programs and Educational Series, Home Hospice Program, Caregiver Support and more.

We currently lease part of the ground floor of the Commons farm house, across from the Elementary School, but have outgrown the space and are looking for a place with appropriate zoning to build our own facility.

PHC is best described as a Community Resource Centre, as defined in the Gabriola Land Use Bylaw as "a building, structure or facility or use intended to support community initiatives and organizations but does not include commercial enterprise or for profit endeavours."

The Gabriola Land Use Bylaw has only one Zone Category (IN1) that lists Community Resource Centre as an approved use, but it is designated to one property only, that of the Hope Centre. Effectively this means that there is no Gabriola property available that PHC could develop.

We are asking that the Local Trust Committee initiate and support an application to amend the permitted use list under IN1 to include Community Resource Centre as a general accepted use or to designate an additional spot zone. We are currently looking at the Rollo Centre Site.

Such an amendment is supported by the Gabriola Official Community Plan which recognizes the importance of institutional uses as a focal point for community life and states as one of its objectives, "to provide for institutional uses which meet the needs of the local community"

Mr. Doug Routley M.L.A.
Unit 112 50 10th Street
Nanaimo B.C.
V9R 6L1

797 Sea Girt Rd
Gabriola Island
B.C. V0R 1X1
3 May 2021

Re: Habitat Destruction

Dear Mr. Routley,

I am very concerned by the apparent inability of the Regional District of Nanaimo, the Island Trust and the Province to prevent the destruction of trees on Gabriola Island; and elsewhere. There are many trees and other vegetation being cut down by Gabriola owners, many of them recently arrived. People do not seem to have any thoughts about the destruction and what this means to the whole island.

Besides loss of avian, mammalian, invertebrate, plant habitats the island water supply is adversely affected.

If there were laws to protect habitats, the people whose work is to prevent destruction, would not have such a stressful time when observing what ignorant, uncaring owners are doing.

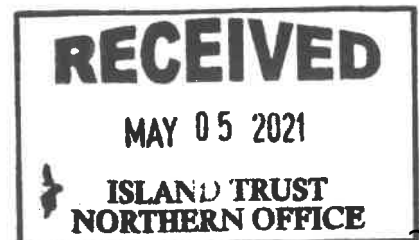
What is the government doing? Anything?, besides the uttering of great thoughts which are not followed by action. Do not say that government is doing something positive that will be put in place soon. We have heard "good" thoughts/plans for years but destruction continues.

Seeing the lack of care, the destruction, is making me to be thankful that I am nearing the end of life. I am becoming depressed by a feeling of helplessness.

Yours sincerely,

Maureen Taylor (Dr.)

→ c.c. Island Trust
~~Regional District of Nanaimo~~
and a letter to Paul Manly M.P.





DATE OF MEETING: May 13, 2021
TO: Gabriola Island Local Trust Committee
FROM: Heather Kauer, Regional Planning Manager
Northern Team
SUBJECT: 2020-2021 Annual Report

RECOMMENDATION:

1. **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.”

DISCUSSION

Local trust committees are asked to endorse their draft sections of the 2020-2021 Annual Report so that Trust Council is readily able to approve the annual report at the Trust Council meeting in June 2021.

Preparation of the Islands Trust Annual Report is outlined in Trust Council’s [Annual Report Policy 6.10.i](#). Once each committee has approved its section, staff will create a draft Annual Report for review by the Executive Committee and subsequent consideration of Trust Council in June. Upon approval by Trust Council, staff will send the Annual Report to the Minister of Municipal Affairs & Housing and circulate it as indicated in Trust Council’s policy.

The recommended text (above) has been reviewed by the Islands Trust Communications Specialist and approved by the Director of Local Planning Services.

Submitted By:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	May 6, 2021
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From: Darren Dofher <ddofher@baylinknetworks.com>
Sent: Monday, May 3, 2021 6:22 PM
To: northinfo <northinfo@islandstrust.bc.ca>
Cc: Dereck Wong <dwong@baylinknetworks.com>
Subject: Request to land the Connected Coast cable on Gabriola Island

Hello Gabriola Island Local Trust Committee:

We would like to introduce the Gabriola Island LTC to the Connected Coast project. The project is an extensive undersea fiber optic network extending to all reaches of the BC coast and will connect over 150 locations with limitless wholesale bandwidth. Currently the project is underway with design, planning and permitting with a target to start construction this August. The starting point for construction will be driven by the timing of permits as well as other factors. There is an opportunity to land the cable on Gabriola Island, which would help facilitate the flexible growth of telecommunications on the island. The installation will have a very low impact on the surroundings. The cable is proposed to land on the MOTI right of way at the North end of Descanso Bay Road. Below is a link to a video showing some typical undersea landing sites.

<https://www.youtube.com/watch?v=25OEx5aFrOk>

There is also a wealth of information on the Connected Coast website at the link below.
<https://connectedcoast.ca/>

Please find the attached general presentations about the project and about Baylink (Baylink is the contractor designing and building the project).

If the LTC is in favor of the landing on Gabriola Island, we would kindly ask for a letter of support. Other letters of support for Connected Coast landings have been provided by the Islands Trust for other Islands (such as Denman and Hornby). We would be happy to present further information and details.

We look forward to your feedback.

Sincerely
Darren

Darren Dofher

BAYLINK 
Connecting Communities

1923 McLean Ave, Port Coquitlam, BC, V3C 1N1

c: 604-786-5074

ddofher@baylinknetworks.com

www.baylinknetworks.com



Before printing this message, please consider the environment.

CONFIDENTIALITY NOTICE

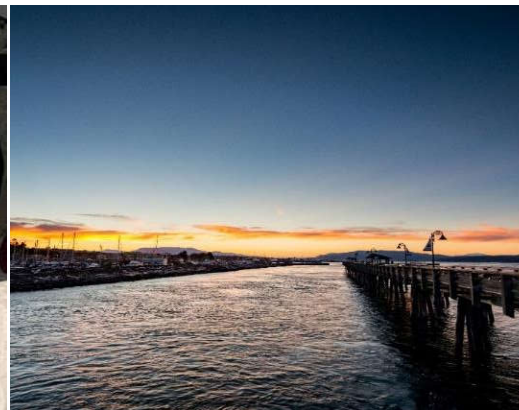
The contents of this **email** message and any attachments are intended solely for the addressee(s) and may contain **confidential** and/or privileged information.

This email may be legally protected from disclosure by Baylink Networks Inc. Email content or attachments are not to be disclosed without authorization by Baylink Networks Inc.

