

Regular Meeting Revised Agenda

Date: July 29, 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 June 17, 2021		
3.	REPORTS	10:40 AM - 11:10 AM	
3.1.	Trustee Reports		
3.2.	Chair's Report		
3.3.	<i>Electoral Area Director's Report</i>		4 - 4
3.4.	First Nation Reports		
3.5.	<i>Governance and Management Review Select Committee Interview Process Update - for discussion</i>		
4.	TOWN HALL	11:10 AM - 11:20 AM	
5.	MINUTES	11:20 AM - 11:25 AM	
5.1.	Local Trust Committee Minutes dated June 17, 2021 – for adoption		5 - 16
5.2.	Local Trust Committee Public Hearing Record dated June 17, 2021- for receipt		17 - 18
5.3.	Section 26 Resolutions-Without-Meeting Report dated July 21, 2021		19 - 19
5.4.	Advisory Planning Commission Minutes - none		
6.	BUSINESS ARISING FROM MINUTES	11:25 AM - 12:05 PM	
6.1.	Follow-up Action List dated July 21, 2021		20 - 22

6.2.	Social Needs Assessment - Regional District of Nanaimo Presentation	
6.3.	Social Needs Assessment - Memorandum	23 - 55
6.4.	<i>Short Term Vacation Rental Enforcement Update - verbal update</i>	
7.	APPLICATIONS, REFERRALS AND BYLAWS	12:05 PM - 1:10 PM
7.1.	Cannabis Regulations - Bylaw No. 303 - Staff Report - consideration of further readings	56 - 63
7.2.	GB-TUP-2021.1 (Plotnikoff and Penner - 376 Tinson Rd) - Additional Information Request	64 - 74
7.3.	GB-DP-2020.2 (Silva Bay Resort Ltd.) - Staff Report	75 - 83
	----- BREAK 1:10 PM to 1:40 PM -----	
8.	LOCAL TRUST COMMITTEE PROJECTS	1:40 PM - 3:00 PM
8.1.	Land Use Bylaw Amendments to Expand Community Uses in the IN1 Zone Project - Staff Report	84 - 95
8.2.	Housing Options and Impacts Review Project - Staff Report	96 - 107
9.	DELEGATIONS	
10.	CORRESPONDENCE	
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
10.1.	Email dated June 13, 2021 from G. Coford regarding Pathway to Degnan Bay via Maple Lane	108 - 109
10.2.	Email dated July 19, 2021 from D. MacPhee regarding Silva Bay Shipyard	110 - 110
11.	NEW BUSINESS	3:00 PM - 3:30 PM
11.1.	Islands Trust Policy Statement and Engagement - for discussion	
11.2.	Motion requesting a Gabriola Island Official Community Plan Review - Trustee Colbourne	
12.	REPORTS	3:30 PM - 3:45 PM
12.1.	Climate Change Action Update	
12.2.	First Nations Relationship Building	
12.3.	Trust Conservancy Report dated May 25, 2021	111 - 112

12.3.1.	The Heron - Spring 2021	113 - 120
12.4.	Applications Report dated July 21, 2021	121 - 127
12.5.	Trustee and Local Expense Report dated May, 2021	128 - 129
12.6.	Adopted Policies and Standing Resolutions	130 - 132
12.7.	Local Trust Committee Webpage	
13.	WORK PROGRAM	3:45 PM - 4:10 PM
13.1.	Top Priorities Report dated July 21, 2021	133 - 134
13.2.	Projects List Report dated July 21, 2021	135 - 139
14.	CLOSED MEETING - none	
15.	INFORMATION ITEMS	
15.1.	Trust Policy Statement News Releases	140 - 144
16.	UPCOMING MEETINGS	
16.1.	Next Regular Meeting Scheduled for Thursday, September 9, 2021 at 10:30 am via Zoom Electronic Meeting	
17.	ADJOURNMENT	4:10 PM - 4:10 PM

Date: July 29, 2021

To: Gabriola Island Local Trust Committee

From: Vanessa Craig, RDN Director Area B

Subject: Electoral Area Director's Report

Dear Chair Rogers and Trustees Langereis and Colbourne,

Thank you for inviting me to participate in the Islands Trust meeting. I am unable to attend in person this month, but I have the following update to share:

- Work on the parks and trails strategy is continuing with the goal of launching a public engagement/consultation for the second phase of the strategy development this fall. The original timeline for this phase was 2020 but it was adversely affected by COVID.
- The Huxley Park project is still planned to begin this fall. RDN staff have been working with the consultant Radius Contracting to finalize details and make adjustments given that the tender bid came in higher than the budget for the project. The project will not begin until we are outside the breeding bird window and the weather conditions allow the use of equipment per the Fire Chief.
- The Electoral Area Services Committee (EASC) July meeting received a bylaw enforcement report. Between January 1st and June 15th the RDN received 34 complaints within Area B, three of which were investigated but were either determined to not be within RDN jurisdiction. Eleven complaints were animal control, 8 were building regulations, 5 noise, 4 unsightly premises, 2 nuisance control and 1 complaint about activity in a park. There is a backlog in work and staff are recruiting a new bylaw officer.
- The RDN has been receiving a significant number of building permit applications and there is a backlog. Staff have examined their processes to streamline efficiencies, have hired additional building inspectors and are actively recruiting additional inspectors – there's a province-wide shortage of inspectors and it's highly competitive to be able to hire inspectors.
- The RDN is creating Community Wildfire Resiliency Plans (CWRP) for each of the electoral areas. There is a webinar planned for August 26th at 7 pm to provide more information about CWRPs. More information about the CWRPs and the fuel management prescription project that is occurring for the 707 Park, and to sign up for the webinar, visit www.getinvolved.rdn.ca
- The RDN is launching its public engagement process on the draft solid waste bylaws which require mandatory separation of garbage/recycling/compost for businesses and multi-family dwellings, and a new mandatory waste hauler licensing program. Feedback will be accepted until October 1st. Two webinars on these draft bylaws will be held: one on August 19th, and one on September 9th at 10 am. To review documents, register for a webinar or provide feedback visit www.getinvolved.rdn.ca
- On the Board agenda this week was an emergency management plan that the Board reviewed and decided to continue discussing at the next EASC meeting. The emergency plan lays out information about how the RDN will respond in an emergency and includes information about potential partners (which will vary depending on the type and location of the emergency), communication strategies, and information about responsibilities of the RDN, province, and federal governments among other topics. The document is meant to help clarify to the public the current approach to emergencies and is a living document that will be regularly updated. If you have any thoughts on the document to inform our discussion in September I would be happy to hear them.

Upcoming

- Board/committees of the RDN do not meet in August.
- All meetings continue to be held online and can be viewed live or accessed after the meeting by going to the RDN calendar.
- The next Board meetings are on September 7th and September 28th. (1 pm start)
- The next Electoral Area Services Committee meeting is on September 9th (1 pm start)

Respectfully submitted,

Vanessa Craig



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: June 17, 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
Teresa Mahikwa, Island Planner
Ian Cox, Planner 2
Bronwyn Sawyer, Planner 2
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 May 13, 2021

Nothing to report.

3. REPORTS

3.1 Trustee Reports

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

- Advocacy meeting with the Minister of Municipal Affairs regarding Islands Trust's powers to protect the Coastal Douglas Fir Ecological Zone;
- State of the Salish Sea Report by the Salish Sea Institute;
- Farmers for Climate Solutions <https://farmersforclimatesolutions.ca/about-us>;
- Truth before Reconciliation Report;

- Lisa Wilcox, Senior Intergovernmental Policy Advisor's petition Reconciliation Day of Mourning <https://petitions.ourcommons.ca/en/Petition/Details?Petition=e-3496>;
- Truth Precedes Reconciliation, Reconciliation Report 2019-2021 Discussion Paper; and
- Climate Preparedness and Adaption Strategy <https://www2.gov.bc.ca/gov/content/environment/climate-change/adaptation>

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

- Trust Programs Committee (TPC);
- Governance and Management Review Select Committee;
- Trust Council (TC); and
- Galiano Trust Conservancy presentation.

3.2 Chair's Report

Chair Rogers reported the following:

- Attended two (2) Salish Sea Conferences;
- TC;
- New Trust Policy Statement will soon be at a stage for public input <https://islandstrust.bc.ca/programs/islands-2050/>; and
- Condolences for the loss of Louise Bell, former Gabriola Island LTC Chair, Islands Trust Conservancy Board Member, and former Denman Island Trustee.

3.3 Electoral Area Director's Report

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

- Doug Holmes will join RDN as the Chief Administrative Officer in August;
- Twelve (12) fence sections were removed at Madrona Marketplace to increase visibility;
- Evacuation Route Planning project contract awarded <https://www.rdn.bc.ca/get-involved-rdn>;
- RDN to implement mandatory waste separation for waste diversion; and
- Transit Development Strategy survey <https://www.rdn.bc.ca/get-involved-rdn>

3.4 First Nation Reports

Trustee Colbourne noted there is a scheduled meeting next week with Snuneymuxw First Nations.

4. TOWN HALL

A member of the public noted their disappointment that the Ecological Protection Zone 4 project was taken off of the Projects List and supported striking an Ecosystem Advisory Commission to provide community comments on the integrity of islands ecosystems through the lens of climate emergency. Also, noted their support of the work of the Gabriola Housing Matters working group's suggestions on Short Term Vacation Rentals (STVRs) and volunteer density donations, clarification on the definition of a 'Commission', the restriction of subdivision and patterns of settlement, all regulations and bylaws in addressing affordable housing, flexible zoning and whatever direction Trustees can look at to reduce the impacts of development with the priority of Indigenous heritage and ecosystem protection.

A member of the public was interested in providing an update on the Gabriola Housing Society's application for affordable housing funding.

- Planner Zupanec noted that all updates to be provided through the Planner post Public Hearing.

A member of public spoke in support of the Gabriola Housing Matters report and noted the substantive research completed by experienced researchers, which was representative of the public's comments.

5. MINUTES

5.1 Local Trust Committee Minutes dated May 13, 2021 – for adoption

The following amendments to the minutes dated May 13, 2021 were presented for consideration:

- Page 5, 9. Delegations, add the word 'potential' before 'conflict of interest'; and
- Page 6, 11.2 Gabriola Island Recycling Organization, add the word 'potential' before 'conflict of interest'.

By general consent the minutes dated May 13, 2021 were adopted as amended.

5.2 Section 26 Resolutions-Without-Meeting dated June 8, 2021

Received.

5.3 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated June 9, 2021

Received.

7. COMMUNITY INFORMATION MEETING

7.1 Planner Presentation - Bylaw No. 303 (Cannabis Regulations Project)

Regional Planning Manager Kauer provided a presentation on Cannabis Production Bylaw No. 303 to amend the Gabriola Land Use Bylaws (LUB) to regulate commercial processing and growing of cannabis in the Agricultural Land Reserve (ALR) and noted the following key points:

- The bylaw prohibits growing of cannabis within soil-based buildings in the ALR, restricts to three (3) buildings per lot with limitations on size of buildings and setbacks;
- One (1) referral response received from Snuneymuxw First Nations that they would like further time to consider concerns around water usage;
- Received one (1) public comment from Gabriola Agricultural Co-op on the impact of cannabis growing on food security; and
- Existing cannabis processing and growing operations not in the ALR will not be legalized by this bylaw amendment and will need to rezone.

Trustees noted the following:

- Concerned with the nuisance effects and scale of cannabis operations;

- Interested in small scale, micro cannabis processing;
- Concerned with existing operations that may or may not conform to these bylaws; and
- Supported using restrictions of building surface area rather than building square footage to reduce the possibility of multiple tiered buildings

7.2 Question and Answer Session

Derek Kilbourn, Gabriola Sounder, enquired about the square footage for total building size and/or what is maximum square footage allowable for growing cannabis?

- Regional Planning Manager Kauer noted the maximum square footage for growing is approximately 2,000 square feet.

8. PUBLIC HEARING

8.1 Recess for Public Hearing

By general consent the meeting was recessed at 11:16 am.

8.2 Recall to Order

By general consent the meeting was recalled to order at 11:25 am.

9. APPLICATIONS, REFERRALS AND BYLAWS

9.1 Bylaw No. 309 (GB-RZ-2021.1 - Page's Resort and Marina) - for consideration of further readings

Planner Mahikwa summarized the report to advance the rezoning application for a bylaw amendment in order to add a new use to the subject property to permit the retail sale of liquor or other alcoholic goods and noted that correspondence for this application can be found on the Gabriola Islands Trust website.

GB-2021-049

It was MOVED and SECONDED

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

CARRIED

GB-2021-050

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Bylaw No. 309 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2021" be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

9.2 Bylaw No. 303 (Cannabis Regulation Project) - consideration of further readings

Trustees noted that they would like to wait for additional comments from Snuneymuxw First Nations prior to consideration of further readings.

9.3 GB-DP-2020.2 (Silva Bay Resort and Marina - 1167433 B.C Ltd.) - Staff Report

Planner Cox provided an overview of the report which asked the LTC to consider a Development Permit (DP) application within Development Permit Area 4 (DP4) – Flat

Top Islands Area, to allow work to be undertaken within the marine and immediate foreshore areas below the natural boundary of the subject property and noted the following:

- Staff are working closely with the applicant and Snuneymuxw First Nation to ensure open communication and discussion about the approach to site visits and monitoring, including the condition requests and requirements of the Nation.

Discussion ensued and the following points were noted by Trustees:

- Interested in the Snuneymuxw site monitoring throughout the entire project and to have the same monitoring powers as the environmental site monitor;
- Asked for clarification on whether the demolished creosote and timber piles would be replaced with steel piles to mitigate the impact to the environment;
- Update Draft permit section 1, "this permit applies to the property (not properties) described below, as there is only one property;
- Requested Staff follow up with the Heritage Branch to find out if any of the properties on the site are registered;
- Concerns with the water usage for the construction/demolition activities, as the water source on site is from an offsite residential property and should not be used; and
- Appreciated the applicant's engagement and collaboration process.

The Applicant noted the following:

- Proposed schedule using the December 1, 2021 – February 15, 2022 winter window;
- The Snuneymuxw and the Environmental site monitor are to be on site for every day of work in the water and have the power at any time to stop work;
- In discussions with Snuneymuxw First Nations regarding how they would like to approach site visits and water monitoring; and
- Will provide more information regarding the replacement of the wooden piles with steel piles and on site water usage during construction.

GB-2021-051

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request that the Applicant submit, to the Islands Trust, information regarding the source of water for usage in this project and confirmation of use of steel piles to replace wooden piles, prior to making a decision on the issuance of GB-DP-2020.2.

CARRIED

By general consent the meeting was recessed at 12:41 pm and reconvened at 1:11 pm.

9.4 GB-DVP-2020.4 (Hoy - 3395 South Road, Gabriola) - Staff Report

Planner Cox summarized the report which presented the LTC with information pertaining to the Applicant's request for a DVP to relax the interior lot line setback for an existing accessory building (studio) and noted the following points:

- Two (2) communications in support were received from the neighbouring properties; and

- A bylaw complaint was received about the use of the studio which was when the non-conforming siting was discovered. The use issue has been addressed and the bylaw file closed.

GB-2021-052

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee issue GB-DVP-2020.4 as drafted.

CARRIED

9.5 GB-TUP-2021.1 (Plotnikoff and Penner) - 376 Tinson Road, Gabriola) - Staff Report

Planner Cox provided an overview of 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 the subject property and noted:

- The applicant has an extensive rain water harvesting system that meets the Provincial guidelines, however, rain water harvesting is not regulated; and
- The Applicants are permitted to harvest rainwater; as it is connected to the potable drinking water, it is up to the Health Authority to permit that use of the rainwater commercially.

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

- Requested clarification if the yurt building on the property was to be used for accommodations.
 - Planner Cox noted that the TUP only permitted usage of the single family dwelling for accommodations, no other building or structure;
 - The Applicant noted that the yurt building on the property is strictly for storage;
- Requested clarification on how many bedrooms in the home, as the report stated two (2) bedrooms, the request is for accommodations for six (6) persons, and the Drain Doctor report states four (4) bedrooms;
 - The Applicants noted that the single family dwelling has two (2) bedrooms;
- Requested Staff to update the TUP in relation to the number of bedrooms;
- Interested in further information on the process to permit commercial use of rainwater harvesting; will the Health Authority check on the system?
 - Staff to explore this further and work with Applicants and Island Health Authority for more information on the permitting process;
- Concerned with the location of the sewerage system which appears to be located less than 30 metres from the well; and
- Interested in a condition that Applicants cannot use the well.

The Applicants noted the following points:

- The Drain Doctor report states four (4) bedrooms as they may build a second story on the dwelling in the future and wanted a sewerage system that reflected those future plans;
- There is no intention to use the well, the water quality is very poor, they have decommissioned the well; and
- Willing to regularly schedule water testing if necessary.

GB-2021-053

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request that the Applicant work with Staff for additional rainwater harvesting certification and/or licensing information prior to rendering a decision on GB-TUP-2021.1.

CARRIED

9.6 GB-DVP-2021.2 (Hjelholt and Tuck-Hjelholt - 1050 Berry Point Road, Gabriola) - Staff Report

Planner Sawyer provided a summary of the report which asked the LTC to consider a DVP to reduce the minimum setback to the natural boundary of the sea for a septic sewage disposal field and noted:

- There are some errors in the staff report, certification has not been obtained from Island Health; Island Health records the paperwork and file it;
- A Registered Onsite Wastewater Practitioner (ROWP) was involved in the design and installation of the system;
- The tanks will need to be relocated if within the setback; and
- There has been no correspondence responses from neighbouring properties or Snuneymuxw First Nations.

The Trustees noted their interest in further information regarding Type 1, 2, and 3 Sewerage systems to gain further insights for setback discussions

GB-2021-054

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve issuance of Development Variance Permit GB-DVP-2021.2.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Land Use Bylaw Amendments to Expand Community Uses Project - Staff Report

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

Trustee Langereis left the meeting at 4:23 pm.