Connected Coast

Bringing backbone infrastructure to rural and remote communities
along the BC coastline, Haida Gwaii and Vancouver island

March 15, 2021
Toquaht First Nation



Broadband declared basic service to all Canadian communities



A new FUND
for projects
that will help
ensure that...

by 2021, 90% of Canadian homes and small businesses have access to fixed broadband services that offer:



SPEEDS OF
↓ 50 MBPS
↑ 10 MBPS



UNLIMITED DATA
ALLOWANCE

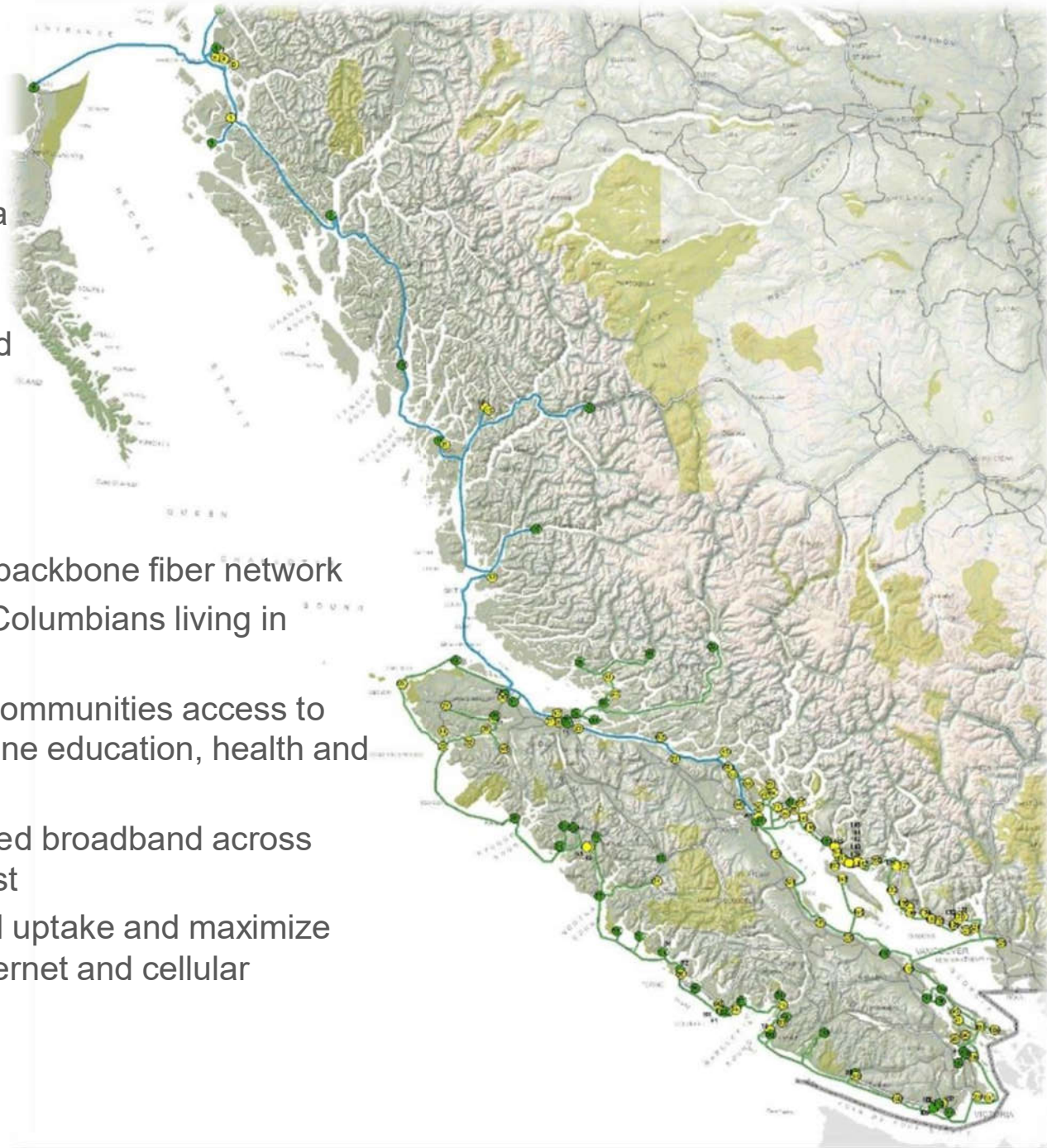
Canadians have access to the latest wireless technology at their homes, small businesses and on the road.



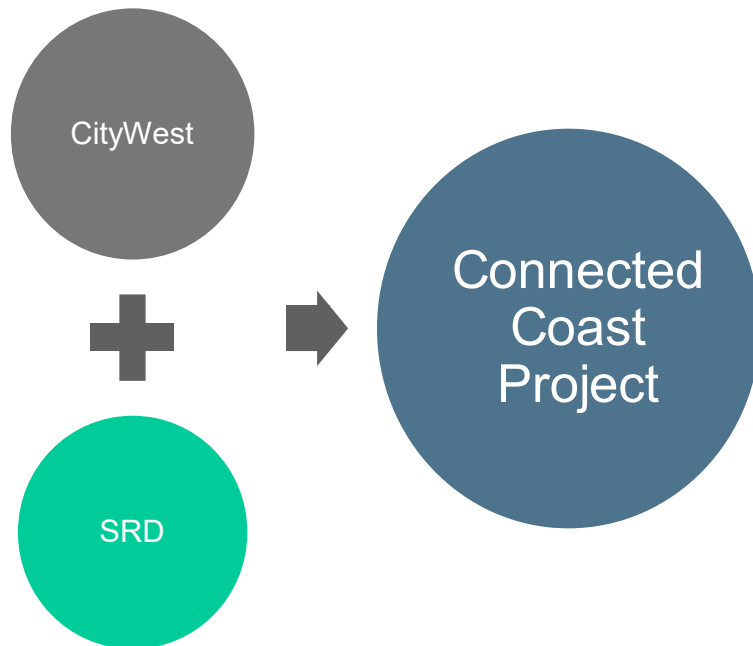
- CRTC universal service objective that Canadians – in all communities should have access to voice services and broadband internet access services on fixed and mobile wireless networks with a target speed of 50 Mbps down/10 Mbps up and unlimited data allowance
- Connect to Innovate Program \$500M (Dec 2016)
- Additional \$750M CRTC fund over 5 years
- Universal Broadband fund for last mile \$1.75B
- Economic Recovery Intake \$90M

The Connected Coast Project

- From north of Prince Rupert to Haida Gwaii, South to Vancouver and around Vancouver Island
- To bring new or improved high speed internet accessibility to 139 coastal communities, 48 Indigenous communities representing 44 First Nations
- Approximately 3,400 km of sub-sea backbone fiber network
- Benefit an estimated 175,00 British Columbians living in 90,000 households
- Allow residents in rural and remote communities access to many essential services such as online education, health and e-commerce
- Provide affordable, reliable high-speed broadband across Vancouver Island and the West Coast
- Work with partners to facilitate digital uptake and maximize the end-use benefits of improved internet and cellular connectivity
- Construction 2021 through 2023



Project Owners and Management



Project Funding, Connect to Innovate Program

- \$47M project
- Federal Government – ISED (CTI Program)
- Department of Indigenous Services Canada (DISC)
- Province of BC/NDIT (Connecting BC)
- CityWest
- Strathcona Regional District



First Nations

- Fiber path will cross the traditional territories of all coastal First Nations
- New or enhanced service for as many as 48 First Nation communities
- Opportunities for economic development, health and education
- Improved access to high-capacity backbone infrastructure
- Partnership opportunities with First Nation programs



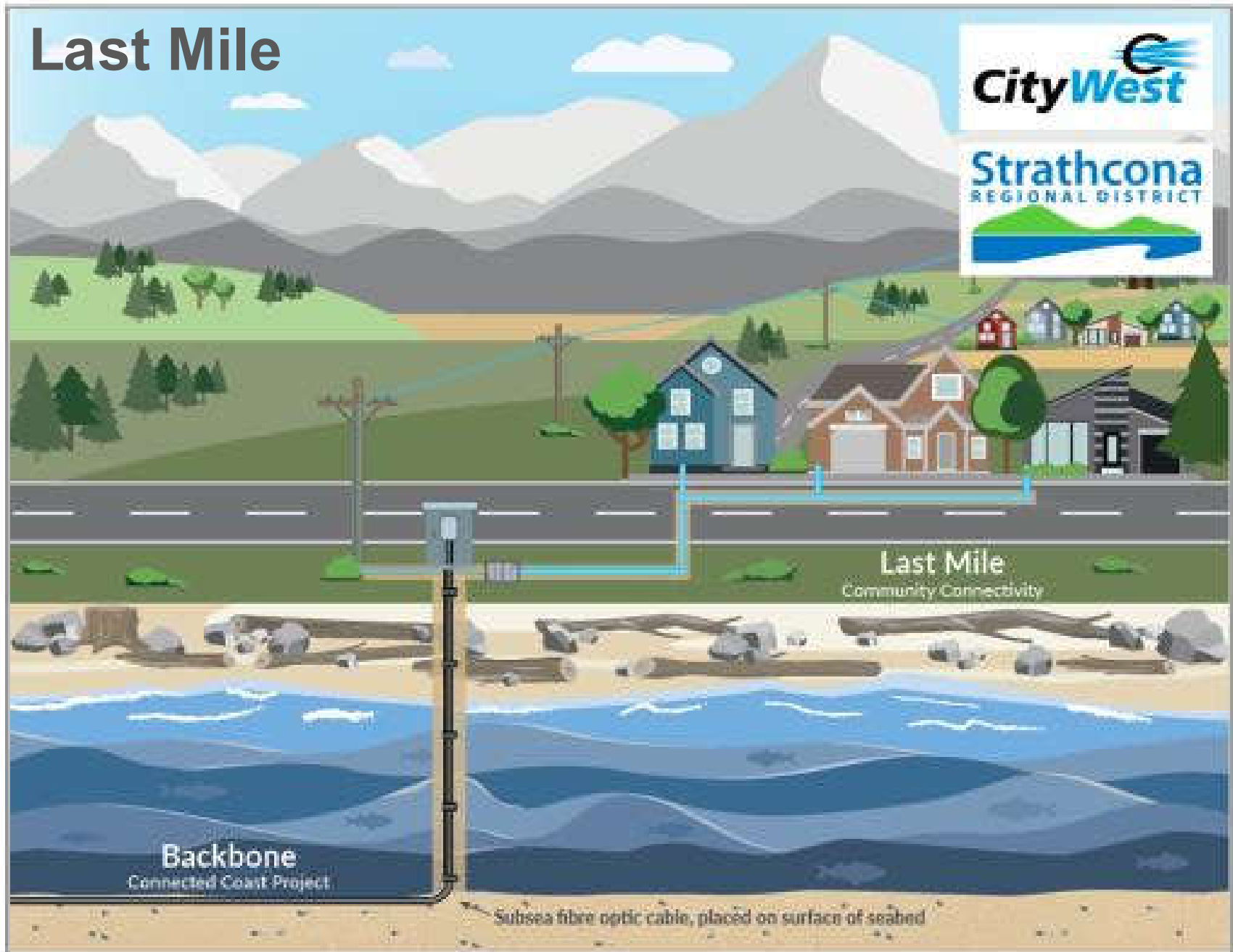
Fiber, subsea deployment and shore landings



Last Mile

CityWest

Strathcona
REGIONAL DISTRICT



Considerations at landings

Avoidance of key habitats, protected areas and cultural areas

Existing pathways and developed areas utilized as much as possible to limit vegetation clearing.

Site visits will be conducted to assess biophysical conditions of backshore and intertidal zones.



Considerations at landings

- All excavation conducted in the dry
- Environmental monitor will be present during construction to identify any eelgrass in the intertidal zone and adjust the cable route to avoid
- If unavoidable, the eelgrass will be salvaged and transplanted within 20 m of original location
- If eelgrass is observed in the subtidal zone, split pipe will be floated out and gently lowered to the ocean floor during high tide to avoid dragging through sensitive ecosystem
- Salvage of Olympia Oysters and Northern Abalone where present



Considerations for marine route



Protection of marine mammals:

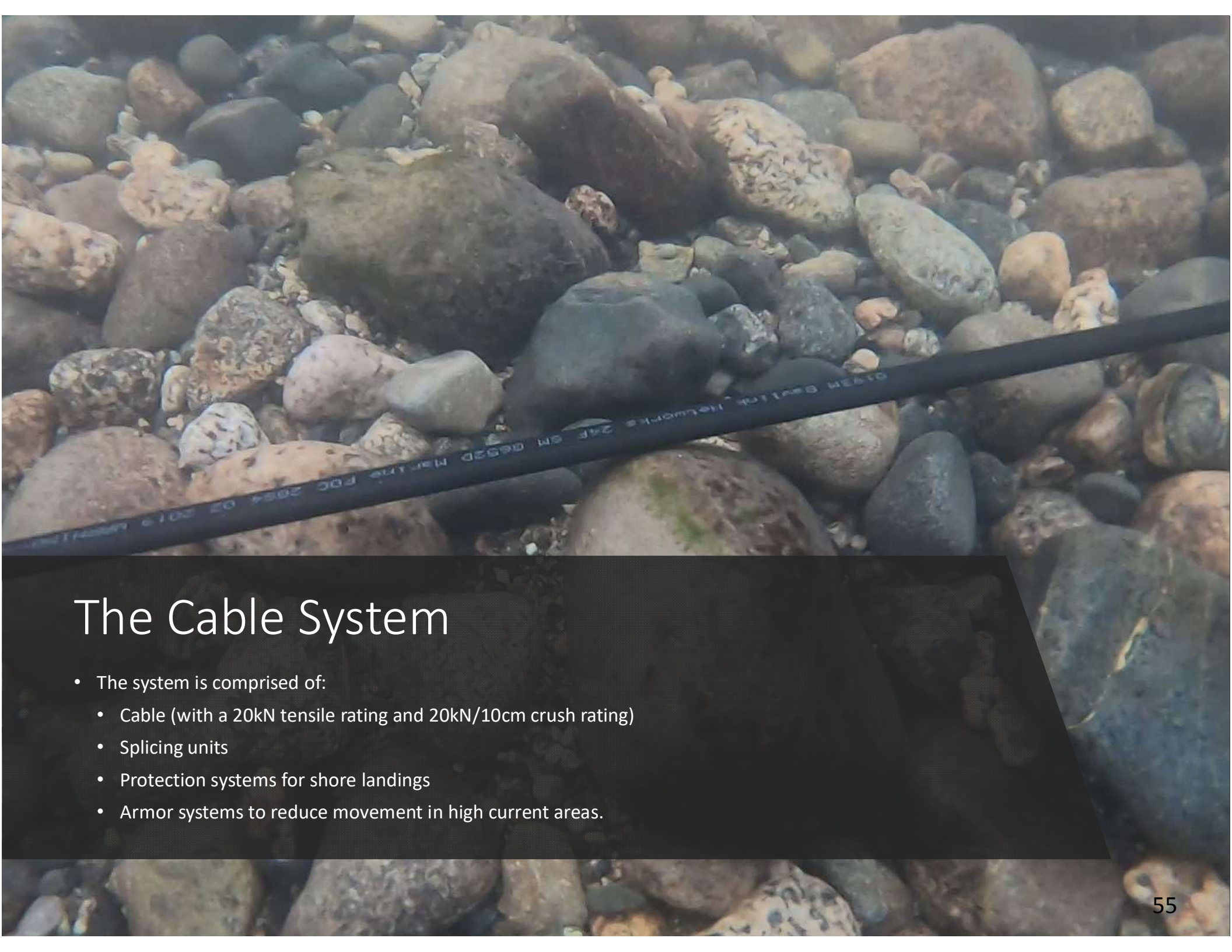
- Exclusion zones established around work areas (400 m for Killer Whales and 200 m for all other whales, dolphins, porpoises and Steller sea lions)
- Marine mammal observer present during installation to monitor exclusion zones with authority to stop work
- Vessels will travel at less than 4 km/hr (2.2 knots) during cable installation to minimize engine noise and vessel wake

Permits / Referrals

- BC Crown land tenure
- *Heritage Conservation Act* for disturbance to archaeological sites, where required.
- Request for review to Fisheries and Oceans Canada
- Federal government permits / approvals for portions on federal lands / waters also required

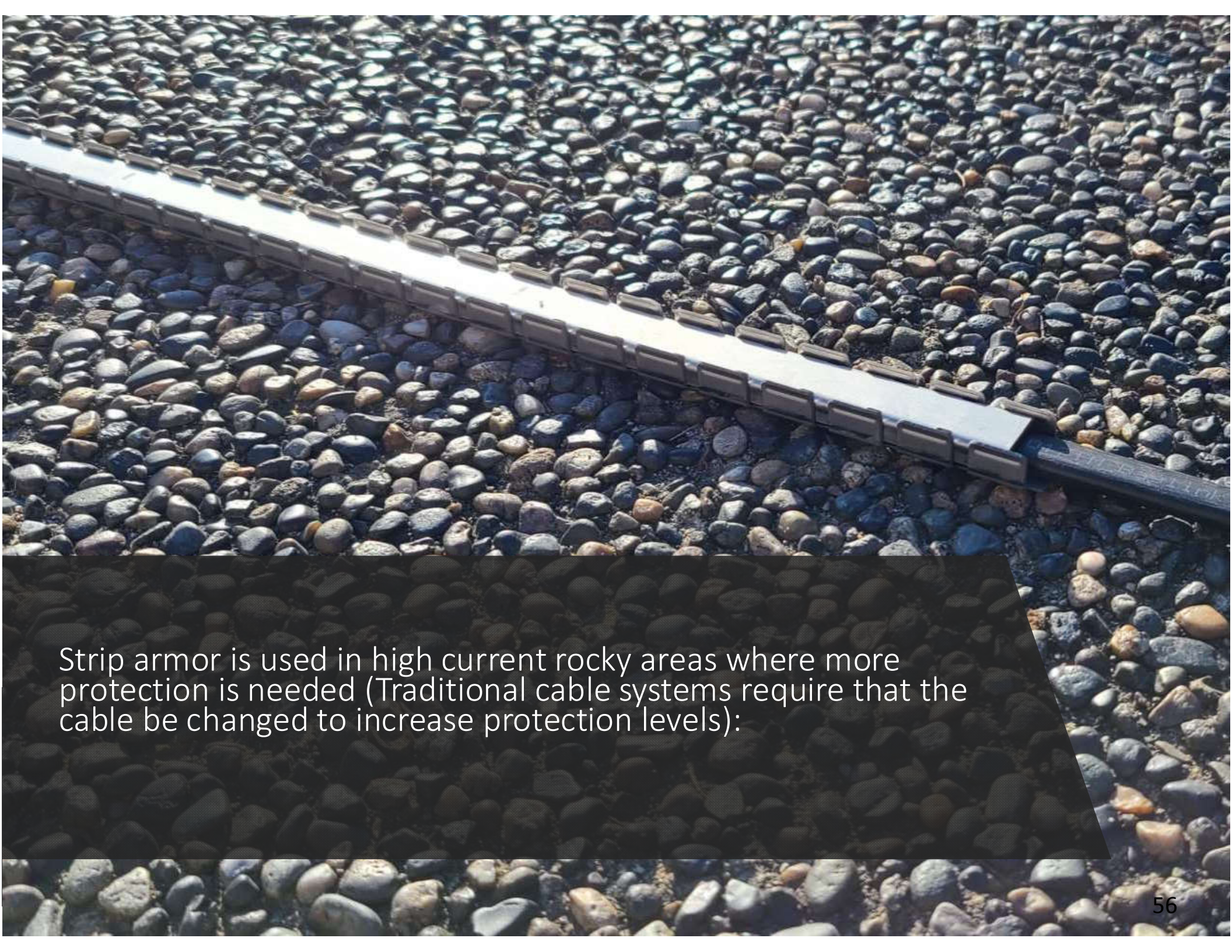
Baylink Networks Inc. - Overview

Founded in 2011, Baylink Networks is a turn-key undersea fiber network builder with a focus on providing high quality economical undersea fiber networks. Our innovations in the undersea fiber market are disruptive and have enabled high speed fiber connectivity to many remote communities in North America.