Regional Planning Manager Kauer provided an overview of the report which introduced the project charter for a potential LTC Top Priority Project identified as consideration of minor amendments to LUB No. 177 to allow for limited expansion of community uses in the Institutional 1 (IN1) zone.

Trustees requested that the phrase manufacturing be removed from the Project Charter and find a better alternative that takes into account the low impact of recycling of textiles.

GB-2021-055

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee add "Amendments to the Gabriola Land Use Bylaw to expand community uses" as a Project to the Top Priorities list.

CARRIED

GB-2021-056

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amend the “Amendments to the Gabriola Land Use Bylaw to expand community uses” Project Charter v.1.0, to remove the word ‘manufacturing’.

CARRIED

GB-2021-057

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse the “Amendments to the Gabriola Land Use Bylaw to expand community uses” Project Charter v.1.0, as amended.

CARRIED

GB-2021-058

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:

- a. Allow the repair and processing of used items for sale as accessory uses in the Institutional 1 zone associated with a recycling centre on lands as shown on Schedule C, Map 7 of the Gabriola Island Land Use Bylaw; and
- b. Allow a community centre as a primary use in the Institutional 1 zone, removing geographic limitations.

CARRIED

Trustee Langereis returned to meeting at 4:34 pm.

10.2 Housing Options and Impact Review Project - Staff Report

Planner Zupanec provided an overview of the report which provided an analysis of specific Housing Advisory Planning Commission (HAPC) recommendations presented in the April 2021 report by Gabriola Housing Matters: “A Strategic Approach to Affordable Housing, Biodiversity and Freshwater Conservation on Gabriola Island – A Community-Informed Process”. The HAPC endorsed all 26 recommendations in the report and have provided supplemental information in this report requesting the LTC design and develop a multi-year partnership to enact the suite of recommendations under a strategic land use planning program and noted the following points:

- To ensure sustainability of program, LTC would need to leverage funds via fundraising, grants and project funds; and
- The HAPC would complete its term and be replaced by a joint task force with a different role and provide the same level of advice on strategic goals and where to leverage the Projects List and Budget. The task force would do the work of the strategic plan, all collaborative partners would be incorporated into the work plan and be accountable for work done.

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

- Interested in Islands Trust Conservancy Natural Area Tax Exemption Program profile life to give property owners options;
- Interested in limiting maximum allowable TUPs for STVRs;
- Supported possibility of undeveloped secondary accommodation density donations;

- May be a challenge to obtain substantial funding anticipating a multi-year project that only affects one island; and
- Long term recommendations deferred until the next regular LTC meeting.

Tobi Elliot, representative from the HAPC noted:

- Called for collaborative action to bring stakeholders together to address recommendations to establish a growth management strategy, biodiversity conservation strategy, groundwater protection strategy, and enhance governance and oversight capacity;
- Gabriola is an ideal location to trial this program as Gabriola works with other government agencies across its jurisdictions;
- The goal is to elevate pressure on the LTC and keep as a non-partisan and science based program where objectives are set and project work is completed; and
- Intended to meaningfully engage with Snuneymuxw First Nations at every stage of the program design.

10.2.1 Housing Survey Analysis and Comments - Trustee Langereis

Trustee Langereis provided an analysis of the Gabriola Housing Matters Working Group report and noted:

- Had questions on the validity of the survey such as:
 - What the Commission was all about?
 - The survey results reporting favourable to not increasing density while most of the report is about increasing density;
- Interested in tree protection being a priority;
- Willing to meet with Dyan Dunsmoor-Farley of the HAPC to discuss validity of the report; and
- Supported the First Nations involvement recommendations.

GB-2021-059

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee should consider whether issuance of new or renewal Temporary Use Permits for Commercial Vacation Rentals is in direct conflict with the Housing Options and Impacts Review Project.

CARRIED

GB-2021-060

It was MOVED and SECONDED

that the Gabriola island Local Trust Committee endorse the June 2021 'Density Donation Outreach Project Charter v. 1' as amended and request Staff to finalize the necessary work plan to commence the project immediately.

CARRIED

GB-2021-061

It was MOVED and SECONDED

that the Gabriola island Local Trust Committee amend the 'Density Donation Outreach Project Charter v.1' to move Out of Scope to include In Scope "accepting undeveloped secondary suites as potential density donations" and the budget to be eight thousand dollars (\$8,000.00).

CARRIED

GB-2021-062

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to refer the 'Density Donation Outreach Project' charter to the Housing Advisory Planning Commission members and request the commission members to assist Staff in prioritizing outreach methodology and reviewing and commenting on draft public facing documents.

CARRIED

11. DELEGATIONS

None.

12. CORRESPONDENCE

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

12.1 Email dated April 24, 2021 from G. Rudischer regarding misinformation and Housing Matters Group

Received.

12.2 Letter dated May 26, 2021 to Premier John Horgan from B. Thomson regarding Islands Trust and Regional District of Nanaimo Governance - Gabriola Island

Received.

13. NEW BUSINESS

13.1 Update on Social Needs Assessment - verbal report

None.

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

Darren Dofner from Connected Coast requested a letter of support for landing sites on Gabriola to bring new high-speed internet accessibility to the island and noted that Snuneymuxw have given guidance and are part of the process to ensure protection of their cultural heritage.

Trustees were interested in landing sites on Mudge and Decourcy islands as well.

GB-2021-063

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee write a letter of support for Connected Coast landing on Gabriola, subject to the concurrence of the location by Snuneymuxw First Nation, prepared under signature of the Chair and the letter include a request that Mudge and Decourcy islands be considered for landing sites as well.

CARRIED

13.3 Model Cell Tower Information received from Innovation Science and Economic Development Canada - Trustee Langereis

Trustee Langereis updated the LTC on the reduction of the amount of public consultation on the current adopted Model Cell Tower strategy versus the previous strategy and his previously presented version.

Trustees indicated their interest in an interpretive review of the concerns to obtain answers.

Trustee Langereis to put forward his questions to the Trust Programs Committee.

14. REPORTS

14.1 Climate Change Action Update

Received.

14.2 First Nations Relationship Building

Received.

14.3 Trust Conservancy Report - none

14.4 Applications Report dated June 9, 2021

Received.

14.5 Trustee and Local Expense Report - none

14.6 Adopted Policies and Standing Resolutions

Received.

14.7 Local Trust Committee Webpage

No updates requested.

15. WORK PROGRAM

15.1 Top Priorities Report dated June 9, 2021

Received.

15.2 Projects List Report dated June 9, 2021

Received.

16. CLOSED MEETING

16.1 Motion to Close the Meeting

GB-2021-064

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 (m) for the purpose of (a) considering the appointment of Housing Advisory Planning Commission Members, (d) adoption of In-Camera meeting minutes dated May 13, 2021 and (m) a matter that, under another enactment, is such that the public may be excluded from the meeting and that the recorder and staff attend the meeting.

Chair Rogers closed the meeting to the public at 4:50 pm.

16.2 Recall to Order

By general consent the meeting was recalled to order 5:22 pm.

16.3 Rise and Report

Adopted in-camera minutes of Local Trust Committee meeting of May 13, 2021, appointed Jacinthe Eastick to the Gabriola Housing Advisory Planning Commission and approved a motion to write to the Development Approval officer of Ministry of Transportation and Infrastructure (MoTI) regarding the Centre Stage subdivision.

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for Thursday, July 29, 2021 at 10:30 am - Location to be announced

18. ADJOURNMENT

By general consent the meeting was adjourned at 5:22 pm.

Dan Rogers, Chair

Certified Correct:

Nadine Mourao, Recorder



**Gabriola Island
Local Trust Committee
Public Hearing Record**

**REGARDING CANNABIS PRODUCTION AND RETAIL SALES –
PROPOSED BYLAW NO. 303 (LAND USE BYLAW)**

Date OF Public Hearing: JUNE 17, 2021
Time: 11:15 am
Location: Electronic Meeting

Members Present: Dan Rogers, Chair
Kees Langereis, Local Trustee
Scott Colbourne, Local Trustee

Staff Present: Heather Kauer, Regional Planning Manager
Nadine Mourao, Recorder

Others Present: There were approximately seven (7) members of the public and one member of the media in attendance.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 11:16 am, welcomed the public and introduced Trustees, Staff and Recorder. He acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

Chair Rogers advised that this Public Hearing was being held for application the project: Cannabis Production and Retail Sales.

Chair Rogers spoke of the Public Hearing being held electronically, noting that the COVID-19 Health and Safety Guidelines preventing in-person meetings may continue for an extended period of time and this approach provides an option to inform the public, consider the application and allows the Local Trust Committee to continue due process and careful consideration of the proposal.

Regional Planning Manager Kauer read the Notice of Public Hearing.

**Public Hearing Record
Received for Information
By Local Trust Committee**

2. PROPOSED BYLAW NO. 303

- Cannabis Production Bylaw No. 303 to amend the Gabriola Land Use Bylaws (LUB) to regulate commercial processing and growing of cannabis in the Agricultural Land Reserve (ALR);
- Referrals were sent to one (1) provincial agency, one (1) regional agency, two (2) non-agencies, and one (1) First Nations;
- A referral response from Snuneymuxw First Nations with further comments expected; and
- Received one (1) public comment from Gabriola Agricultural Co-op noting concerns with the impacts on local food security.

3. PUBLIC COMMENTS

Chair Rogers asked if there were any submissions.

No public comments.

No written submissions.

4. ADJOURNMENT

Chair Rogers asked three times if there were any further submissions.

Hearing none, Chair Rogers closed the Public Hearing.

By general consent the meeting was adjourned at 11:24 am.

**I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS
RESPECTING THE MEETING HELD:**

Nadine Mourao, Recorder

Resolutions Without Meetings Log

Gabriola Island

Resolution Number	Action	Date
2021-002 "That Gabriola Island Local Trust Committee Bylaw No. 309, cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2021", be adopted."	Carried	25-Jun-2021
2021-001 "THAT the Gabriola Island Local Trust Committee request staff to respond to the Liquor and Cannabis Regulation Branch letter dated May 4, 2021 regarding the Page's Resort & Marina application for a Rural Licensee Retail Store, noting that Islands Trust is choosing to "opt out" of the public input process, so that the Liquor and Cannabis Regulation Branch may complete the community input process and gather the views of local residents."	Carried	02-Jun-2021



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		Completed

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
1 GB LTC resolution to purchase a subscription to the Welcome Wagon up to \$100. <i>Waiting on updated brochures from TAS and new Welcome Wagon rep. Previous rep moved to SSI.</i>	Wil Cottingham		In Progress

Follow Up Action Report

Gabriola Island

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

17-Jun-2021

Activity	Responsibility	Dates	Status
1 IN1 Zoning Project: amend project charter in-scope wording as per LTC direction in June 17 meeting minutes and add this project to Top Priority Project List.	Teresa Mahikwa		Completed
2 GB-DVP-2021.2 - issue permit.	Becky McErlean Bronwyn Sawyer		Completed
3 GB-DVP-202.4 issue permit as drafted.	Becky McErlean Ian Cox		Completed



Follow Up Action Report

Gabriola Island

17-Jun-2021

Activity	Responsibility	Dates	Status
4 GB-RZ-2021.1 BL 309 given third reading. Forward to EC for approval. EC Approved June 23, 2021, LTC adopted BL309 via RWM June 25, 2021.	Becky McErlean Teresa Mahikwa		Completed
5 GB-DP-2020.2 - request applicant provide confirmation of use of steel vs. creosote piles and source of potable water. Return to LTC for reconsideration.	Ian Cox		In Progress
6 GB-TUP-2021.1 - request rainwater harvesting licensing or certification information prior to re-consideration by the LTC.	Ian Cox		In Progress
7 Voluntary Density Donation Outreach Program: amend project charter to include secondary suites as potential density donations; increase budget to \$8,000. Refer project charter to HAPC and consult on engagement methodologies and options. Advise staff that LTC will consider whether TUPS are in conflict with the housing project. Defer consideration of recommendation #4 to July 29th LTC meeting.	Penny Hawley Sonja Zupanec		In Progress

MEMORANDUM

DATE OF MEETING: July 29, 2021

TO: Gabriola Island Local Trust Committee

FROM: Heather Kauer, Regional Planning Manager
Northern Team

SUBJECT: RDN Social Needs Assessment Update

PURPOSE

To update the Gabriola LTC regarding the Regional District of Nanaimo's Social Needs Assessment Project.

DISCUSSION

At their May 13, 2021 regular meeting, the Gabriola Local Trust Committee indicated that they would like to hear an update on the progress of the Regional District of Nanaimo's Social Needs Assessment Project.

On January 23, 2020, the LTC passed the following resolution:

GB-2020-014

It was **MOVED** and **SECONDED**

that the Gabriola Island Local Trust Committee supports the Regional District of Nanaimo as primary applicant to the Union of British Columbia Municipalities Poverty Reduction Planning and Action Grant program for a social needs assessment and strategy, and supports the Regional District of Nanaimo to receive and manage the grant funding on its behalf.

CARRIED

While the LTC showed support through this resolution, no project was added to the Top Priorities list that would trigger dedicated staff time to participating in the RDN's project. As such, staff's participation has been minor and included approximately 5 hours of participation in meetings and review of documents related to the project.

Staff indicated at the LTC's June 17, 2021 meeting that the RDN might provide a delegation to discuss the project at the July 29th meeting, however, the RDN was not able to provide a delegation for this date. In lieu of attendance, RDN staff have provided the attached slides that were presented at a recent project event. More information about the project can also be found at:

<https://www.getinvolved.rdn.ca/social-needs-strategy>

Submitted By:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	June 3, 2021
---------------	--	--------------

ATTACHMENT

1. RDN Social Needs Assessment slides for the RDN Board



REGIONAL
DISTRICT
OF NANAIMO

RDN Social Needs Assessment & Strategy

Elected Officials Workshop
June 9, 2021

Welcome

Agenda

- Introductions
- Setting the Stage
- Social Needs in Context: What we heard
- Systems Change Primer
- Identifying Game Changers (break out rooms)
- Report back and reflections
- Getting to Action (break out rooms)
- Debrief and reflections
- Next Steps

Housekeeping

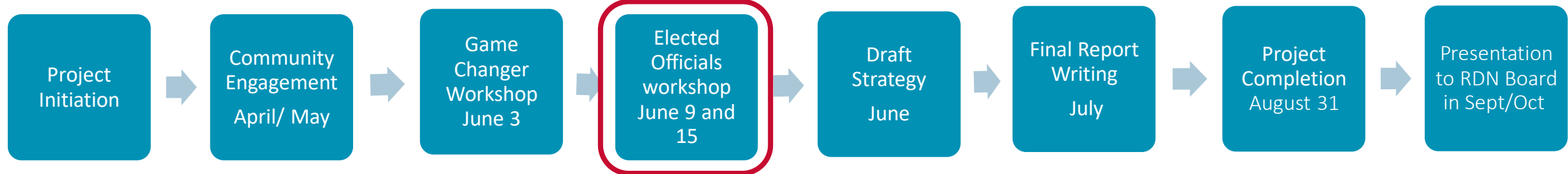
- If you have questions, please use the chat and we will have a designated person respond.
- Please update Zoom to your first name, organization, and pronouns

Setting the Stage: Project Objectives

1) Assess social needs within the region

2) Develop a Strategy that will:

- Provide recommendations for local government to improve access to services for those living in poverty or at risk of poverty
- Provide recommendations for new or expanded local government initiatives to help reduce or prevent poverty
- Identify where other levels of government or non-governmental organizations may play a leadership or partnership role in filling identified service gaps



Key Priority Areas of this Project:



Access to housing and homelessness supports



Programs for families, children and youth



Social supports and services



Access to healthy and affordable food



Safe, affordable transportation



Discrimination and stigma

Engagement by the Numbers



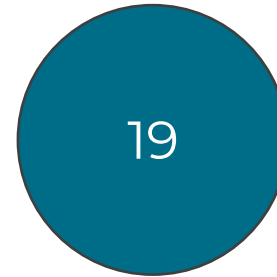
COMMUNITY SURVEY



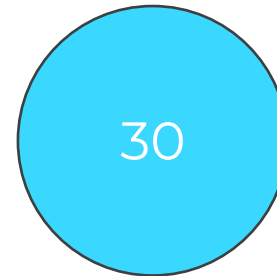
INTERVIEWS



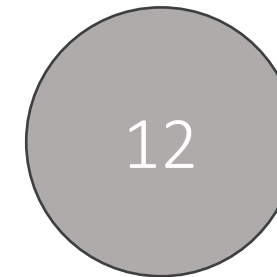
SHARING CIRCLES



PREVIOUS ENGAGEMENT
REPORTS REVIEWED



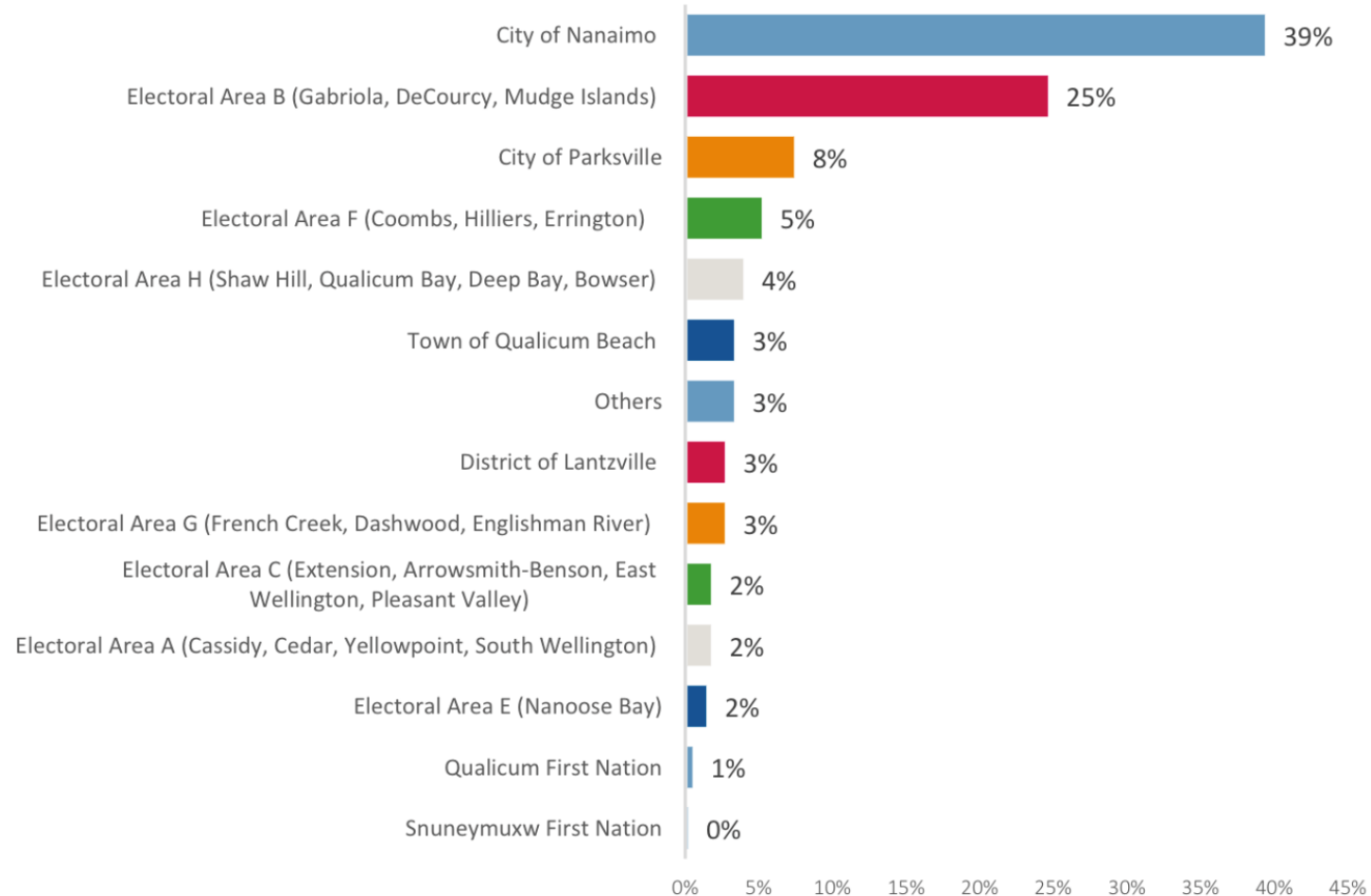
GAME CHANGER
WORKSHOP



ELECTED OFFICIALS
WORKSHOP

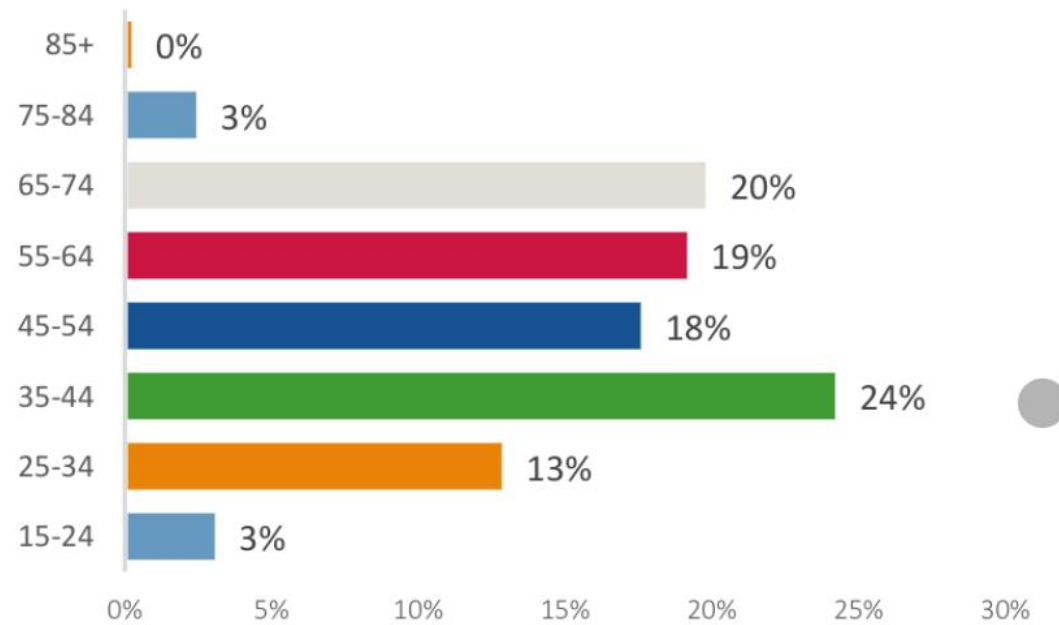
Survey Demographic Information

What
community do
you live in?



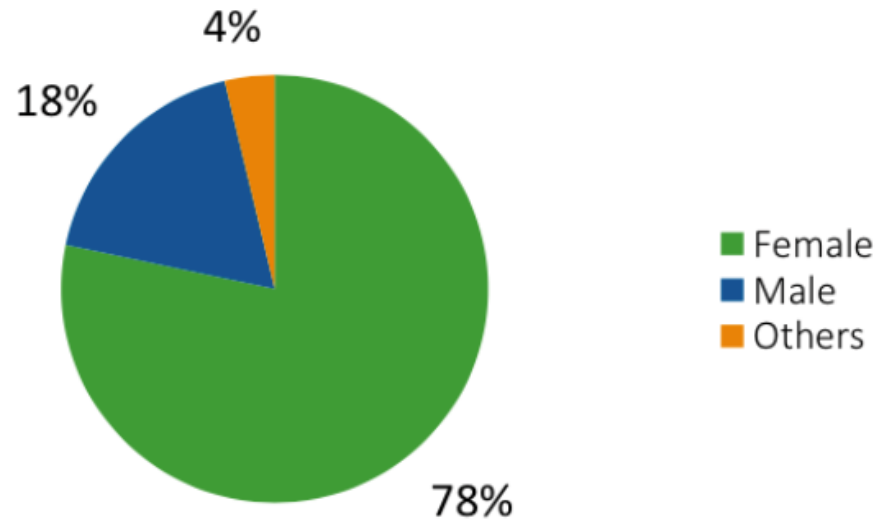
Survey Demographic Information

What is your age?



Survey Demographic Information

Which gender
do you identify
as?



The most significant challenges for respondents of the survey was the overall cost of living (47%), followed by the lack of social connection (21%), and mental health and addictions (20%)

Access to affordable housing also poses significant challenges. Respondents often either felt that they were overspending on housing or settling for unsafe conditions.

The top three areas where people have had negative experiences that present challenges in their daily lives include:

- 1.Social Connectedness (31%)
- 2.Housing (27%)
- 3.Recreation (24%)

15% of people responding to the survey said they often or almost always struggle to meet basic needs



For people
experiencing
social
challenges, it
means that...

When asked to describe how housing either does or does not meet their needs, people shared that a lack of affordable housing options, overcrowding, and inadequate rental options are challenges. The Housing Continuum has gaps in it.

People are living in unsafe, unsuitable, and unhealthy housing

There are long waitlists for social housing, and community stigma towards these units creates stress and frustration.

Homelessness is increasing and becoming harder: the acuity of challenges facing people experiencing housing is making it harder and harder to become housed.

"Right now I'm looking at living in an RV despite the fact that I am aware it is technically not legal, but it's the only option that I have. Other than, without that I am looking at homelessness."



We Heard...

Social Supports systems are incomplete, or not available to everyone.

Approximately one quarter (24%) of respondents felt it was challenging to find information on social programs and services within the community. Twenty-eight percent (28%) of those experiencing poverty experienced challenges in accessing this information.

Language barriers for immigrants and refugees, concerns for safety for visible minorities, and affordability of programs were identified by sharing circle participants as barriers which prevent participation in community

There is work to be done to address navigation of services and access routes to care along a continuum of services



We Heard...

Social Services relating to health and wellbeing are lacking.

Almost half (44%) of survey respondents indicated that **primary health services are not accessible when needed.**

Almost half (47%) of respondents felt that **mental health and substance abuse supports were not accessible** for themselves or their family members

People in sharing circles and key informant interviews indicated that people are choosing between health services and food/ medications/ basic needs

Long waitlists for housing and other services means people go without necessary care and services.

“The psychiatrist told me to get a private counsellor.”



Childhood vulnerabilities are linked to poverty, housing challenges and food insecurity

We Heard...

Approximately 45% of respondents felt that child care was not an affordable option for their family. Of those who were experiencing poverty, exactly half (50%) felt that child care was unaffordable.

Limited variety and high cost of childcare and youth recreation prevents social engagement, restricts employment opportunities, and puts strain on families.

Families need wrap around supports that address health, financial stability, child development, and safety. There is a lack of integration of health, social, development, and educational services.



For people
experiencing
social
challenges, it
means that...

38% of all respondents and 66% of those who live in poverty indicated that they have had to choose between healthy foods and household costs.

Access to food banks or social serving organizations delivering food is critical – people without private transportation and working individuals had trouble accessing the food bank.

“After paying rent, hydro and utilities, from your disability or social support cheques, there’s not much left for groceries.”

“If you are not getting the right food in your body, you are undernourished and end up collapsing and damaging your body.”



We Heard...

Lack of accessible transit is a barrier to accessing services and employment. 34% indicated that transit does not meet their needs. Comments showed that top reasons were transit service gaps, lack of transit infrastructure, and information gaps on services.

These effects are especially challenging for those experiencing poverty as public transit is often the safe only option for travelling longer distances. The city is perceived as difficult to navigate without a vehicle.

Lack of accessible sidewalks and pathways present mobility barriers.

Almost half (46%) of survey respondents indicated that they are unable to access the services they need within the community and must travel to neighbouring communities.

"People have lost their jobs, because the transportation infrastructure, just isn't there. Most things aren't within walking or riding distance"



People shared experiences of stigma and discrimination based on gender, age, visible minority, LGBTQIA+, mental health, substance use, experiencing homelessness, drug use, and having a disability.

We Heard...

There are instances of verbal and racist attacks against visible minorities and people who are LGBTQIA2S+ that have left some community members feeling unsafe and unwelcomed in the community. Safety in general was in the top three concerns identified in the Rethink Nanaimo Engagement.

Experiences of exclusion, anxiety, depression, feelings of powerlessness

Prevents access to public spaces, recreation, and other services

"I definitely feel like for the most part, that I'm not super welcome in society."

Participant's Suggested Solutions

- Integration of services such as health, education, childcare, transit and recreation
- Anti-stigma and racism efforts across the community
- Increases to transit services, active transportation routes, and subsidies for low-income transit users
- Increase housing options through zoning bylaws and development processes
- Ensure public spaces are safe and welcoming for everyone through physical design, trauma and diversity informed care, and variety in programming and services
- Convene service providers and governments to work together

Core Themes

- Housing is a core issue. The housing continuum has gaps, housing is unaffordable, homelessness is increasing and becoming more acute
- People are experiencing isolation and exclusion in public spaces
- Health services, including mental health and substance use treatment, are not meeting people's needs. Primary care like family doctors are unavailable, while extended services such as glasses are unaffordable

Core Themes cont.

- Low-income families are not able to afford recreational activities
- Child and Youth care, and programs, are limited and not affordable
- People with additional challenges such as disability face additional barriers such as lack of accessible spaces (ex. sidewalks)

Game Changers Workshop – Ways Forward

- **Community Forums for collaboration** – creation of more enhanced regional collaboratives on topics such as food security, housing, transportation and childhood development
- **A Regional Strategy** with collective goals and indicators for success
- **Collective funding frameworks** – reduce competition and support distribution of funds to organizations based on skills and mandate
- **Focus on reducing inequities** by taking an equity lens and including the voices of people with lived experiences
- **Be creative** in exploring options to address all areas of social need

Systems Change Primer

A systems change approach focuses on identifying and understanding the interconnected root causes of challenges.

When we work within a model of systems change, we emphasize the following:

- Relationships between people, sectors, and organizations.
- No one organization or sector (public, private, non-profit) has all the answers to, or ownership of, systemic problems; and
- Innovation and collaboration are essential to achieving impact at scale.

Game Changers

What is a Poverty Reduction Game-Changer?

“A priority area or strategy that not only aims to deliver on its own specific goals or outcomes, but also elicits an array of other significant, positive outcomes that cascade both within and outside of its area of emphasis, and consequently profoundly impacts the course, character, or extent of poverty” – Tamarak

Moving Plans into Action

- Clarifying your roles and responsibilities helps both you and the community know what your part is in addressing social issues.
- This facilitates action-oriented conversations which focus on what you can do rather than what you are often requested to do.
- Our conversations today will focus on how to move forward actions that fit your role as community leaders and elected officials.

Roles and Responsibilities

Federal Government

Health Canada

National
Infrastructure

Criminal law

Service Canada

Income security

CMHC

Provincial Government

Ministry of Mental Health and Addictions

Ministry of Health

Ministry of Social Development and
Poverty Reduction

Ministry for Municipal Affairs and Housing

Ministry of Public Safety and Solicitor
General

Ministry of Indigenous Relations and
Reconciliation

Ministry of Children and Family
Development

Local/Regional Government

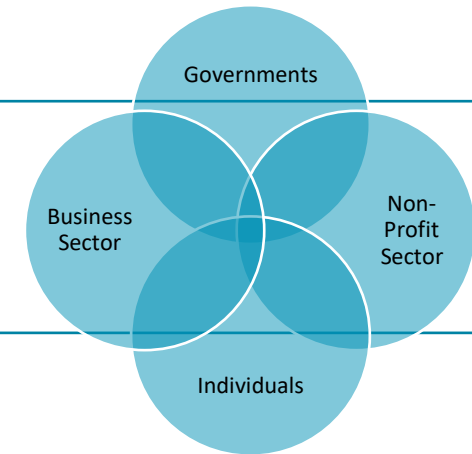
Corporate
Services

Recreation and
Parks

Regional and
Community
Utilities

Strategic and
Community
Development

Transportation
and Emergency
Services



Social Needs in the Region

In Breakout rooms, using Mural, answer the following question:

- What do you think is missing in addressing social needs within the region?

Report Back and Reflections

Getting to Action

In Breakout rooms, using Mural, answer the following questions:

1. Given the understanding you have about social needs in your community, what action might you see the RDN or your community taking to address each of these challenges?
2. What are the barriers to realizing this action?
3. What is needed for the RDN to move this action forward?

Debrief

What's Next?

STRATEGY DEVELOPMENT – JUNE & JULY

FINAL REPORT SHARING – SEPTEMBER/ OCTOBER

Thank you

For More Information:

RDN webpage: www.getinvolved.rdn.ca/social-needs-strategy

Contact person:

Jamai Schile, Senior Planner, RDN

Email: jschile@rdn.bc.ca

Tel: 250-390-6521

File No.: 6500-20
(GB Cannabis Regulations)

DATE OF MEETING: July 29, 2021
TO: Gabriola Island Local Trust Committee
FROM: Heather Kauer, Regional Planning Manager
Local Planning Services
SUBJECT: Cannabis Regulations Project – Proposed Bylaw No. 303

RECOMMENDATION

1. That Gabriola Island Local Trust Committee Bylaw No. 303, cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 1, 2019”, be amended as follows:
 - a. Part B – GENERAL REGULATIONS, Section B.1 USES, BUILDINGS AND STRUCTURES, Subsection B.1.2 Prohibited Uses and Buildings, Article B.1.2.1 Prohibited Uses is amended by adding a comma after the word “production”;
 - b. Part D - ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.1 Permitted Uses, clause a. Permitted Principal Uses, the Capital “C” is replaced with a lower case “c”;
 - c. Part D - ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.3 Regulations, clause a. Buildings and Structures Siting Requirements, Item iii last bullet, “except for fences” is deleted and replaced with “except fencing”; and
 - d. Part G – DEFINITIONS, G.1 DEFINITIONS, “horticulture”, is amended by deleting the word “exclude” and replacing with “excluding.”
2. That Gabriola Island Local Trust Committee Bylaw No. 303, cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 1, 2019”, be read a second time, as amended.
3. That Gabriola Island Local Trust Committee Bylaw No. 303, cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 1, 2019”, be read a third time.
4. That Gabriola Island Local Trust Committee Bylaw No. 303, cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 1, 2019”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

REPORT SUMMARY

The purpose of this report is to recommend that the Gabriola Cannabis Production Bylaw No. 303 be given 2nd reading, as amended, third reading and forwarded to the Executive Committee.

BACKGROUND

Gabriola Island Local Trust Committee Bylaw No. 303 received second reading on May 14, 2020, has been the subject of two Community Information Meetings, and was the subject of a public hearing on June 17, 2021. The LTC declined to consider third reading following the June 17th public hearing after staff indicated that the

Snuneymuxw First Nation (SFN) asked for more time to comment. As of July 8, 2021, no comment had been received from SFN. Staff followed up that day with an email to the SFN Community Planning Administrator indicating that if staff did not receive a response by July 20, 2021, staff would assume that SFN had no objection to the bylaw being given third reading. As of July 20, 2021, no response from SFN has been received.

The LTC will note that there are recommended amendments related to punctuation and grammar that were identified during the bylaw drafting process and not addressed in previous drafts.

RATIONALE FOR RECOMMENDATION

Staff are recommending that the Gabriola Island Local Trust Committee Bylaw No. 303 regarding cannabis production proceed to third reading as no further comments have been received. The recommended amendments to the 2nd reading, as amended of proposed Bylaw No. 303 are minor in nature and amount to grammatical changes.

ALTERNATIVES

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

1. **Wait for further comment.**

NEXT STEPS

Subject to concurrence with the staff recommendations, staff will forward Bylaw No. 303 to the Executive Committee for approval.

Submitted By:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	July 20, 2021
---------------	---	---------------

ATTACHMENTS

1. Track changes version of 2nd reading, as amended of Proposed Bylaw No. 303
2. Proposed Bylaw No. 303

PROPOSED FOR 2ND READING AS AMENDED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 303

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 No. 177, 1999, Amendment No. 1, 2019”.

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

READ A FIRST TIME THIS	11 TH	DAY OF	July	, 2019
READ A SECOND TIME THIS	14 TH	DAY OF	May	, 2020
PUBLIC HEARING HELD THIS	17 TH	DAY OF	JUNE	, 2021
READ A THIRD TIME THIS	_____	DAY OF	_____	, 20xx
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	, 20xx
ADOPTED THIS	_____	DAY OF	_____	, 20xx

Chair

Secretary

Gabriola Island Local Trust Committee
Bylaw No. 303
Schedule 1

Schedule "A" of Gabriola Island Land Use Bylaw No. 177 cited as "Gabriola Island Land Use Bylaw, 1999 is amended as follows:

1. Part G – DEFINITIONS, G.1 Definitions is amended by adding the following text to the definition of "agriculture" after the word "farm":

", but excludes cannabis production;"

2. Part G – DEFINITIONS, G.1 DEFINITIONS is amended by deleting the definition of "horticulture" in its entirety and adding the following definition:

<i>"horticulture</i>	the cultivation of fruits, vegetables, or ornamental plants for economic gain, but exclude <u>excluding</u> cannabis production;"
----------------------	--

3. Part G – DEFINITIONS, G.1 Definitions is amended by adding the following definitions:

<i>"cannabis"</i>	any plant of the genus Cannabis;
-------------------	----------------------------------

<i>"cannabis production</i>	to develop, as permitted by the <i>Cannabis Act</i> (Canada) and regulations under that Act a cannabis product by any method or process, including by: a. manufacturing it, b. synthesizing it, or c. altering its chemical or physical properties by any means; d. growing it or any living thing from which it may be extracted or otherwise obtained
-----------------------------	--

<i>"cannabis product</i>	the plant material from cannabis and any article or substance that is manufactured or refined that includes cannabis or cannabis derivatives intended for personal use;
--------------------------	---

4. Part B – GENERAL REGULATIONS, Section B.1 USES, BUILDINGS AND STRUCTURES, Subsection B.1.2 Prohibited Uses and Buildings, Article B.1.2.1 Prohibited Uses is amended by adding:

j.	cannabis production, except as permitted on land within the Agricultural Land Reserve and Agricultural Zone.
----	--

5. Part B – GENERAL REGULATIONS, Section B.1 USES, BUILDINGS AND STRUCTURES, Subsection B.2.3 Height, Article B.2.3.2, Clause e. is deleted in its entirety and replaced with:

e. 15.0 metres (49 feet) for buildings used exclusively for cannabis production.

6. Part D - ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.1 Permitted Uses, Clause a. Permitted Principal Uses, Item v is deleted and replaced with:

“v ~~c~~Cannabis production;”

7. Part D - ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.3 Regulations, Clause a. Buildings and Structures Siting Requirements, Item iii last bullet is deleted in its entirety and replaced with:

“ • the minimum setback for buildings and structures ~~except for fences, except fencing~~ used for cannabis production is 30 metres (98.4 feet) from any lot line and 150 metres (492.13 feet) from any school property line or P3 zone.”

8. Part D - ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.3 Regulations, Clause b. Lot Coverage Limitations, Item ii text is amended by adding:

“ • The maximum combined lot coverage of buildings and structures used for the purpose of cannabis production is 200 square metres (2,152 square feet).”

PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 303

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 No. 177, 1999, Amendment No. 1, 2019”.

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

READ A FIRST TIME THIS 11TH DAY OF JULY , 2019

READ A SECOND TIME THIS 14TH DAY OF MAY , 2020

PUBLIC HEARING HELD THIS 17TH DAY OF JUNE , 2021

READ A THIRD TIME THIS _____ DAY OF _____ , 20xx

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ , 20xx

ADOPTED THIS _____ DAY OF _____ , 20xx

Chair

Secretary

Gabriola Island Local Trust Committee
Bylaw No. 303
Schedule 1

Schedule “A” of Gabriola Island Land Use Bylaw No. 177 cited as “Gabriola Island Land Use Bylaw, 1999 is amended as follows:

1. Part G – DEFINITIONS, G.1 Definitions is amended by adding the following text to the definition of “agriculture” after the word “farm”:

“, but excludes cannabis production;”

2. Part G – DEFINITIONS, G.1 DEFINITIONS is amended by deleting the definition of “horticulture” in its entirety and adding the following definition:

“horticulture the cultivation of fruits, vegetables, or ornamental plants for economic gain, but exclude cannabis production;”

3. Part G – DEFINITIONS, G.1 Definitions is amended by adding the following definitions:

“cannabis” any plant of the genus Cannabis;

“cannabis production to develop, as permitted by the *Cannabis Act* (Canada) and regulations under that Act a cannabis product by any method or process, including by:

- a. manufacturing it,
- b. synthesizing it, or
- c. altering its chemical or physical properties by any means;
- d. growing it or any living thing from which it may be extracted or otherwise obtained

“cannabis product the plant material from cannabis and any article or substance that is manufactured or refined that includes cannabis or cannabis derivatives intended for personal use;

4. Part B – GENERAL REGULATIONS, Section B.1 USES, BUILDINGS AND STRUCTURES, Subsection B.1.2 Prohibited Uses and Buildings, Article B.1.2.1 Prohibited Uses is amended by adding:

j. cannabis production except as permitted on land within the Agricultural Land Reserve and Agricultural Zone.

5. Part B – GENERAL REGULATIONS, Section B.1 USES, BUILDINGS AND STRUCTURES, Subsection B.2.3 Height, Article B.2.3.2, Clause e. is deleted in its entirety and replaced with:

e. 15.0 metres (49 feet) for buildings used exclusively for cannabis production.

6. Part D - ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.1 Permitted Uses, Clause a. Permitted Principal Uses, Item v is deleted and replaced with:

“v Cannabis production;”

7. Part D - ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.3 Regulations, Clause a. Buildings and Structures Siting Requirements, Item iii last bullet is deleted in its entirety and replaced with:

“ • the minimum setback for buildings and structures except for fences, used for cannabis production is 30 metres (98.4 feet) from any lot line and 150 metres (492.13 feet) from any school property line or P3 zone.”

8. Part D - ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.3 Regulations, Clause b. Lot Coverage Limitations, Item ii text is amended by adding:

“ • The maximum combined lot coverage of buildings and structures used for the purpose of cannabis production is 200 square metres (2,152 square feet).”



File No.: GB-TUP-2021.1
(Plotnikoff&Penner)

DATE OF MEETING: July 29, 2021
TO: Gabriola Island Local Trust Committee
FROM: Ian Cox, Planner 2
Northern Team
SUBJECT: Temporary Use Permit for commercial vacation rental of main house
Applicant: Nadine Plotnikoff and Siegfried Penner
Location: 376 Tinson Road, Gabriola PID: 004-801-270

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee approve issuance of Temporary Use Permit GB-TUP-2021.1 for a period of three (3) years, subject to the conditions imposed by the permit.

REPORT SUMMARY

The Gabriola Island Local Trust Committee (LTC) is again asked to consider GB-TUP-2021.1. For detailed background information, including site context and how the application is evaluated against the TUP Guidelines, see the staff report and attachments included in the June 17, 2021 LTC regular business meeting agenda: <https://islandstrust.bc.ca/event/gabriola-island-local-trust-committee-7/>.

BACKGROUND

At its regular business meeting on June 17, 2021, the Gabriola LTC passed the following resolution:

GB-2021-053

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request that the Applicant work with Staff for additional rainwater harvesting certification and/or licensing information prior to rendering a decision on GB-TUP-2021.1.

CARRIED

DISCUSSION

The following information is based on staff research of applicable provincial legislation and regulations pertaining to ground and rainwater, and on information provided by the applicant as obtained through contact with an Island Health Environmental Health Officer.

Legislative Framework

As a matter of course, staff has recommended that applicants should obtain provincial licences under the [Water Sustainability Act \(WSA\)](#) for commercial use of groundwater, since vacation rental uses can be considered commercial and not residential. This requirement has, and continues to be, included in TUP conditions. However, quality monitoring is not a component of WSA permits, which essentially allow a user to make beneficial use of groundwater at a certain volume per year.

Distinctly, authorizations from Island Health for Water Supply Systems do require standards for drinking water operators and suppliers to ensure public health and safety, including minimum treatment and quality level requirements in order for Public Health Engineers to certify those water systems. The BC [Drinking Water Protection Act](#) (DPA) also assigns duties and responsibilities to the Public Health Officer for monitoring and compliance with the Act and Regulation.

A Single family residence is not considered a Water Supply System under the DPA and Drinking Water Protection Regulation. Water Supply Systems must supply potable water, as defined in the Regulation and that water must also comply with the chemical parameters listed in the Guidelines for Canadian Drinking Water Quality. The BC [Health Hazard Regulation](#) governs rentals under Section 7, where potable water is required and must again meet standards of the DPA and Regulation. However, rentals are considered as defined by the [Residential Tenancy Act](#) and not as short term commercial/vacation rentals.

Because a single family dwelling is not considered a Water Supply System (whether making use of an unlicensed domestic groundwater well, capturing rainwater and treating that water, or a combination of both), no licencing is required by the health authority.

The LTC expressed concern about liability in issuing TUPs without ensuring water quality standards. However, even if a proponent is required by the conditions of a TUP to obtain a provincial WSA commercial licence, this does not ensure that the licenced ground water is necessarily potable as defined in the DPA and Regulation, for the above-mentioned reasons.

Water Quality Report

The applicant has provided lab test report of the water collected in the cistern, conducted by Bureau Veritas, dated June 15, 2021 (See **Attachment 2**). Staff is not qualified to evaluate the chemical test results and no extensive professional opinion is given. It appears that total Coliforms and E. coli do not exceed permitted levels. The report also contains general comments regarding treatment for turbidity, etc.

RATIONALE FOR RECOMMENDATION

As stated in the June 17, 2021 report for the application, staff consider the proposal and information provided to meet the TUP Guidelines for commercial vacation rentals outlined in Section 3.8 of the OCP and as such recommends the TUP be issued for a period of three years, subject to the conditions imposed by the permit. The number of bedrooms permitted to be used has been changed to two (2). See **Attachment 1**.

ALTERNATIVES

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

1. Impose additional permit conditions

The LTC may choose to impose additional permit conditions in accordance with OCP guideline 3.8 (h) (xvii) which states, “such other considerations as are deemed applicable with respect to a specific

commercial vacation rental application.” An additional condition could be related to water quality monitoring, for example.

That the following be made a condition of Temporary Use Permit application GB-TUP-2021.1: [insert condition(s)].

2. Deny issuance of the permit

The LTC may deny the application. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee deny application GB-TUP-2021.1 for the following reasons... [Insert reasons here].

NEXT STEPS

The TUP will either be issued as presented, issued with additional conditions, or not issued pending the LTC resolution(s).

Submitted By:	Ian Cox, MCP Planner 2	July 8, 2021
Concurrence:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	July 8, 2021

ATTACHMENTS

1. Draft Temporary Use Permit (amended from June 17, 2021 version – 3 bedrooms to 2)
2. Water Quality Report, Bureau Veritas June 15, 2021



**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
TEMPORARY USE PERMIT
GB-TUP-2021.1**

To: Nadine Plotnikoff and Siegfried Penner

1. This Permit applies to the land described below:

PID 004-801-270

Lot 39, Section 21, Gabriola Island, Nanaimo District, Plan 12655

2. This Permit is valid for a period of three years from the date of issuance.
3. This Permit is issued for the purpose of permitting a commercial vacation rental within the single family dwelling.
4. The use may be carried out subject to the following conditions:
- 4.1 the single family dwelling and subject property must maintain a residential appearance, and any existing vegetative screening or fencing must not be removed;
 - 4.2 parking for a minimum of two vehicles for the commercial vacation rental use must be provided on the property;
 - 4.3 the owner or an operations manager must reside on Gabriola Island and be available by telephone 24 hours per day, seven days per week. Any changes to contact information must be provided to the Islands Trust within seven (7) working days;
 - 4.4 neighbours within a 100 metre radius of the commercial vacation rental must be provided with at least one resident contact phone number, and a copy of the temporary use permit;
 - 4.5 information must be posted for guests pertaining to: noise bylaws, water conservation, fire safety, storage of garbage, septic care, First Nations historical use of area, control of pets (if pets are permitted) and information to remind guests that they are in a residential area;
 - 4.6 a supply of water in the amount of 227 litres (50 imperial gallons) per paying guest must be provided for the duration of the permit;
 - 4.7 the maximum number of guests that may stay in the commercial vacation rental is 2 per bedroom, for a maximum of 4 guests at any given time;
 - 4.8 the maximum number of bedrooms in the single family dwelling for the commercial vacation rental is 2;
 - 4.9 the owner submit a copy of the property insurance for the subject property;
 - 4.10 the maximum number of signs advertising the commercial vacation rental is restricted to one, with a maximum area of 0.3 square metres and not illuminated;
 - 4.11 the rental or provision of motorized personal watercraft to guests is prohibited;
 - 4.12 the use of recreational vehicles and camping for the overnight accommodation of guests is prohibited;

- 4.13 the holder of the Permit will be responsible for any violation of the conditions of this Permit. For the purpose of investigating a complaint, the Islands Trust Bylaw Investigations Officer may enter the property between the hours of 9:00 am and 5:00 pm on any day without prior consultation.
- 4.14 The holder of this permit must comply with all current orders of the BC Provincial Health Officer regarding the COVID-19 pandemic. Failure to do so may result in Islands Trust Bylaw Enforcement action.
5. It is the responsibility of the landowner to obtain any required authorization under the *Water Sustainability Act* or any other relevant legislation pertaining to groundwater.
6. All in accordance with Schedule “A” – Site Plan attached to and forming part of this permit, as signed and dated by the Deputy Secretary of Islands Trust.
7. This is not a Building Permit, nor does it relieve the Permittee from the need to secure all other approvals necessary for the proposed development.

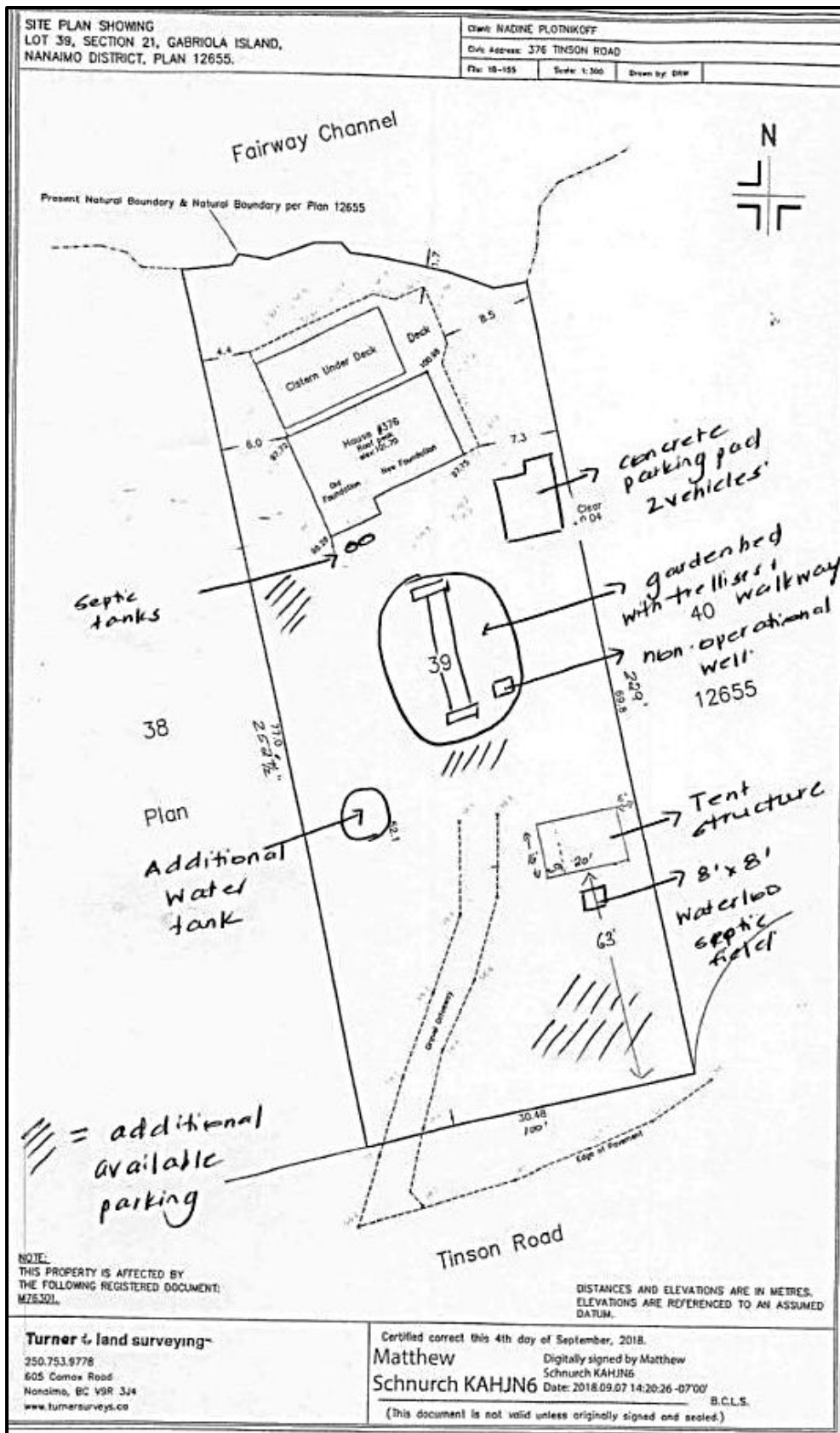
AUTHORIZING RESOLUTION PASSED BY THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE THIS XXTH DAY OF XX, 2021.