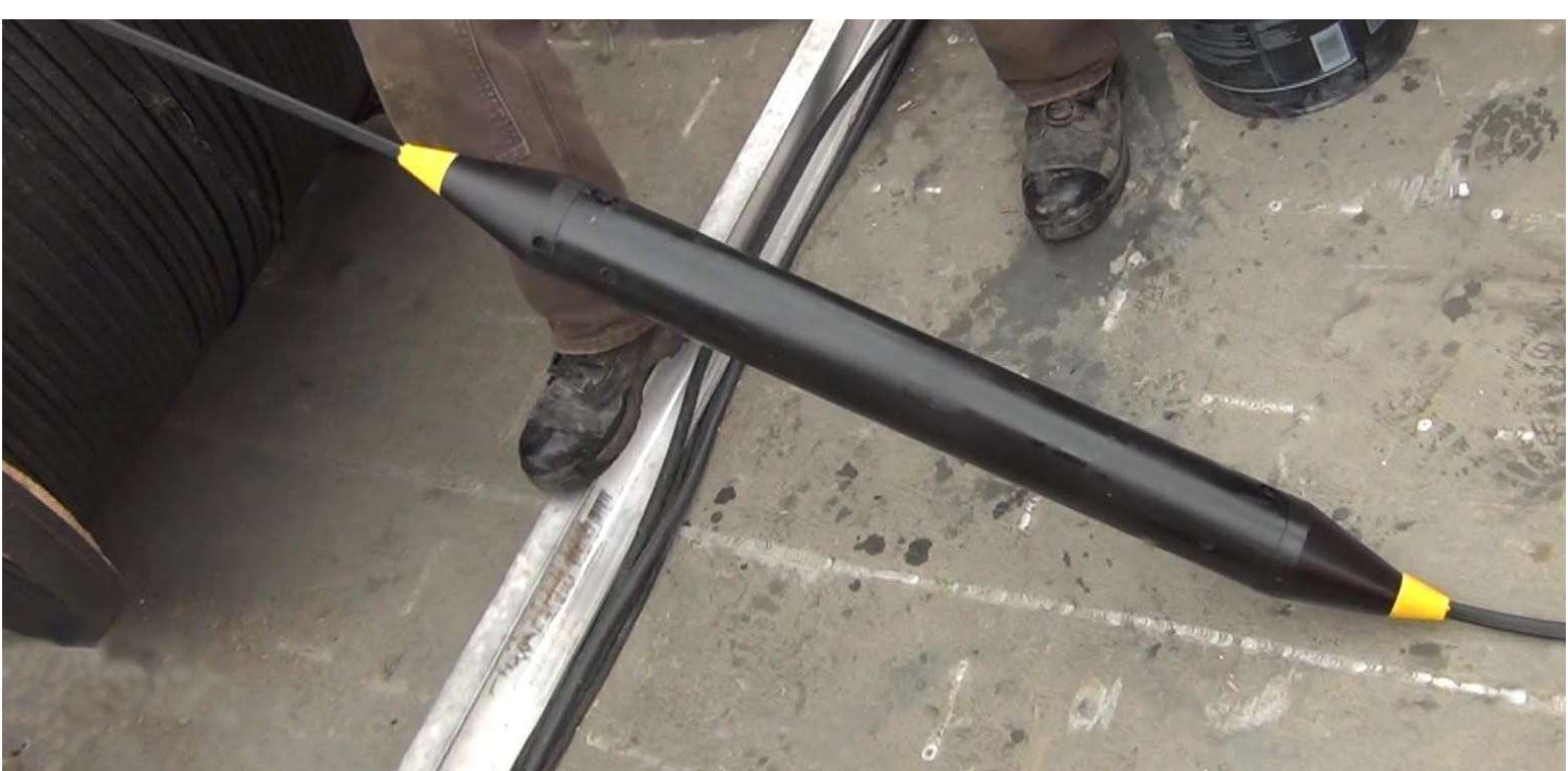


The Cable System

- The system is comprised of:
 - Cable (with a 20kN tensile rating and 20kN/10cm crush rating)
 - Splicing units
 - Protection systems for shore landings
 - Armor systems to reduce movement in high current areas.

A close-up photograph of a cable with a strip armor protection system lying on a bed of dark, smooth, rounded stones. The armor consists of a series of interlocking, rectangular metal strips that form a continuous, flexible protective layer over the cable. The stones are densely packed and vary in shades of grey, black, and brown. The lighting is bright, creating highlights on the metallic surface of the armor and the wet-looking surfaces of the stones.

Strip armor is used in high current rocky areas where more protection is needed (Traditional cable systems require that the cable be changed to increase protection levels):



In line splice case – triple O-ring seal on the cable entry and on the end caps. Also, the case is flooded with mineral oil-based fluid. Splicing time is less than one hour.



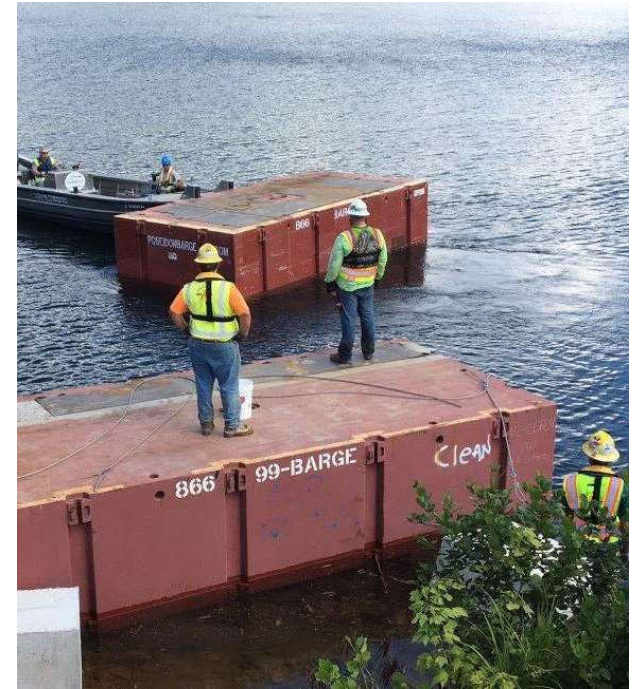
Articulating Ductile Iron Split Pipe for
shore landing protection:



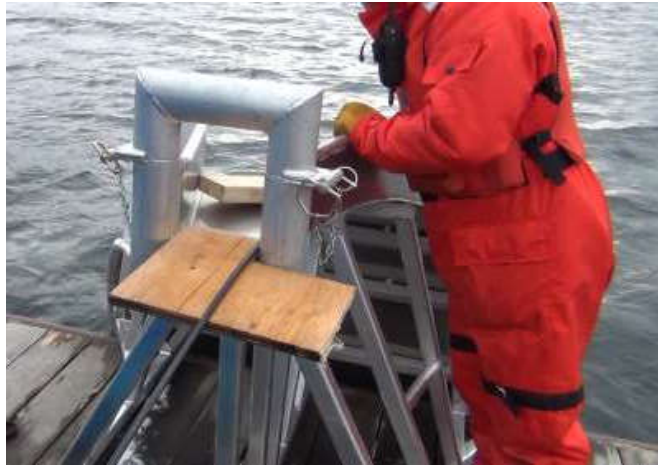
Shore landing construction process:



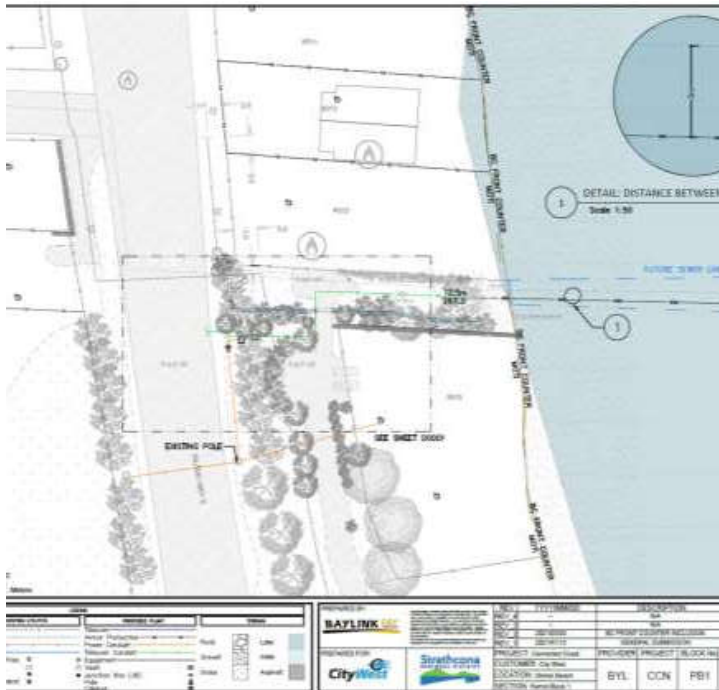
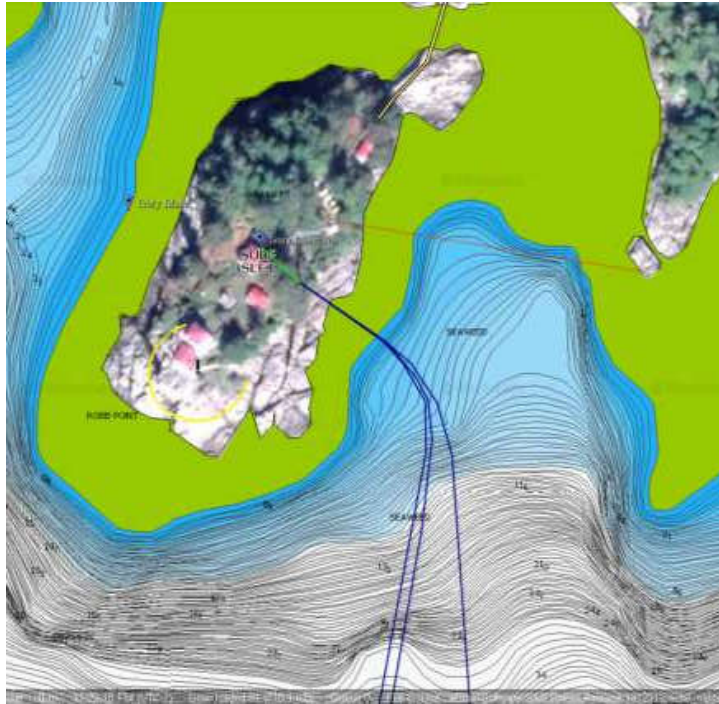
Staging, Loading & Material Handling:



The system can be deployed from many different platforms.



Cable installation



Our scope includes survey, design and permitting with an experienced team of technicians.



Our scope includes environmental management of projects with an inhouse team of Environmental Professionals



Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
GB-DP-2017.2	Fenton, Rob	03-Aug-2017	PID: 009-796-045 To bring property into bylaw compliance Civic: Acorn Island

Planner: Ian Cox

Planning Status

Status Date: 30-Mar-2021

Awaiting LTO registration of HCA notice.

Status Date: 28-Jan-2021

No change in status.

Status Date: 16-Nov-2020

No change in status.

File Number	Applicant Name	Date Received	Purpose
GB-DP-2020.2	Silva Bay Resort & Marina - 1167433 BC Ltd. (Hemmer Envirochem Inc.)	01-Sep-2020	PIDs: 003-081-621 and 030-792-606 Application for proposed works at the marina. Civic address: 3383 South Road, Gabriola Island, BC.

Planner: Ian Cox

Planning Status

Status Date: 26-Mar-2021

Meeting held with applicant's consultant, SFN and staff. Awaiting SFN comments.

Status Date: 12-Mar-2021

SFN, applicant and IT staff in contact and will coordinate meeting.

Status Date: 26-Feb-2021

SFN and Arch Branch referral needed on SIPA recommendation prior to LTC consideration.



Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2016.3	Van Herwaarden, Lynn	24-Aug-2016	PID: 003-422-852 539 Wildwood Crescent, Gabriola Island. DVP to bring property into compliance.

Planner: Ian Cox

Planning Status

Status Date: 30-Mar-2021

No change in status.

Status Date: 28-Jan-2021

No change in status.

Status Date: 16-Nov-2020

Staff awaiting response from FLNRORD/MOE regarding possible need for WSA Section 11. This would affect the DVP process.