Deputy Secretary, Islands Trust

MONTH, DAY, 2021

Date Issued

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
 TEMPORARY USE PERMIT
 GB-TUP-2021.1
 SCHEDULE "A" Site Plan





GB-TUP-2021.1 Staff Report Attachment 2 - Water Quality Report

Your C.O.C. #: WI027417

Attention: Nicholas Read

Aquality Service
1315 Dempsey Road
Gabriola, BC
CANADA VOR 1X0

Report Date: 2021/06/16

Report #: R3034042

Version: 1 - Final

CERTIFICATE OF ANALYSIS

BV LABS JOB #: C141301

Received: 2021/06/15, 12:00

Sample Matrix: Water
Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Coliforms & E.coli by Quantitray (MPN)	1	N/A	2021/06/15	CTYSOP-00002	SM 23 9223

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, MELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

Your C.O.C. #: WI027417

Attention: Nicholas Read

Aquality Service
1315 Dempsey Road
Gabriola, BC
CANADA VOR 1X0

Report Date: 2021/06/16

Report #: R3034042

Version: 1 - Final

CERTIFICATE OF ANALYSIS

BV LABS JOB #: C141301

Received: 2021/06/15, 12:00

Encryption Key



**AUTHORIZED REPORT
RAPPORT AUTORISÉ**

Bureau Veritas

16 Jun 2021 16:51:42

Please direct all questions regarding this Certificate of Analysis to your Project Manager.

Customer Solutions, Western Canada Customer Experience Team

Email: customersolutionswest@bureauveritas.com

Phone# (833) 282-5227

=====

This report has been generated and distributed using a secure automated process.

BV Labs has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation please refer to the Validation Signature Page.



MICROBIOLOGY (WATER)

BV Labs ID			ZZ3386	
Sampling Date			2021/06/14 17:00	
COC Number			WI027417	
	UNITS	MAC	376 TINSON PT-TAP	QC Batch
Microbiological Param.				
Total Coliforms (QT)	MPN/100mL	0	0	A256794
E. coli (QT)	MPN/100mL	0	0	A256794
No Fill	No Exceedance			
Grey	Exceeds 1 criteria policy/level			
Black	Exceeds both criteria/levels			



GENERAL COMMENTS

MAC: The guidelines that have been included in this report have been taken from the Canadian Drinking Water Quality Summary Table, September 2020.

Criteria A = Maximum Acceptable Concentration (MAC) / Criteria B = Aesthetic Objectives (AO) / Criteria C = Operational Guidance Values (OG)
It is recommended to consult these guidelines when interpreting your data since there are non-numerical guidelines that are not included on this report.

Turbidity Guidelines:

1. Chemically assisted filtration: less than or equal to 0.3 NTU in 95% of the measurements or 95% of the time each month. Shall not exceed 1.0 NTU at any time.
2. Slow sand / diatomaceous earth filtration: less than or equal to 1.0 NTU in 95% of the measurements or 95% of the time each month. Shall not exceed 3.0 NTU at any time.
3. Membrane filtration: less than or equal to 0.1 NTU in 99% of the measurements made or at least 99% of the time each calendar month. Shall not exceed 0.3 NTU at any time.
4. To ensure effectiveness of disinfection and for good operation of the distribution system, it is recommended that water entering the distribution system have turbidity levels of 1.0 NTU or less.

Measurement of Uncertainty has not been accounted for when stating conformity to the selected criteria, where applicable.

Results relate only to the items tested.



VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

David Huang, M.Sc., P.Chem., QP, Scientific Services Manager

BV Labs has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

File No.: GB-DP-2020.2 (Silva Bay
Resort Ltd.)

DATE OF MEETING: July 29, 2021
TO: Gabriola Island Local Trust Committee
FROM: Ian Cox, Planner 2
Northern Team
SUBJECT: Works within Development Permit Area No. 4 – Flat Top Islands Area
Applicant: 1167433 BC Ltd., Inc. No. BC1167433
Laura White (Agent)
Location: 3383 South Road, Gabriola Island

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee approve issuance of GB-DP-2020.2 subject to the conditions imposed therein.

REPORT SUMMARY

The Gabriola Island Local Trust Committee (LTC) is again asked to consider GB-DP-2020.2 in light of new information provided by the applicant at the request of the LTC at its regular business meeting on June 17, 2021. For detailed background information, site context, DP Guidelines, etc., see the staff report that was included in the agenda package from that date: <https://islandstrust.bc.ca/event/gabriola-island-local-trust-committee-7/>. Staff is recommending issuance of the permit with the additional condition 3.3 as presented in **Attachment 1**.

BACKGROUND

At its regular business meeting on June 17, 2021, the LTC passed the following resolution:

GB-2021-051

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request that the Applicant submit, to the Islands Trust, information regarding the source of water for usage in this project and confirmation of use of steel piles to replace wooden piles, prior to making a decision on the issuance of GB-DP-2020.2.

CARRIED

DISCUSSION

Water

The applicant has stated that the contractor who will carry out the demolition and reconstruction works will also supply all water necessary for those works that are the subject of this DP. The DP pertains only to works below the natural boundary and does not consider – nor is it necessary – for upland development. Staff is not aware of

what the applicant proposes for water use in conjunction with the land-based development which does not require other Islands Trust permitting at this time.

Piling Replacement

As indicated in the Aquatic Effects Assessment (AEA) report by Hemmera Envirochem Inc. (section 2.2.2) attached to June 17, 2021 staff report, and by the letter from Fisheries and Oceans Canada (FOO) - also attached to the June 17, 2021 staff report) - the Stores Deck support infrastructure will be replaced by six steel piles and wooden stringers. The Marina Wharf Head repairs (AEA section 2.2.3) include the replacement of six timber piles ‘like-for-like’ and the installation of nine sections of creosote timber stringers and pile caps. The information the applicant has provided, is that those six timber piles will be creosote treated wood, which FOC has accepted for limited use in this location per their letter.

It is staff’s understanding that in certain circumstances, FOC does permit the installation of creosote pilings¹, despite studies and literature documenting its detrimental effects on the marine environment. In fact, as one article reports², [FOC] itself states that creosote treated wood should not be used in or near [fresh] water.³

Despite this, it is staff’s understanding that the Federal Government and by extension FOC, still considers creosote to be legal and an acceptable solution in certain circumstances. Should the LTC concur with staff’s recommendation to impose a permit condition requiring alternate piling materials, it is unclear to what extent the DPA Guideline authority might extend. The added condition 3.3 is entirely predicated on DPA 4 Guideline F.4.2.3 (see **Figure 1**).

On balance, it is the case that the applicant will be removing more creosote piles (121 total) than they will be installing (6 total). This, coupled with the other works, is expected to have an overall positive effect on the marine habitat, as stated in the AEA section 7.3.

DPA 4 – Flat Top Islands Area Guidelines

For staff’s original assessment of how the application meets the DPA 4 Guidelines, refer to the June 17, 2021 staff report and attachments. The following staff comments consider only the proposed ‘like-for-like’ wooden piling replacement against the Guidelines in the [Gabriola Island Land Use Bylaw No. 177 \(LUB\)](#).

F.4.2 Guidelines	Staff Comments
Prior to undertaking any applicable development activities within DPA 4, an owner of property shall apply to the Local Trust Committee for a development permit, and the following guidelines apply:	

¹ https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/natural-resource-use/resource-roads/bridge-design-construction/guidelines-treated_wood.pdf
² <https://www.nsnews.com/local-news/creosote-on-government-dock-a-threat-west-vancouver-activist-says-3035007>
³ http://www.klsb.org/wp-content/uploads/2012/11/Appendix-B_1.pdf

F.4.2.1 There shall be no disturbance of the vegetation or use of chemicals within 30 metres of the natural boundary of the sea except in accordance with any conditions specified in the permit.	It is staff's understanding that this relates to the application of pesticides, herbicides, fertilizers and other vegetation control measures within 30 meters of the N.B. The creosote could be considered a chemical, however, it is not being applied in situ.
F.4.2.2 Garry oak meadows and similar indigenous species shall be identified and their habitats protected from disturbance.	Impacted foreshore.
F.4.2.3 There shall be no alteration or disturbance which would cause a negative impact to the foreshore habitat.	This Guideline is relevant to the piling and deck replacement and particularly in relation to creosote treatment. The AEA by Hemmera Envirochem Inc. and Fisheries and Oceans Canada letter provide certain impact mitigation measures, including methodology for removing and replacing the pilings. However, staff has included DP condition 3.3 which would prevent the use of creosote piles and direct the use of an alternative material.
F.4.2.4 Buildings shall be integrated with the surrounding landscape and sited to minimize removal of vegetation.	Impacted foreshore. Stores Deck to be replaced in situ with same footprint.
F.4.2.5 Other than within existing marine lease areas, applicant shall provide an assessment of environmental impacts and mitigation measures, prepared by a qualified professional, prior to any expansions or new developments.	See AEA by Hemmera Envirochem Inc. and DFO Letter for mitigation measures, including for the removal and installation of pilings.
F.4.2.6 Existing trees and vegetation shall be retained along the upland area and adjacent to the foreshore in order to maintain the habitat and prevent erosion.	Impacted foreshore. No vegetation removal planned as part of demolition and reconstruction.
F.4.2.7 Septic systems shall not be constructed within 30 metres of the natural boundary of any watercourse (including a body of water or the sea).	N/A
F.4.2.8 Areas subject to flooding shall be subject to a 15 metre setback unless waived by the Ministry of Environment.	N/A
F.4.2.9 Where this area includes trees that bear the nests of eagles or other species of birds, a buffer area around each nest tree should be left undisturbed. The size of the buffer should be determined prior to development by a qualified professional, with advice from the Ministry of Environment or the Canadian Wildlife Service.	There are no currently mapped/known raptor nests on the subject property, however proponents are subject to the BC Wildlife Act and federal Species at Risk Act, regardless of mapping.

Figure 1 – DPA 4 Guideline Analysis for Timber Pilings

Rationale for Recommendation

Staff finds the application and information submitted to meet the LTC's OCP Objectives and LUB Guidelines for DPA 4, subject to the addition of draft permit condition 3.3 preventing the use of creosote replacement pilings. Further, at the professional opinion of Hemmera Inc. and of Fisheries and Oceans Canada, the proposed works appear to be a marked improvement to the site overall and to actually enhance marine foreshore habitat through the reduction of shading structures, removal of the majority of harmful creosote piles and so on. Snuneymuxw

First Nation has expressed no objection to the project provided that certain conditions are met, which are included in the draft DP. Staff's recommendation to issue the permit as drafted is found on page 1 of this report.

ALTERNATIVES

1. Require additional information on safety/best practices of creosote pilings

Rather than including draft DP condition 3.3 preventing the use of creosote pilings altogether, the LTC could request further information about the pilings, including evidence to show how possible negative effects would be mitigated in order to address the DPA 4 Guidelines. Resolution wording to be determined by the LTC.

2. Deny the application

The LTC may deny the application. If this alternative is selected, the reasons for denial should be clearly stated in the resolution. A decision to deny a development permit application must be accompanied by the reasons that the LTC finds an application does not meet the DPA Guidelines. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee deny issuance of GB-DP-2020.2 for the follows reasons [insert reasons].

NEXT STEPS

The DP will either be issued as presented, issued with additional conditions, or not issued pending the LTC resolution(s).

Submitted By:	Ian Cox, MCP Northern Team	July 8, 2021
Concurrence:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	July 9, 2021

ATTACHMENTS

1. Draft Development Permit

GB-DP-2020.2 Staff Report
Attachment 1 – Draft Development Permit



DRAFT
GABRIOLA ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT GB-DP-2020.2

To: Silva Bay Resort & Marina – 1167433 BC Ltd.

1. This permit applies to the property described below:

PID: 030-792-606

Legal Description: Lot 1 Section 5

Gabriola Island Nanaimo District Plan

EPP90534

2. Whereas the subject property as described above lies within “Development Permit Area No. 4 – Flat Tops Islands Area” designated under Gabriola Island Official Community Plan Bylaw No. 166, this development permit is issued under Gabriola Island Land Use Bylaw No. 177 that authorizes the **demolition and reconstruction of the “Stores Deck”, demolition and removal of the “Boathouse”, demolition and removal of the Travel Lift and addition of new fill** in accordance with Schedules “A” Aquatic Effects Assessment (AEA) Report by Hemmera Envirochem Inc. dated December 22, 2020; Schedule “B” Fisheries and Oceans Canada “Implementation of Measures to Avoid and Mitigate the Potential for Prohibited Effects to Fish and Fish Habitat” dated September 24, 2020; and Schedule “C” Snuneymuxw Response Letter with conditions dated May 20, 2021; all attached to and forming part of this permit.
3. This Permit is subject to the following conditions:
 - 3.1 All required authorizations under the *Heritage Conservation Act* as issued by the BC provincial Archaeology Branch for the proposed works.
 - 3.2 All necessary approvals and conditions of Fisheries and Oceans Canada (FCO) to be met as prescribed in Schedule “B” for the proposed works.
 - 3.3 Creosote treated timbers shall not be used as replacement pilings for the Stores Deck and Wharf Head reconstruction.
 - 3.4 Engagement with Snuneymuxw First Nation fisheries department to the satisfaction of the First Nation.
 - 3.5 Employment of a site monitor from Snuneymuxw First Nation, at the expense of the applicant and to the extent which satisfies the requirements of the First Nation.
 - 3.6 Aquatic Effects Assessment by Hemmera Envirochem Ltd. dated December 22, 2020 with specific relevant sections:
 - Section 6.0 – MEASURE TO AVOID OR MITIGATE EFFECTS TO FISH, FISH HABITAT AND AT-RISK SPECIES
 - APPENDIX A - STRUCTURAL GENERAL ARRANGEMENT PLAN, APPENDIX B - STORES DECK DEMOLITION PLAN, APPENDIX C – TRAVEL LIFT RIP RAP, APPENDIX D – STORES DECK CONSTRUCTION PLAN.

This permit does not relieve the applicant from complying with the provisions of *the Gabriola Island Official Community Plan Bylaw No. 166, 1997* and the *Gabriola Island Land Use Bylaw No. 177, 1999*, nor does it provide permission to construct any works without other lawfully required approvals and permits from any other local, provincial, or federal authority.

AUTHORIZING RESOLUTION PASSED BY THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE THIS 30TH DAY OF JULY, 2020.

Deputy Secretary, Islands Trust

Date Issued

IF THE DEVELOPMENT HEREIN IS NOT COMMENCED BY THE _____TH DAY OF _____, 23____ THIS PERMIT AUTOMATICALLY LAPSES.



**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT GB-DP-2020.2**

**Schedule "A" – Aquatic Effects Assessment (AEA) Report by Hemmera Envirochem
Inc. dated December 22, 2020**

(PDF document begins on next page)



**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT GB-DP-2020.1**

**Schedule “B” – Fisheries and Oceans Canada “Implementation of Measures to
Avoid and Mitigate the Potential for Prohibited Effects to Fish and Fish Habitat”
dated September 24, 2020**

(PDF document begins on next page)



**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT GB-DP-2020.2**

Schedule "C" – Snuneymuxw Response Letter with conditions dated May 20, 2021

(PDF document begins on next page)

File No.: 6500-20 LTC Work Program
Expanded Community Uses (IN1 Zone)

DATE OF MEETING: July 29, 2021
TO: Gabriola Island Local Trust Committee
FROM: Teresa Mahikwa, Island Planner
Northern Team
SUBJECT: LUB Amendments to Expand Community Uses in IN1 Zone – Project

RECOMMENDATIONS

1. That the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 310 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 2, 2021” is not contrary to or at variance with the Islands Trust Policy Statement.
2. That the Gabriola Island Local Trust Committee Bylaw No. 310 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 2, 2021” be read a first time.
3. That the Gabriola Island Local Trust Committee waive the requirement for a public hearing on Bylaw No. 310 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 2, 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*.
4. That Bylaw No. 310 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 2, 2021” be referred to the following First Nations, Governments and Agencies for comment: the Snuneymuxw First Nation, the Regional District of Nanaimo, the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, the Ministry of Transportation and Infrastructure, and the Gabriola Island Advisory Planning Commission.

REPORT SUMMARY

The purpose of this report is to advance the Gabriola Island Local Trust Committee’s (LTC) Top Priority Project by introducing draft Bylaw No. 310 (Attachment 1) which contains minor amendments to the Gabriola Island Land Use Bylaw (LUB) to allow for a limited expansion of community uses in the Institutional One (IN1) zone, and to discuss options and next steps for the project. This LTC project was initiated in response to two delegations heard at the May 13 LTC meeting from the Gabriola Island Recycling Organization (GIRO) and People for a Healthy Community (PHC) regarding the constraints that the IN1 zone put on their future desired operations.

BACKGROUND

The Gabriola Island Local Trust Committee (LTC) passed the following draft resolutions at their June 17, 2021 LTC meeting:

GB-2021-056

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee add “Amendments to the Gabriola Land Use Bylaw to expand community uses” as a Project to the Top Priorities list.

CARRIED

GB-2021-057

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amend the “Amendments to the Gabriola Land Use Bylaw to expand community uses” Project Charter v.1.0, to remove the word ‘manufacturing’.

CARRIED

GB-2021-058

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse the “Amendments to the Gabriola Land Use Bylaw to expand community uses” Project Charter v.1.0, as amended.

CARRIED

GB-2021-059

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:

- a. Allow the repair and processing of used items for sale as accessory uses in the Institutional 1 zone associated with a recycling centre on lands as shown on Schedule C, Map 7 of the Gabriola Island Land Use Bylaw; and
- b. Allow a community centre as a primary use in the Institutional One zone, removing geographic limitations.

CARRIED

Given the above resolutions, staff have amended the Project Charter (Attachment 3) and have prepared draft bylaw amendments to the LUB (Attachment 1) for LTC discussion and consideration to giving first reading.

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement (ITPS):

The draft amendment Bylaw No. 310 have been made with consideration to consistency with the ITPS, and further reference is included in the ITPS Directives Only Checklist (Attachment 2).

Gabriola Island Official Community Plan (OCP) and Land Use Bylaw (LUB):

As noted in the Project Charter (Attachment 3), proposed amendments to the LUB should be consistent with the OCP and should not necessitate OCP changes, and so the requirement for a public hearing may be waived. The proposed LUB amendment does not appear to be inconsistent with the OCP, and would be consistent with OCP Objective 1 for Institutional, Parks, and Outdoor Recreational Uses, which is “to provide for institutional uses which meet the needs of the local community,” as local community groups in the IN1 zone (namely GIRO and PHC) have noted the need for the proposed amendments to allow for their proposed expanded uses and activities.

Issues and Opportunities

“Community Centre” vs. “Community Resource Centre”

Although the LTC resolution GB-2021-059 requested staff to prepare a draft LUB amendment to “allow a **community centre** as a primary use in the Institutional One zone, removing geographic limitations”, staff note that since community centre is undefined in the LUB but **community resource centre** is defined, that the latter wording is what has been proposed as a permitted principal use in Bylaw No. 310, for any lot that has IN1 zoning.

“Used Items” vs. “Used Textiles”

The other half of LTC resolution GB-2021-059 requested staff to prepare a draft LUB amendment to “Allow the repair and processing of **used items** for sale as accessory uses in the Institutional 1 zone associated with a recycling centre on lands as shown on Schedule C, Map 7 of the Gabriola Island Land Use Bylaw”.

Planning staff have confirmed with GIRO staff that although GIRO does not currently have any specific plans for repairing or processing anything beyond used textiles, they note that they do not want to rule out similar, small-scale, non-textile activities in the future. Thus, planning staff felt that including the broader wording “used items” instead of specifically “used textiles” in Bylaw No. 310 would not only match the wording that is already included as a principle use for the site (LUB regulation D.4.4.1.a.vi “recycling centre and associated retail sale of used items on lands as shown on Schedule C, Map 7”, but would be wide enough to permit the repair and processing of non-textile used items in the future, without the need for GIRO to go through the bylaw amendment process.

GIRO’s Current and Future Water Supply and Management Plan

Planning staff have confirmed with GIRO staff that GIRO does not have any wells or use any groundwater, and therefore does not need to apply for a non-domestic water use license from the Province. GIRO currently has several cisterns on the property which capture rainwater for storage and later operational use. GIRO staff have also confirmed that none of their proposed activities involve significant increases in water usage and thus, they do not anticipate requiring any additional cisterns for their proposed activities. GIRO staff have noted that should they have any additional water use in the future, they would first look to add additional cisterns through the RDN’s Rainwater Harvesting Rebate incentive program.

Planning staff note that should GIRO’s future activities require water use over and above the capacity of their cisterns such that they needed to have a well for groundwater use, that GIRO would need to apply to the Province for a water use license and the Province would be responsible for assessing their application and reviewing their groundwater management plan (including monitoring, testing of water quality and quantity, water table recharge etc.) before ultimately deciding whether or not to issue a license for their proposed groundwater use and associated activities.

Consultation

Given that the proposed LUB amendments in the draft bylaw are consistent with the OCP, staff is recommending that the requirement for a Public Hearing (PH) be waived for draft Bylaw No. 310, and an LTC resolution would be required for staff to do so (see recommendation on page 1 of this report).

As OCP amendments are out of scope for this project, staff are recommending referral of Bylaw No. 310 to the following list of First Nations and other authorities, including the Gabriola APC in order to get a better sense of the broader community’s thoughts on the bylaw amendments and especially if the LTC wishes to waive the PH. The LTC may wish to undertake additional consultation than is identified below, and should direct staff accordingly.

Timeline

Subject to concurrence with staff recommendations in this report, an anticipated timeline of next steps for this project and Bylaw No. 310:

July 29 LTC meeting:

- Introduce draft Bylaw No. 310
- Consideration of 1st reading and waiving the requirement for Public Hearing
- Referral to First Nations and Agencies for review and response

September 9 LTC meeting:

- Likely only a verbal update from staff (staff will send out the referral package in early August following the July 29 meeting, and response deadlines are typically at least 60 days for FNs and 30 days for other governments and agencies – taking us into early October for responses).

October 21 LTC meeting:

- Staff will send out the public notification to waive the PH in advance of the October meeting
- Staff report will address any referral responses received
- Consideration of 2nd and 3rd reading of proposed Bylaw No. 310, and referral to Islands Trust Executive Committee for approval

November 25 LTC meeting, or by Resolution Without Meeting (RWM):

- LTC to consider final adoption of Bylaw No. 310

First Nations

As the scope of this project does not include an OCP amendment, referral to a wide range of First Nations is not required. However, staff are recommending referral of Bylaw No. 310 to Snuneymuxw First Nation for review and response.

Governments and Agencies

As the scope of this project does not include an OCP amendment, referral to the School District is not required. However, staff are recommending referral of Bylaw No. 310 to the following agencies for review and response:

- The Regional District of Nanaimo (RDN);
- The BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) for water licensing purposes and consideration;
- The BC Ministry of Transportation and Infrastructure (MOTI) for any potential impacts to roads/traffic that there may be as a result of community resource centres being permitted on any lot within the IN1 zone; and

- The Gabriola Island Advisory Planning Commission (APC): although an APC referral would be at the LTC's discretion, staff advise referral so that the APC can weigh-in on this draft bylaw as it relates to a broader community benefit and identify any issues that the community may have and can therefore be addressed in advance of any CIM or PH for Bylaw No. 310 that there may be.

Rationale for Recommendation

Given staff's analysis and compliance and consistency with the ITPS, staff are recommending, as per page 1 of this report, that draft Bylaw No. 310 be given first reading, be forwarded to First Nations and Agencies for referral for review and response, and that the public hearing be waived for draft Bylaw No. 310 as it is consistent with the Gabriola OCP.

ALTERNATIVES

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

1. Request further information

The LTC may request further information prior to making a decision. 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 staff provide [specify requested information]...

2. Receive for information

The LTC may receive the report for information.

NEXT STEPS

Subject to concurrence with the staff recommendations, staff will refer out Bylaw No. 310, and 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. 310 for the LTC's consideration of second and third reading, and potential forwarding of the Bylaw to the Executive Committee at the LTC's regular business meeting on October 21, 2021.

Submitted By:	Teresa Mahikwa, RPP, MCIP Island Planner	July 15, 2021
Concurrence:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	July 19, 2021

ATTACHMENTS

1. Draft Bylaw No. 310 (LUB Amendments)
2. Islands Trust Policy Statement Directives Only Checklist
3. Project Charter, v. 1.0 (LTC endorsed June 17, 2021)

DRAFT

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 310

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. 2, 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. 310**

Schedule “1”

1. **Schedule “A”** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

- 1.1 **Part D – ZONES**, Section **D.4 RECREATION AND INSTITUTIONAL ZONES**, Subsection **D.4.4 Institutional 1 (IN1)**, Article **D.4.4.1 Permitted Uses**, Clause D.4.4.1.a. **Permitted Principal Uses**, Item **D.4.4.1.a.ix**, is amended by deleting the text in its entirety and replacing with:

“ix *community resource centre*”

- 1.2 **Part D – ZONES**, Section **D.4 RECREATION AND INSTITUTIONAL ZONES**, Subsection **D.4.4 Institutional 1 (IN1)**, Article **D.4.4.1 Permitted Uses**, Clause D.4.4.1.b. **Permitted Accessory Uses**, to add the following as item **D.4.4.1.b.ii**:

“ii repair and processing of used items into usable goods for sale associated with a recycling centre, on lands as shown on Schedule C, Map 7”



ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

**File No.: 6500-20 LTC Work Program
Expanded Community Uses (IN1 zone)**

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
n/a	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>

LUB Amendments to Expand Community Uses in IN1 Zone – Project Charter v 1.0

Gabriola Island Local Trust Committee

Date: June 17, 2021

Purpose: To allow expanded uses in the Institutional 1 (IN1) zone.

Background: Multiple Gabriola societies have approached the LTC and staff indicating that their operations are restricted by limitations in the IN1 zone. Some small amendments to the Gabriola Land Use Bylaw would allow for low-impact expansions of use that would provide community benefit. If these amendments are consistent with the Official Community Plan, an amendment bylaw could be processed without a public hearing.

Objectives

- Consider expanding the list of allowable uses in the IN1 zone to reflect proposed activities of existing community groups.

In Scope

- Amend the IN1 zone by:
 - Allowing the repair, processing, and sale of recycled goods in the IN1 zone;
 - Remove the geographical restriction for Community Centres in the IN1 zone.
- Consider a bylaw amendment process that would waive the public hearing

Out of Scope

- Changes to the LUB that would necessitate OCP amendments;
- Expansion of public markets to allow commercial kitchens

Workplan Overview

Deliverable/Milestone	Date
Project Charter & Introduction Staff Report / LTC endorsement of Project Charter	June, 2021
Introduction of bylaws for 1 st and 2 nd reading, consideration of waiving the public hearing	September, 2021
3 rd Reading and Referral to EC	October, 2021
Adoption	November, 2021

Project Team

Regional Planning Manager	Project Sponsor
Island Planner	Project Manager
Legislative Clerk	Legislative Process/ Bylaw Review
RPM Approval Date: May 24, 2021	LTC Endorsement: June 17 LTC meeting Resolution # GB-2021-058

Budget:

IN1 zone amendments		
Budget Sources:		
Fiscal	Item	Cost
2021-2022	Public Hearing or Notice to waive the public hearing	\$1,600
	Total	\$1,600



File No.: 6500-20

Gabriola Housing Options and
Impacts Review Project

DATE: July 29, 2021
TO: Gabriola Island Local Trust Committee
FROM: Sonja Zupanec, RPP, MCIP
Local Planning Services
SUBJECT: Housing Options and Impacts Review Project Next Steps

1. That the Gabriola Island Local Trust Committee request staff to prepare a DRAFT business case for LTC consideration, for submission to the Islands Trust Financial Planning Committee by September 2021 for a new multi-year land use planning program based on the June 7, 2021 outline by the Housing Advisory Planning Commission, to replace the 'Housing Options and Impacts Review Project' with "Biocultural and Housing Diversity Program" specifically designed to increase the island's biodiversity, housing diversity and freshwater protection over the next 10 years with the following elements:
 - a. A lead planning consultant supported by the establishment of a temporary roundtable to co-design the framework and objectives of the program with input and/or membership from the Housing Advisory Planning Commission members, Snuneymuxw First Nation, Regional District of Nanaimo and Islands Trust Conservancy;
 - b. Eventual replacement of the Housing Advisory Planning Commission with a Joint Task Force with membership from key partners and agencies to advise the LTC and lead planning consultant on prioritizing project work, securing grants and collaborating on inter-governmental initiatives and opportunities.

REPORT SUMMARY

In June 2021, the LTC deferred consideration of the above noted recommendations until the July 2021 regular business meeting. No new information is being presented in this report that was not already included in the June 2021 agenda package, to support these staff recommendations.

The purpose of this report is to provide an analysis of specific Housing Advisory Planning Commission (HAPC) recommendations presented in the April 2021 report by Gabriola Housing Matters: ["A Strategic Approach to Affordable Housing, Biodiversity and Freshwater Conservation on Gabriola Island – A Community-Informed Process"](#). The HAPC endorsed all 26 recommendations in the report and have provided supplemental information in this report requesting the Gabriola Island Local Trust Committee (LTC) design and develop a multi-year partnership to enact the suite of recommendations under a strategic land use planning program. This report outlines the staff recommendation for the LTC to develop a business case for a new multi-year program to increase Gabriola Island's biodiversity, housing diversity and freshwater protection over the next decade.

ANALYSIS

Issues and Opportunities

The following issues and opportunities are discussed below for LTC consideration:

1. Analysis of estimated time commitments and process options to implement HAPC recommendations
2. Proposed overview of a new multi-year program to increase biodiversity and housing diversity

Each of these issues is presented below with staff analysis to support the staff recommendations found on page 1 of this report.

1. Analysis of time commitments and process options to implement HAPC recommendations

The LTC requested staff to conduct an analysis identifying the actions in the Gabriola Housing Working Group's Gabriola Housing Matters report that are possible to conduct in the short, medium and long term. The following Table 1. categorizes the HAPC recommendations for policy and regulatory changes into approximate timeframes. It also assigns an estimated budget.

Table 1 Categorizing and resourcing recommended policy and regulatory changes

HAPC Recommended Actions and Estimation of Project Time	Estimated Total Budget	Potential Impact Areas
SHORT TERM (~1 year)		
Voluntary density reduction program and donation to density bank	~\$4,000 depending on # of participants	Housing Diversity, Freshwater Conservation and Biodiversity
Water Conservation Public Education	~\$4,000	Biodiversity and Freshwater Conservation
POLICY: Strengthen multi-dwelling affordable housing criteria	<\$4,000	Housing Diversity
MEDIUM TERM (~2 years)		
POLICY: review requiring new rezoning approvals resulting in subdivision to contribute to affordable housing units	Minimum ~\$5,000 - \$50,000 depending on number of policy and regulatory amendments included in a project and whether	Housing Diversity
POLICY AND REGULATION: review of minimum lot sizes for subdivision and alternative subdivision regulations/proof of water requirements		Biodiversity and Freshwater Conservation
POLICY: Prioritize parkland dedication that results in Coastal Douglas Fir protection		Biodiversity and Freshwater Conservation
POLICY AND REGULATION: requirements for rainwater harvesting and collection for all new construction		Freshwater Conservation

HAPC Recommended Actions and Estimation of Project Time	Estimated Total Budget	Potential Impact Areas
POLICY: Required BC Energy Step Code compliance for all new construction as part of a rezoning application	consultants are needed	Freshwater Conservation
POLICY: Set affordable housing targets		Housing Diversity
POLICY AND REGULATIONS: Review secondary suite regulations and consider expanding to smaller lot sizes with conditions.		Housing Diversity
LONG TERM (~3+years)		
POLICIES AND REGULATIONS: Coastal Douglas-fir forest and watershed protection on private properties and Development Permit Areas	>\$15,000	Biodiversity and Freshwater Conservation
POLICIES AND REGULATIONS: groundwater monitoring requirements for commercial, institutional and multifamily development		Freshwater Conservation
POLICIES AND REGULATIONS: develop flexible zoning for targeted needs		Biodiversity, freshwater and housing
POLICIES AND REGULATIONS: increase number of residential densities permitted on commercial/institutional zoned lots and stipulate minimum # to be used as rental or affordable housing units		Housing Diversity

Under the current Local Planning Services structure, the LTC can immediately initiate a short term project and use up to \$4,000 of project funds that are currently earmarked for the 'Housing Options and Impacts Review Project'. The LTC can also request Trust Council approve a larger project budget in the 2022-2023 fiscal budget and that the Islands Trust Regional Planning Team and/or a consultant undertake a medium-long term project. The next section of this report details the rationale for the staff recommendation to the LTC, to proceed with one short term project using the existing project budget, and develop a business case for a pilot multi-year program.

The LTC requested staff to report on options for the LTC to pursue the following HAPC recommendations:

- a) promoting voluntary dedication of densities;*
- b) the extent of possible Planning Commission;*
- c) restricting subdivisions;*
- d) secondary accommodation availability; and*
- e) appropriate flexible zoning.*

Each of these options above is discussed in general terms below and ranked in Figure 1. according to the amount of resources that may be required to complete the work, compared to the impact the work may have on increasing biodiversity and/or housing diversity. Based on this diagram, the least resource dependant projects with possible

positive impacts on housing and biodiversity are a) restricting short term vacation rentals; and b) promoting voluntary dedication of densities. Each option is discussed below in more detail.

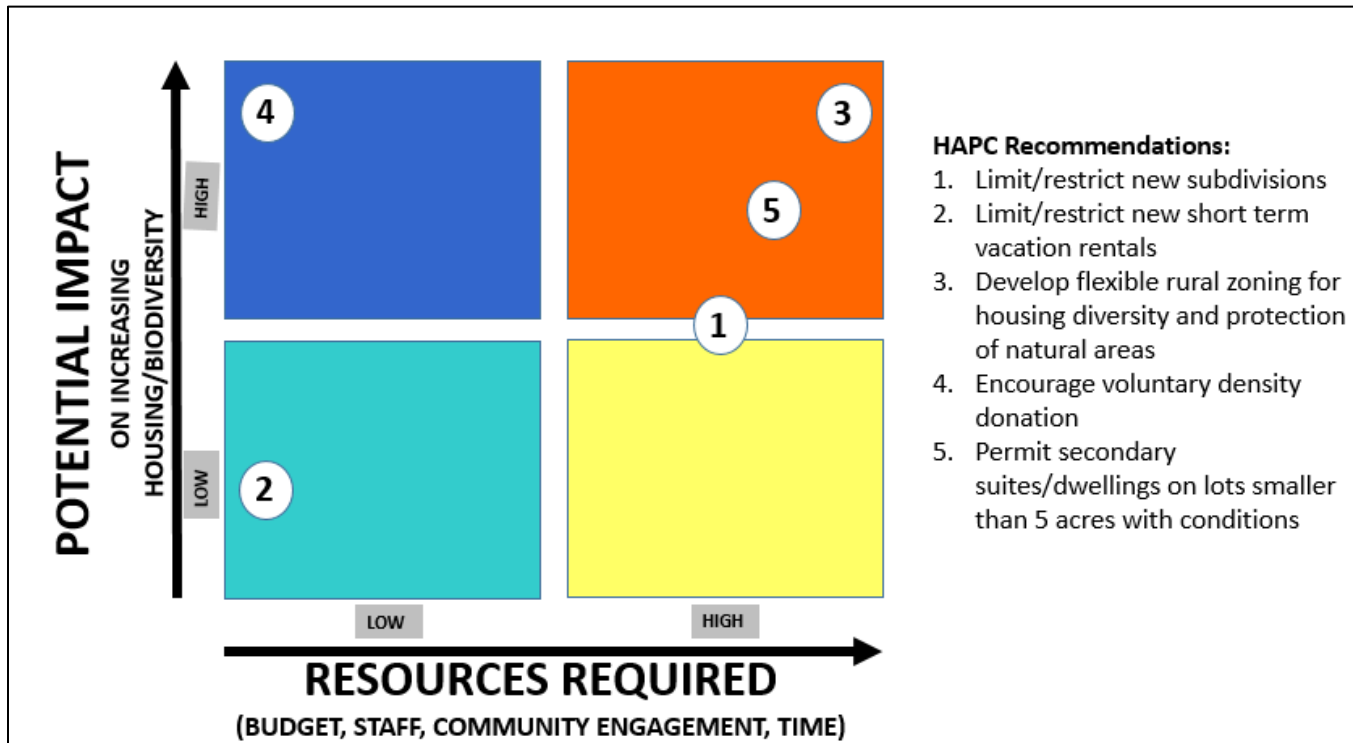


Figure 1. Ranking of LTC identified potential projects/actions

a) Promoting voluntary density donations:

In June 2021, the LTC endorsed an \$8,000 project budget to advance this short term project for the remainder of the fiscal year (ending March 31, 2022). Additional project funds to cover legal fees such as covenant registration may be required in the 2022-23 fiscal once the total number of properties participating in the program are identified.

b) Extent of possible planning commission

In April 2021, the HAPC recommended the LTC consider establishing a “Housing Affordability and Managed Growth Planning Commission” made up of commissioners appointed by the LTC and supported by a paid consultant and planning staff. The Commission was described as being responsible for overseeing the implementation of the four strategies (growth management, biodiversity, freshwater conservation and housing affordability). The HAPC report outlined specific recommendations for Commission responsibilities and necessary funding to resource the work. The LTC requested additional information on this recommendation prior to further consideration.