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2017.1	Fenton, Rob	03-Aug-2017	PID: 009-796-045 To bring property into bylaw compliance. Civic address: Acorn Island

Planner: Ian Cox

Planning Status

Status Date: 30-Mar-2021

Awaiting LTO registration of HCA notice.

Status Date: 28-Jan-2021

No change in status.

Status Date: 16-Nov-2020

No change in status.



Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2020.4	Hoy, Dennis	17-Nov-2020	PID: 000-937-282 DVP required for studio. Civic address: 3395 South Road, Gabriola Island, BC.

Planner: Ian Cox

Planning Status

Status Date: 30-Mar-2021

Scheduling site visit. Possibly May agenda.

Status Date: 26-Feb-2021

Target April LTC meeting agenda.

Status Date: 08-Feb-2021

Planner IC reviewing information and next steps.

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2021.1	Hale, Michael & Trudy	11-Feb-2021	PID: 004-673-794 Building secondary suite, proposed increase of floor area. Civic address: 1390 South Road, Gabriola Island, BC.

Planner: Jaime Dubyna

Planning Status

Status Date: 14-Apr-2021

Application withdrawn.

Status Date: 02-Mar-2021

Planner reviewing file.

Status Date: 18-Feb-2021

File opened and assigned.



Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2021.2	Ellins Architect Inc.	13-Apr-2021	PID: 017-415-519 Variance required for septic. Civic address: 1050 Berry Point Road, Gabriola Island, BC.

Planner: Bronwyn Sawyer

Planning Status

Status Date: 29-Apr-2021

Preliminary application review complete. Information has been requested of applicant

Status Date: 14-Apr-2021

File opened & assigned. Requesting etransfer.

Rezoning

File Number	Applicant Name	Date Received	Purpose
GB-RZ-2019.1	BC Transportation Financing Authority/BC Ferry Services Inc.	05-Apr-2019	PIDs: 025-798-090 and 025-798-103 Rezoning for improved ferry terminal - future marine and upland improvements. Civic address: Descanso Bay, Gabriola

Planner: Sonja Zupanec

Planning Status

Status Date: 25-Jun-2020

CIM cancelled and further consideration of application on hold. LTC to meet with Snuneymuxw First Nation to discuss concerns.

Status Date: 14-May-2020

Verbal update to LTC. Staff to schedule CIM.

Status Date: 16-Apr-2020

Staff memo to LTC.



Applications

Rezoning

File Number	Applicant Name	Date Received	Purpose
GB-RZ-2020.1	Gabriola Housing Society (Nancy Hetherington Peirce)	15-Jan-2020	PIDs: 028-580-095 and 028-580-109 Affordable housing project. Civic address: Lots 1 & 2 Paisley Place, Gabriola Island, BC.

Planner: Jaime Dubyna

Planning Status

Status Date: 04-Mar-2021

LTC amendments to Housing Agreement made. LTC resolution to not proceed with further readings of Bylaw 308 (Housing Agreement) until comments are received from Snuneymuxw First Nation.

Status Date: 13-Jan-2021

Bylaws 306 (OCP) and 307 (LUB) approved by Executive Committee.

Status Date: 07-Jan-2021

Public Hearing conducted online via Zoom.

File Number	Applicant Name	Date Received	Purpose
GB-RZ-2021.1	Pages Resort & Marina	19-Feb-2021	PID: 000-462-357 Rezoning property. Civic address: 3350 Coast Road, Gabriola Island, BC.

Planner: Teresa Mahikwa

Planning Status

Status Date: 24-Feb-2021

File opened & assigned.



Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2017.2	Williamson & Associates	19-Jan-2017	PIDs: 009-739-602 and 000-105-287. Lot line adjustment. Civic 831 Chelwood Road, Gabriola Island, BC
Planner: Marnie Eggen			
Planning Status			
Status Date: 21-Jan-2021 LTC accepts covenant.			
Status Date: 20-Oct-2020 Applicant signs cost recovery agreement. Legal counsel, planner and applicant reviewing covenant.			
Status Date: 10-Sep-2020 LTC approves cost recovery agreement for legal review of covenant.			
File Number	Applicant Name	Date Received	Purpose
GB-SUB-2020.2	Centre Stage Holdings Ltd. c/o J.E. Anderson	31-Jul-2020	PID: 027-086-500 3 lot subdivision. Civic address: Lot 20 Section 8
Planner: Sonja Zupanec			
Planning Status			
Status Date: 06-Oct-2020 Referral response completed and sent to MOTI and copied to applicant and LTC			
Status Date: 31-Jul-2020 File opened and assigned			



Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2020.3	Centre Stage Holdings Ltd. c/o J.E. Anderson Planner: Sonja Zupanec	31-Jul-2020	PID: 003-134-806 17 lot subdivision Civic address: North East 1/4 of Section 3
Planning Status			
Status Date: 02-Feb-2021 Referral response submitted to MOTI			
Status Date: 31-Jul-2020 File opened and assigned			

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
GB-TUP-2020.1	West, Paul & Karen Planner: Ian Cox	13-Nov-2020	PID: 003-666-131 STVR Civic address: 2900 Rowan Way, Gabriola Island, BC.
Planning Status			
Status Date: 21-Apr-2021 Planner 2nd email requesting additional information.			
Status Date: 30-Mar-2021 No change. Awaiting info.			
Status Date: 26-Feb-2021 Awaiting further information from applicant. Target April LTC agenda.			



Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
GB-TUP-2020.2	Mackay, Ike	25-Nov-2020	PID: 000-334-715 TUP for STVR. Civic address: 1016 Berry Point Road, Gabriola Island, BC.

Planner: Ian Cox

Planning Status

Status Date: 21-Apr-2021

Planner 2nd email requesting additional information.

Status Date: 30-Mar-2021

No change. Awaiting info.

Status Date: 26-Feb-2021

No change in status.

File Number	Applicant Name	Date Received	Purpose
GB-TUP-2021.1	Plotnikoff & Penner, Nadine & Siegfried	03-May-2021	PID: 004-801-270 Seeking TUP for STVR. Civic address: 376 Tinson Road, Gabriola Island, BC.

Planner: Ian Cox

Planning Status

Status Date: 05-May-2021

File opened & assigned. Waiting for etransfer.