The HAPC was recently re-established in May 2021 for a two year term and six members were re-appointed. The HAPC members have voluntarily prepared a summary document for the LTC’s consideration (Attachment 1) which is a revised and more detailed strategy than what was proposed in April. The HAPC is recommending LTC support of a business case for a multi-year partnership pilot program to address biodiversity, freshwater protection and housing diversity called “Biocultural and Housing Diversity” for Gabriola Island. This unique land use planning program is proposed to leverage the Islands Trust Conservancy Regional Conservation Strategy

goals; align with ongoing reconciliation work with Snuneymuxw First Nation and build on the rural growth management and freshwater protection work of the Regional District of Nanaimo. A detailed overview of this potential approach is provided in Attachment 1.

The existing structure of the HAPC could play a strong role in a new multi-year land use program by participating in the design stage and eventually being replaced by a joint task force which would provide support to the LTC and planning lead (consultant) by reviewing draft project charters, program objectives/priorities and future draft policies and regulations.

The HAPC is recommending a roundtable comprised of the partners be created to inform the content of the business case, therefore key partners would be consulted with PRIOR to the drafting of a business case to be presented to the LTC, the Financial Planning Committee, and if endorsed, the Trust Council for approval. Management has advised that at this time there is no staff capacity in the Northern Office to support this exercise in conjunction with a short term project as recommended on page one of this report. Although staff agree that early input from the Snuneymuxw, Islands Trust Conservancy and Regional District of Nanaimo would be critical in the development of the business case, the budget and time to conduct this work do not exist unless the LTC decides to not proceed with the short term 'density donation outreach' program.

Staff are recommending the LTC request staff prepare a draft business case for LTC consideration, based on the HAPC suggested framework in Attachment 1, with the roundtable being built into the first phase of the program, if approved.

c) Restricting Subdivisions:

The Gabriola Official Community Plan and Land Use Bylaw set out the policy and regulatory framework for subdivision of land including minimum and minimum average lot size requirements, sewage disposal, parcel dimensions and minimum road frontage. The LUB defers to the provincial standard for proof of water requirements to support an application for subdivision. Currently the volume of water required to be proven is 2500 litres per dwelling per day.

The majority of Gabriola Island's 3315 existing parcels are under 5 acres in size (2766 lots) with **2313 of those lots (69% of all lots on the island) less than one acre in size**. The parcel sizes on the island are predominantly small suburban sized lots that typically would not be approved in a rural subdivision when supported by groundwater and standard sewage disposal systems. This pattern of subdivision on Gabriola Island has resulted in very traditional road and lot layouts that do not appear to respect topography, ecology, natural contours, drainage or archaeological or heritage protection. Although this has been acceptable in the past, it may be undesirable to perpetuate this pattern of settlement in light of Gabriola Island being situated in one of nine [crisis ecoregions in Canada](#).

The 2021 Development Potential Map for Gabriola Island currently shows approximately 53 parcels with subdivision potential, which if subdivided would result in 143 new lots. The recent community engagement work by Gabriola Housing Matters, highlighted strong support for limiting the number of new parcels created by subdivision; reducing fragmentation of ecological systems and encouraging more sustainable forms of subdivision that does not degrade the environment or potable water sources.

The LTC can address the further subdivision of land on Gabriola Island by:

- Reviewing and amending the OCP and LUB to stipulate a larger parcel size for each zone where subdivision potential exists, or eliminating subdivision potential entirely thereby reducing the number of potential future lots; OR

- Amending the OCP and LUB to require clustered rural developments and require a portion of each lot set aside for use as private open space/ecosystem protection/agriculture etc., either through enhanced land use and subdivision regulations or a Development Permit Area or a combination of both.

Either of these options would require a medium to long term commitment of LTC project resources and should be completed in tandem with a review of secondary suite regulations; flexible rural zoning options and the establishment of mandatory rainwater collection regulations. There are no short term project solutions to address subdivision regulations, without a substantial bylaw amendment process that would trigger the need for comprehensive public consultation. The LTC does not have authority under the *Local Government Act* or the *Land Title Act* to refuse to process a subdivision referral application, defer decision on or delay a decision on a subdivision referral application if all information has been provided and the application meets the subdivision and zoning regulations enacted by the LTC.

d) Secondary accommodation:

The HAPC recommended the LTC ***“...explore the implications of reducing the upper limit to allow secondary suites on properties of 1 hectare to 1.99 hectares in size. To address ecosystem and freshwater conservation conditions, all building permit applications must meet water, sewage and energy conservation objectives.”***

Amendments to the OCP and LUB to permit a secondary suite (or second dwelling unit) on a smaller parcel with conditions is a medium-long term project best completed in tandem with a review of flexible rural zoning options; establishment of mandatory rainwater collection regulations and energy conservation requirements. There are no short term project solutions to address secondary suites/accommodation without an OCP bylaw amendment process and comprehensive public consultation.

e) Appropriate flexible zoning

The HAPC recommended the LTC ***“Explore flexible zoning to meet targeted housing needs in residential zones. Flex zoning could be a way of creating increased capacity to provide caregiver and family member housing and had strong conditional support in the survey.”*** Flexible zoning provisions can support the community’s desire for a more environmentally sensitive way of undertaking rural development and permit more diverse housing options. Amendments to the OCP and LUB to permit such zoning is also a medium-long term project best completed in tandem with a review of secondary suite provisions, mandatory rainwater collection and energy conservation requirements.

Rationale for Recommendation

Staff recommends the LTC develop a business case for Trust Council for the HAPC’s innovative approach to a land use program on Gabriola Island that focuses on the key elements of the LTC’s jurisdiction: cooperative land use planning to increase biodiversity, housing diversity and protect freshwater resources.

NEXT STEPS

Should the LTC concur with the staff recommendations, staff will begin work on the business case development for future LTC consideration.

Submitted By:	Sonja Zupanec, RPP, MCIP - Island Planner	July 7, 2021
---------------	---	--------------

Concurrence:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	July 8, 2021
--------------	--	--------------

ATTACHMENTS

1. HAPC Correspondence June 7, 2021 – Biocultural and Housing Diversity Program

Gabriola Island Biocultural and Housing Diversity Project Proposal

*by: Dyan Dunsmoor-Farley & Tobi Elliott
on behalf of the Housing Advisory Planning Commission
June 7, 2021*

Background

The Gabriola LTC passed a resolution in April 2021 requesting further clarification on the Gabriola Housing Matters Working Group's (HMG) proposed recommendation for the establishment of a governing body that would “oversee the implementation of a suite of actions to manage growth, achieve biodiversity and freshwater conservation objectives, and ensure an adequate supply of affordable housing” for Gabriola Island. This paper offers a broad overview of how a new multi-year, inter-governmental program might work in order to meet the following objectives:

- To ensure that growth on Gabriola is managed and gradual, balancing human and environmental needs to ensure long-term sustainability
- To ensure the recovery and long-term sustainability of our endangered Coastal Douglas-fir ecosystem
- To ensure the protection and sustainable management of freshwater resources, and,
- To ensure a timely supply of affordable, appropriate housing that meets the needs of Gabriolans in a way that minimizes impacts on biodiversity and freshwater sustainability

In addition, mindful of the Islands Trusts' protocol agreement with First Nations, the high priority the Trust has placed on reconciliation, and that reciprocal relationships must be embedded in work within unceded Indigenous territories, the HAPC suggests the program outlined below should also have the following objective:

- To meaningfully engage with Snuneymuxw First Nation at every stage of program design, from strategic goal-setting and implementation, to monitoring and reporting, to the level that the Nation is willing to engage, and in a manner that honours the Nation's priorities, and that the Trust leverages sufficient budget to create capacity for a sustained engagement.

Gabriola Island Biocultural and Housing Diversity Program (BHDP) - An Overview

The Gabriola Island BHDP would be a unique program designed to bridge the historical divide between the community's housing needs and the urgent need to preserve and protect the sensitive ecology of Gabriola Island. The suggested program name builds upon the LTC's

objectives stated in the Housing Options and Impacts Review Project Charter. The term “biocultural diversity” is an emerging approach coming from the fields of anthropology and biology (typically describing the relationships between indigenous culture and biology) and addresses the intersection of cultures, communities and biologically-diverse spaces through a systems lens. A more detailed description of this term is provided on pg. 4 of this paper, but literature suggests this concept application to non-Indigenous communities and lands should be extended, and that it can be a powerful policy-making tool. “Housing diversity” means the types and forms of housing that suits the diverse needs of the island population, without being limited to strictly affordable housing.

Through this program, the LTC would receive advice, resourcing, capacity and/or guidance from Sustaining Partners such as: Snuneymuxw First Nation (SFN), Island Trust Conservancy (ITC), and the Regional District of Nanaimo (RDN) - Area B. As well, the program would be supported by a Joint Task Force on Increasing Gabriola's Biocultural and Housing Diversity. Seats on the task force would include specific sectors reserved for ~2yr terms. There could be 8-12 voting members (reps from all Partners and key community groups) and 2 - 3 non-voting members (paid program consultant, Island planner, minute taker) that support the overall program and provide advice to the LTC. The “joint” nature of the Task force is key, ensuring that the program can be focussed on the three fundamental issues that no single agency or government has been able to address holistically: housing options, biodiversity and freshwater protection, and meaningful engagement with First Nations.

Collaborative and Strategic Action between Four Partners

The RDN, SFN, LTC and ITC would work collaboratively to execute the program objectives over multiple terms, through several smaller short-term projects that also address each agencies' own strategic goals. Sustaining Partners would collaborate to set strategic goals for action, secure funding, supply staff/resourcing, guidance and some capacity components. For example, the program might access the ITC's tools for quantifying biodiversity retention and loss, use its mapping, data and monitoring technology, and in return, the Project could make actionable their top priority projects in their regional conservation strategy to preserve biodiversity, turning a wish list into reality. Other agencies, such as Gabriola Community Economic Development (Chamber of Commerce) may also play a part, both in securing funding and providing input, research and assisting to implement the program's goals.

The program would be mandated by the Gabriola LTC, financed through budget request to Trust Council, with support from grants through the RDN and the Province and other sources. The Trust could dedicate a percentage of staff time for this program - Island Planner, Communication Specialist, Regional Planning Manager, admin staff (minute taker, team assistant) - and an annual program budget for the consultant, task force meetings, SFN capacity funding, etc. The Consultant would be responsible for supporting the task force and executing

the workplan deliverables, in cooperation with the Island Planner. The ITC may wish to dedicate some staff time to ensure its Regional Conservation Strategy goals for Gabriola are incorporated or dovetailed into the program's workplan, and possibly participate in the task force. The RDN and SFN could either designate staff to participate on the Task Force or assist in leveraging access to grants to support the program's smaller projects. The LTC could provide capacity funding to SFN. The program would create significant benefits for each body by leveraging existing research, resources, opportunities for public engagement and collaborating on monitoring progress.

Project Design & Potential Initiatives

The HAPC strongly urges that the Gabriola LTC invite the Sustaining Partners to contribute their ideas at the design and development stage, to scope out the program objectives and opportunities as early in the process as possible, to inform the business case to be presented to Trust Council. This would also assure partners who wish to remain non-partisan that their mandates – particularly respecting the Indigenous perspectives and traditional knowledges about land – will be embedded into the project's values and core from the start.

The program could address a range of initiatives, including, for example:

- working with the RDN to research building codes for tiny or small moveable homes, and green and STEP code building regulations, and implementing recommendations from the RDN's alternative forms of rural development project from the Regional Growth Strategy,
- collaborating with the Islands Trust and Conservancy to set targets for voluntary initiatives to protect the environment on private lands, monitoring island biodiversity and freshwater protection,
- working with SFN on community priorities that could be addressed through a land-based learning initiative, and promote Snuneymuxw traditional knowledges and cultural heritage in specific areas.

These initiatives could be adopted by Trustees and resourced by either the regional planning team for the Islands Trust or the current planning team, or the projects could run concurrently and independently under the Joint Task Force's pre-determined mandate to address housing and biodiversity targets at the local, community and regional level. The program's primary directive would be strategic and collaborative action on all the inter-related and complex issues that require a high degree of collaboration, joint effort and strategic resourcing.

Biocultural Lens

The key learning the HAPC has taken away from the Gabriola Housing Working Group's (HWG) consultation with the community is that the protection of Gabriola Island forests and waters is as highly valued and prioritized as is the need to protect the diversity and wellbeing of

the communities that live here. Highly diverse biological realms are known as healthy spaces, and a diverse population is no less integral to a healthy community. These dual priorities speak directly to the findings of the community research undertaken by HWG, but also have been clear from the decades of unsatisfying tug of war attempting to balance the needs of the community and the ecosystems, a global struggle that is not at all unique to Gabriola. And so we believe this Joint Task Force must use a holistic scientific lens that honours both these priorities, as well as enabling meaningful engagement and collaboration with SFN, allowing us to promote values that are responsive to Snuneymuxw and Coast Salish nations' priorities.

Currently, biologists and social scientists who work at the intersection of biological and human sustainability are trending toward a scientific approach called “biocultural diversity”. This denotes the “inextricable link” between biological diversity and the indigenous and traditional peoples that inhabit them (Cocks, 2006). Coming from the field of biological anthropology, the concept has shifted “towards an emphasis on the tight interlinkages between human societies, particularly their cultural sphere, and the natural and biophysical environment in which they exist” (Hanspach et. al, 2020). Biocultural diversity marries the complex interconnected worlds of social, spiritual, ecology, resource-use, knowledges and cultural aspects of land use. “By acknowledging the inseparable link between nature and culture, the concept has a deeply ingrained systems perspective at its core, thus making it an inherently social–ecological systems view (Liu et al., 2007, as cited in Hanspach et al., 2020).

Cocks (2006) argues that “culturally-conscious programs for conservation of biodiversity” should be extended to rural, urban and non-indigenous communities to “ensure an increased understanding of the role of wild resources in the lives of all users, as well as to identify new approaches to link the continuation of multifaceted cultural practices relating to the use of wild resources with biodiversity conservation.” We believe the Program must be designed through this lens of biocultural diversity. And it could be a very powerful tool in the pursuit for sustainability, “precisely because of its ability to bridge diverse knowledge systems and policy” (Merçon et al., 2019; Sterling et al., 2017, as cited by Hanspach et. al. 2020).

These findings are supported by recent research on Gabriolans' attachment to place in the face of the encroachments of globalization (Dunsmoor-Farley, 2020). These attachments extend beyond an attraction to the physical space to encompass visceral attributes associated with a sense of “sanctuary”, a “bounded space” in which one is “in nature” and understanding the community as a “protective enclave”.

We are not only in a housing crisis, but we are also in a period of eco-crisis exacerbated by rapid climate change. We urge the LTC to take the lead in developing a scientific and culturally-responsive approach with a strong, non-partisan intergovernmental biocultural and housing diversity program, in order to address the challenges and opportunities of both.

References

- Cocks, M. 2006. Biocultural Diversity: Moving Beyond the Realm of ‘Indigenous’ and ‘Local’ People. *Hum Ecol* 34, 185–200. <https://doi-org.ezproxy.royalroads.ca/10.1007/s10745-006-9013-5>.
- Dunsmoor-Farley, D. 2020. *Globalization’s Ruptures and Responses: Lessons from Three BC Communities*. 136-138. <https://dspace.library.uvic.ca:8443/handle/1828/12104>
- Hanspach, J., Hader, L.J., Oteros-Rosas, E., et. al. 2020. Biocultural approaches to sustainability: a systematic review of the scientific literature. *People and Nature* 2. 643-658. <https://besjournals-onlinelibrary-wiley-com.ezproxy.royalroads.ca/share/46ZXUYDA39FSCMYD5WAG?target=10.1002/pan3.10120>

From: gavin coford [REDACTED]
Sent: Sunday, June 13, 2021 2:32 PM
To: Vanessa Craig; Scott Colbourne; Kees Langereis
Subject: Pathway to Degnen Bay via Maple Lane

Dear. Ms Craig
13 June 2021
Mr Colbourne
Mr Langereis

I am writing to all of you, as you are representatives of the Regional District of Nanaimo and the Gabriola Island Local Trust.

My concerns with building a path between Maple Lane and Degnen Bay Road are as follows:

There are currently numerous violations of BC Ministry of Natural resources laws and Federal laws associated with boating and the marine environment by the owners of boats currently moored or abandoned in Degnen Bay.