Gabriola Island Local Trust Committee Policies & Standing Resolutions

No	Meeting Date	Resolution No.	Issue	Policy and Description
1.	June 14, 2018	GB-2018-040	Processing non-medical cannabis retail license applications	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications: - Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee; - The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical; - The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal; and - However, as a minimum, the Local Trust Committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: - Name of the applicant and a description of the proposal in general terms; - The location of the proposed establishment and the subject site; - The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered; - The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application; and - How public comments may be submitted to the Local Trust Committee.
2.	November 22, 2018	GB-2018-122	Applications for Federal Cannabis License	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee requests that Notices of Intention to Apply for a Federal Cannabis License be forwarded to the Local Trust Committee upon receipt by the Islands Trust.
3.	February 28, 2019	GB-2019-031	First Nations - Community Reconciliation	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee adopt the following standing resolution: Whereas the Local Trust Committee seeks to engage in Reconciliation with local

				First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to: a) Annually, write a letter to First Nations, (re)introducing Trustees and Staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; and e) Establish and maintain government to government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.
4.	April 11, 2019	GB-2019-038	Limited Public Markets Enforcement	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee adopt the following standing resolution with respect to limited public markets: a) Islands Trust Bylaw Enforcement Staff are directed to not enforce Section B.6.2 of Gabriola Island Land Use Bylaw No. 177, 1999 when limited public markets are operated indoors, but rather to inform the operators of the applicable land use regulations; b) This enforcement policy does not permit violation of the Land Use Bylaw and the Gabriola Island Local Trust Committee may at any time, by resolution, modify or rescind this policy or give direction to expand enforcement activities.
5.	April 11, 2019	GB-2019-040	S219 Covenant	It was MOVED and SECONDED

			Signatories	that the Gabriola Island Local Trust Committee adopt the following standing resolution: that the Gabriola Island Local Trust Committee is authorized to enter into section 219 covenants, in the form of the 'Model Covenant for Secondary Suites' attached and in satisfaction of subsection B.6.6.8 of the Gabriola Island Land Use Bylaw No. 177, provided that such covenants must be executed on behalf of the Local Trust Committee by two members of the Local Trust Committee.
6.	July 30, 2020	GB-2020-053	Proactive unlawful STVR enforcement	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee adopt as a standing resolution to authorize proactive enforcement of unlawful Short Term Vacation Rentals.

Top Priorities Report

Gabriola Island

1. *Housing Options and Impacts Review Project*

Responsible

Dates

Develop an Engagement and Communication Strategy;
 Strengthen relationships with Snuneymuxw First Nation and incorporate First Nation perspectives into policy/regulatory options;
 Explore opportunities to foster affordable, rental, special needs and seniors housing and associated services;
 Develop a strategy to address all housing continuum gaps;
 Ensure policy/regulatory changes are consistent with the Object of the Islands Trust, the ITPS, with focus on water protection/conservation and ecological footprints.

Sonja Zupanec

Rec'd: 22-Nov-2018

2. *Develop Cannabis Production Regulations*

Responsible

Dates

Rec'd: 21-Jan-2021

3. *UBCM Active Transportation Grant Application*

Responsible

Dates

Grant application completed and submitted (October 29, 2020). Next steps pending confirmation of grant.

Mike Richards

Sonja Zupanec



Projects Report

Gabriola Island

1. *DeCourcy Island OCP and Bylaw Review*

Responsible

Date Received

Review DeCourcy Island Official Community Plan and Regulatory bylaws; establish an Advisory Planning Commission. Topics include: park areas without park zoning, DAI Bylaw, subdivision polices and regulations (added March 2017).

21-Apr-2011

2. *Hazardous areas/Steep Slopes DPA*

Responsible

Date Received

Consider hazardous areas and steep slopes development permit area designation; consider how to address areas of potentially problematic soils, shoreline erosion, and localized areas of steep terrain

21-Feb-2013

3. *Coastal areas protection*

Responsible

Date Received

Review OCP and LUB to improve protection of coastal areas; development of a comprehensive DPA for shorelines in the Gabriola Island Local Trust Area

19-Jan-2012

4. *First Nations cultural references*

Responsible

Date Received

Consider First Nations cultural references in land use planning; Work with Snuneymuxw First Nation (SFN) to seek funding for archaeological mapping.

Lisa Wilcox

27-Jan-2011

5. *Eelgrass protection*

Responsible

Date Received

Consider implementing Eelgrass protection regulations (see February 19, 2014 memorandum).

14-May-2014



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6. *Snuneymuxw Protocol Agreement*

Responsible

Date Received

Implementation of Snuneymuxw First Nation Protocol Agreement

22-Jan-2015

7. *Gabriola Village Plan*

Responsible

Date Received

Undertake a comprehensive review of policies and regulations with respect to the Gabriola Village Core

02-Apr-2015

8. *Snuneymuxw Relationship Building*

Responsible

Date Received

Strengthen relationship with Snuneymuxw First Nation

02-Apr-2015

9. *Green Energy*

Responsible

Date Received

Consider policy and regulatory mechanisms to encourage green and renewable energy

02-Apr-2015

10. *Commercial Vacation Rental Review*

Responsible

Date Received

Review bylaws with respect to temporary use permits for commercial vacation rentals

07-May-2015

11. *LUB Amendments*

Responsible

Date Received

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- Review of temporary sawmill regulations
- Definition of personal use of animals for SRR zoned lots
- Review of how cisterns, solar panels and parking are regulated as structures subject to lot coverage calculations
- Review of section B.2.1.1 for variances within DP3
- Review minimum average parcel size calculations in LUB and OCP to ensure consistent and supportive of more than 5% dedication of parkland
- IN1 zoning to ensure consistent with existing Arts Council use.
- definition and regulations for limited public market, and INI zone uses pertaining to market sales
- correction to WC3 mapped location to coincide with Green Wharf

08-Sep-2016

12. *Water Resource Planning*

Responsible

Date Received

Review of water requirements at the time of subdivision

14-Jun-2018

13. *Water Taxi Feasibility*

Responsible

Date Received

Follow up items emerging out of water taxi feasibility (completed fall 2018)

22-Nov-2018

14. *Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands Trust Tool Kit (2018)*

Responsible

Date Received

Implementation of the report recommendations into OCP policy and LUB regulations.

24-Jan-2019

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15. <i>GB LUB Accessory Buildings</i>	Responsible	Date Received
Review of regulations pertaining to the order of construction of accessory buildings on lots.		12-Sep-2019
16. <i>Review of model antenna strategy</i>	Responsible	Date Received
		27-Feb-2020
17. <i>Develop a new Ecological Protection Zone</i>	Responsible	Date Received
Research and develop a new ecological protection zone as part of the Parks (P) OCP designation. Update zoning of Coats Marsh and Burren's Acres Nature Reserve properties.		21-Jan-2021
18. <i>Cannabis Production Regulations</i>	Responsible	Date Received
Review options to allow cannabis production in zones other than 'agriculture' and possible ways to regulate odour, noise, water use and light pollution related to agricultural activities when permitted in a zone.		15-Apr-2021