Violations include:

- The mooring of boats for years without moving them. (using public land as a storage facility the Bay is for everyone to enjoy)
- The placing of docks and non approved floating residential living and storage devices in the bay.
- Using two anchors to moor when only one is legally approved.
- Mooring to non approved by Transport Canada mooring buoys or no buoys at all.
- Boat keels touching the bottom at low tide destroys sea life, particularly the eel grass.
- Large numbers of boat parts and small boat carcasses left to rot on the shore of Degnen Bay.
- Boats rafted together on one or two anchors.
- Vehicles abandoned on Degnen Bay Rd for weeks while boaters are off in their boats
- Mooring near and tying up to the endangered Purple Martin nesting boxes.

Degnen Bay has a large sensitive eelgrass area. Eelgrass supports numerous fish and shellfish ecosystems. Anchors and eelgrass do not mix.

At this time there are live aboard boaters anchored in Degnen Bay never moving their boats offshore to empty their holding tanks consequently their sewage discharge goes straight into the waters of Degnen Bay.

Swimming and other recreational use in the Bay has become an increasingly risky proposition. Totally unfair on public water and land.

To the South and South west of the bay there are shellfish leases owned privately and by the Snueymuxw First Nation, one can only imagine what raw sewage does to shellfish.

In the spirit of the Islands Trust mandate to preserve and protect, I propose we put the brakes on creating stairs as way of making Degnen Bay more accessible to the above kinds of violations until a solution is found.

On Bowen Island, Mannion Bay had similar issues. In response the municipality applied for and got permission for a licence of occupation from FLNRO (front Counter BC) for the Bay with a designated anchoring zone outside of the eelgrass area and a user fee based mooring system as well as insurance and owner registration requirements for boats anchored within the licence of occupation.

I am including a couple of links to the Bowen Island Mannion Bay licence of occupation.

<https://www.bowenlandmunicipality.ca/mannion-bay>

<https://bowenland.civicweb.net/document/136982>

Obviously as on Bowen, the mooring licence of occupation would not affect current lawful dock foreshore, shellfish and marina leases.

I have stated the issues that Degnen Bay currently has, I have not gone into parking issues on Bevmaril or Maple lane which will be of concern to local residents.

I know that the GVFD initiated the pathway request due to emergency vehicles not having proper access to the government dock from Degnen Bay rd, I feel the current parking restrictions should stay in place to alleviate GVFD concerns.

The increased use of people looking to moor their recreational or live aboard vessels at no cost should not take precedence over the natural environment and well being of the ocean.

Stairs down to access Degnen bay will be the same as widening a highway to accommodate cars, you just get more cars!

Please come down to the shores of Degnen Bay and observe for yourselves.

Yours sincerely
Gavin Coford

Gabriola

From: DNCNMCPH [REDACTED]
Sent: Monday, July 19, 2021 9:28 AM
To: northinfo <northinfo@islandstrust.bc.ca>
Subject: Presentation during Town Hall meeting July 29/21

Hello,

The message below is a copy of the email and attachments I have already sent to Dan Rogers, Scott Colbourne, Kies Langerreis, and Ian Cox. I intend to summarize the intent and results of the petition at Town Hall during the LTC meeting on July 29/21.

Thank you,

Duncan MacPhee

Dear Sirs,

I am sending you the links to the petition I started several weeks ago, and to the list of people who signed it. The petition was created using [change.org](https://www.change.org), and posted on Gabriola Facebook. My purpose was to focus the attention of the local boating community in particular, and the attention of all Gabriolans in general, to the consequences of losing this important local business. The arguments for finding a way to keep the shipyard a going concern are many - it provides local employment, it is a critical service for the boating community in the Gulf Islands, it makes Gabriola Island a destination and thus creates spinoff business and employment opportunities. There is also a cultural element - there has been a shipyard facility on Silva Bay since 1945. It is an institution, but not a museum. As a functioning operation, it has an authenticity that money can't buy. It is not an obnoxious industrial installation; on the contrary, it is rather quiet, and is in operation only during office hours. It would need some investment, but in the long run could be an asset to the re-development of Silva Bay. I am hoping that a solution can be found that will be satisfactory to everyone who has a stake in the Silva Bay of the future.

I will present the signatures at the Town Hall on July 29.

Duncan MacPhee

[REDACTED]
Gabriola

<https://www.change.org/p/recreational-boaters-gabriola-boaters-where-do-you-go-after-silva-bay-shipyard-closes>



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY, CC TO EXECUTIVE May 25, 2021

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY BOARD MEETING (OPEN PORTION)

Islands Trust Conservancy has made changes to the format of this report to make its production and delivery more efficient. For more detail on Conservancy meetings, including meeting minutes, please visit <https://islandstrust.bc.ca/whats-happening/meetings-and-events/>

1. ORGANIZATION UPDATES/TEAM

- Islands Trust Conservancy Manager Kate Emmings introduced the board to Islands Trust Conservancy's newest staff member: Conservation Technician Co-op Student Devin Hentschel. The Conservation Technician role will assist Islands Trust Conservancy Covenant and Outreach Specialist Jemma Green and Property Management Specialist Nuala Murphy with covenant and property monitoring this summer. Devin Hentschel is a fourth-year student at the University of Victoria, majoring in Biology and minoring in Anthropology, has a passion for environmental and wildlife conservation, and is interested in citizen science projects that aim to involve, support, and collaborate with First Nations.

2. STRATEGIC PLANNING/ADMINISTRATION

- Islands Trust Senior Policy Advisor Dilani Hippola presented information on the Islands Trust Policy Statement Amendment Project, confirming that the board would be able to provide a written response after first reading by Trust Council, and emphasizing that it is a living document that will continue to change and evolve over time, with more frequent (e.g., annual) reviews. The board suggested that the project and document re-write focus more on the importance of *island* biodiversity and ecology (as opposed to biodiversity, in general). It was noted that Ecosystem Protection Specialist Kathryn Martell contributed substantively to the current draft, as did Islands Trust Conservancy Manager Kate Emmings. It was also noted that Islands Trust Conservancy is not subject to the Policy Statement as it operates under a separate Five-year Plan. While there are some references to the Conservancy in the current draft, it is not included in the policy directives.

3. COVENANT AND PROPERTY ACQUISITIONS

- Islands Trust Conservancy approved a Morrison-Waxler Biodiversity Protection Legacy Fund Grant of \$5,500 for survey and baseline report costs for a NAPTEP covenant on lands owned by Lisa Baile and Peter Paré, of North Pender Island. The Morrison-Waxler Biodiversity Protection Legacy Fund Grant Program is only available on North and South Pender and is available to landholders who wish to place conservation covenants on their lands.



**ISLANDS TRUST CONSERVANCY
REPORT TO LOCAL TRUST
COMMITTEES AND BOWEN ISLAND
MUNICIPALITY, CC TO EXECUTIVE
May 25, 2021**

4. COVENANT AND PROPERTY MANAGEMENT

- The Islands Trust Conservancy Board reviewed a number of updates to the Crystal Mountain Society proposal to create a new nature reserve on Galiano Island as part of a rezoning process with the Galiano Island Local Trust Committee. The board passed several resolutions and forwarded them to the applicant.¹
- The Islands Trust Conservancy Manager and Covenant and Outreach Specialist outlined the Sidney Island Ecological Restoration Plan to the board, who noted that the plan was compatible with the Islands Trust mandate and actions around First Nations reconciliation and climate change. They also noted their appreciation towards the plan's emphasis on ecosystem restoration and animal welfare.

5. COMMUNICATIONS AND OUTREACH

- Acting Islands Trust Conservancy Fundraising Specialist Carla Funk gave a presentation to board members on how to cultivate a culture of philanthropy, explaining why people give and describing how to inspire others through storytelling.
- The Islands Trust Conservancy Board approved a draft for the 2020/2021 Annual Report after calling for a number of slight rewording amendments, and also asked that the contents of the Annual Report be repurposed or otherwise made available to a wider audience – to which staff replied that a donor-oriented “Impact Report” version of this material was planned for publication in the near term.

6. FUNDRAISING AND CONSERVANCY SUPPORT

- Islands Trust Conservancy approved two Opportunity Fund Grants: one of \$4,000 to be awarded to the Denman Conservancy Association, and one of \$2,500 to be awarded to the Salt Spring Island Water Preservation Society.

¹ Islands Trust Conservancy Manager Kate Emmings left the meeting for the Crystal Mountain Society application due to a previously declared conflict of interest.



the Heron



A newsletter from the Islands Trust Conservancy, protecting islands in the Salish Sea | islandstrustconservancy.ca

SPRING 2021

30 Nature reserves in 30 years!

Celebrating Sandy Beach on Lhek'tines/Keats Island *p. 6*

ALSO IN THIS ISSUE

Kate Emmings profile

Fire preparedness top tips

Sara Steil's Legacy

Artist Eliot
White-Hill
Signage Project



113



Islands Trust Conservancy Manager Kate Emmings with son Dylan. PHOTO: KEITH ERICKSON

Kate Emmings reflects on 14 years and what's next for the team

Reaffirming her commitment as Manager, Islands Trust Conservancy

Courage, wisdom, and heart. Qualities that one might look for in a colleague, in a friend, and in our case, in a leader. Kate Emmings has held the post of Acting Islands Trust Conservancy Manager since July 2018, and as of January 2021 she has accepted the role on a permanent basis.

“Kate has always had the respect of the Islands Trust Conservancy Board through her open and nuanced understanding of our vision for the organization,” said Board Chair Kate-Louise Stamford.

When asked what gives her the greatest job satisfaction, Emmings said, “I like problem solving. Helping people

who struggle with complex systems to do what they want to do — to make it simpler for them to protect nature.”

“It’s good to work in an organization where you can have a hand in a little bit of everything and that quick visibility to what you have accomplished. We’re not so big that we can’t talk to people on the ground.”

Are there challenges that spark a sense of urgency for her? “We’re on the threshold of still having enough wild spaces surrounding our urban centres to be able to care for them responsibly, or making the one wrong step that could destroy them forever.”

“It’s an interesting time, where climate change and adaptation strategies are prominent, the interconnection of land conservation and reconciliation has become so vital, and we have the chance to engage in those more complex conversations and get meaningful work done.” Her enthusiasm is noticeable. “I am not afraid of hard conversations — I love them. That’s the way to move things forward.” 🌿

Acknowledgement

Islands Trust Conservancy acknowledges that we work within the treaty lands and territories of the BOKÉCÉN, Cowichan Tribes, Halalt, K’ómoks, Lək’wəḡən (SXIMELEL, Songhees, T’Sou-ke), Lyackson, MÁLEXEL, ʔop qaymıxʷ, Penelakut, Qualicum, scəwáθən məsteyəxʷ, Scia’new, səlilwətaʔt, SEMYOME, shíshálh, Snaw-naw-as, Skwxwú7mesh, Snuneymuxw, STÁUTW, Stz’uminus, ʔəʔamən qaymıxʷ, toq qaymıxʷ, Ts’uubaa-asatx, We Wai Kai, Wei Wai Kum, WJOLELP, WSIKEM and xʷməθkʷəy̓əm.



Canoe detail. PHOTO: LISA WILCOX

The remarkable legacy of Sara Steil

A force for conservation on the Pender islands

Sara Steil undoubtedly had a vision. The paths she forged on her life's journey all lead to caring for marine life and the land that she held dear — the Pender islands. We can never underestimate the power of one person to create a legacy, and Sara did just that.

It is small wonder that she received an Islands Trust Special 2019 Community Stewardship Award for Lifetime Achievement. She contributed extensively to land use decision-making through numerous North Pender Island Local Trust Committee public processes, the official community plan, and land use bylaw development, and was a founding member of the Pender Islands Trust Protection Society. Sara was also an active member of the Pender Islands Conservancy Association, and worked passionately to preserve and protect the marine environment by contributing to the Pleasure Craft Pollution Prevention Program and conducting inventories on forage fish beaches to confirm spawning habitat.

We can never underestimate the power of one person to create a legacy, and Sara did just that.

In 2009 Sara and her husband Richard (Dick) protected their 1.4-hectare property on North Pender through the Natural Area Protection Tax Exemption Program (NAPTEP) by placing a conservation covenant on their land title. Forevermore the Steils' Woods Covenant protects wild strawberry and western trilliums amid forests of tall firs, cedars, and maples, and protects part of a wetland that is home to amphibians and visiting Great Blue Herons.



A shining example of the impact one person can make: Sara Steil with her dog Shelby. PHOTO SUBMITTED

Whether through policy-making, public education, or through protecting her own piece of land, Sara has helped to shape how land and marine life is valued on the Pender islands. Through her commitment to the “preserve and protect” mandate of Islands Trust Conservancy, her vision will have an impact that will be felt by future generations.

She will be remembered. 🌿

Carla Funk, Fundraising Specialist
cfunk@islandstrust.bc.ca



Protect the land and save on taxes:

A conservation covenant registered through NAPTEP means you receive an annual property tax exemption of 65% on the protected portion of the land. Visit islandstrustconservancy.ca/naptep

Sharp-tailed Snake

Species at Risk Spotlight

The name of this endangered species, “Sharp-tailed Snake” (scientific name *Contia tenuis*), might conjure up images of a fearsome creature, but these peaceful, non-venomous snakes are not so scary. They are only about the size of a large earthworm!

Sharp-tailed Snakes are named after the unique point at the tip of their tail. Secretive and slow moving, these little brown snakes spend most of their time keeping warm under rocks, leaf litter, decaying logs, or loose bark, and venturing out when conditions are just right to hunt for slugs and earthworms. Sharp-tailed Snakes are most active during the spring and fall.

Most of this snake’s prime habitat of south-facing, rocky Douglas-fir/Arbutus woodland is unprotected and threatened by development and other human impacts. As one of only five reptiles native to coastal British Columbia, the Sharp-tailed Snake is an important part of the biodiversity of our region.



The Sharp-tailed Snake is extremely rare in Canada, existing in a handful of isolated populations on southern Vancouver Island, the southern Gulf Islands, and Pemberton. PHOTO: CHRISTIAN ENGELSTOFT

There are many things, big and small, that you can do to protect Sharp-tailed Snakes:

- Protect habitat by limiting roads and other development, particularly in open, sunny woodlands
- Avoid disturbing piles of rock or decaying logs and tree stumps where snakes live
- Embrace slugs (the snake’s primary prey), earthworms, and insects 🌿

Fire preparedness and forest stewardship essentials



Prepare for wildfires to help protect your home and community. PHOTO: Carla Funk

Regular, low-severity wildfires are a natural and important part of healthy forest ecosystems in our region. Yet, the risk of fire has increased in recent years due to climate change, fire suppression, and landscape development. With wildfire season approaching, we encourage you to take wildfire preparedness measures compatible with forest stewardship.

The following actions can help protect your home and community:

- **Advocate for the protection of mature and old-growth forests**, nature’s fire break. A shady canopy of large trees and lush understory maintain a cool, moist microclimate that resists fire
- **Fireproof your home.** Start with easy fixes, like moving your firewood pile further away from your home, clearing debris build-up from your roof and under your deck or stairs, and ensuring that exterior doors are properly fitted
- **Create a 10-metre fire-resistant buffer around your home.** Clear out accumulations of dead leaves and small branches; remove flammable invasive plants like Scotch broom and English holly; garden with fire-resistant native plants like bigleaf maple and salal

If you are planning work in a covenant area, please be sure to contact us to discuss your plans. 🌿

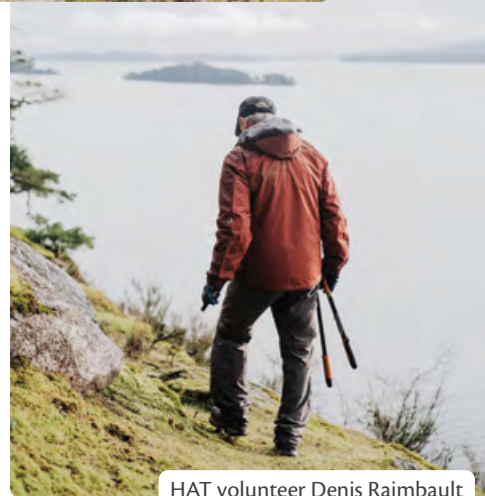
To learn more about Sharp-tailed Snakes and what you can do to protect their habitat, or with questions about Fire Preparedness, contact Covenant Management and Outreach Specialist Jemma Green: jgreen@islandstrust.bc.ca.

Tender care for Trincomali — a story in photos

Trincomali Nature Sanctuary was created in 2001 through a collaboration between Islands Trust Conservancy, The Land Conservancy of British Columbia (TLC), Habitat Acquisition Trust (HAT), and the federal government. Islands Trust Conservancy's primary concern for this site from the beginning was protection of the seabird colonies.

Trincomali's cliffs are home to sensitive bird nesting habitat for several species at risk.

Invasive Scotch broom is a serious threat to biodiversity as it displaces native plant communities that birds, butterflies, and other animals rely on for habitat. We want to remove invasive species such as this to maintain the ecological integrity of the land. As the bird colonies are sensitive to movement and sound, we ensure that any management work is done outside the bird nesting season. 🌿



Aerial shot taken of entire work party — note that the dark green colour against the light green is the target invasive species Scotch broom. PHOTO: MILEN KOOTNIKOFF | MIKO PHOTO, COURTESY OF HABITAT ACQUISITION TRUST



30 Nature Reserves in 30 years!

Celebrating the preserve and protect mandate 1990–2020

In its 30th year, Islands Trust Conservancy is celebrating that Sandy Beach on Lhek'tines/Keats Island will become its 30th nature reserve. Sandy Beach includes 3.4 hectares (8.4 acres) of Coastal Douglas-fir forest and over 250 metres of beachfront.

The Skwxwú7mesh (Squamish) people have a long interconnected history with Lhek'tines (also known as Keats Island). The island is laden with place names and areas of cultural significance, and is treasured by islanders for its beauty and important ecological values. This nature reserve assures that the southwest section of Keats will never face development.

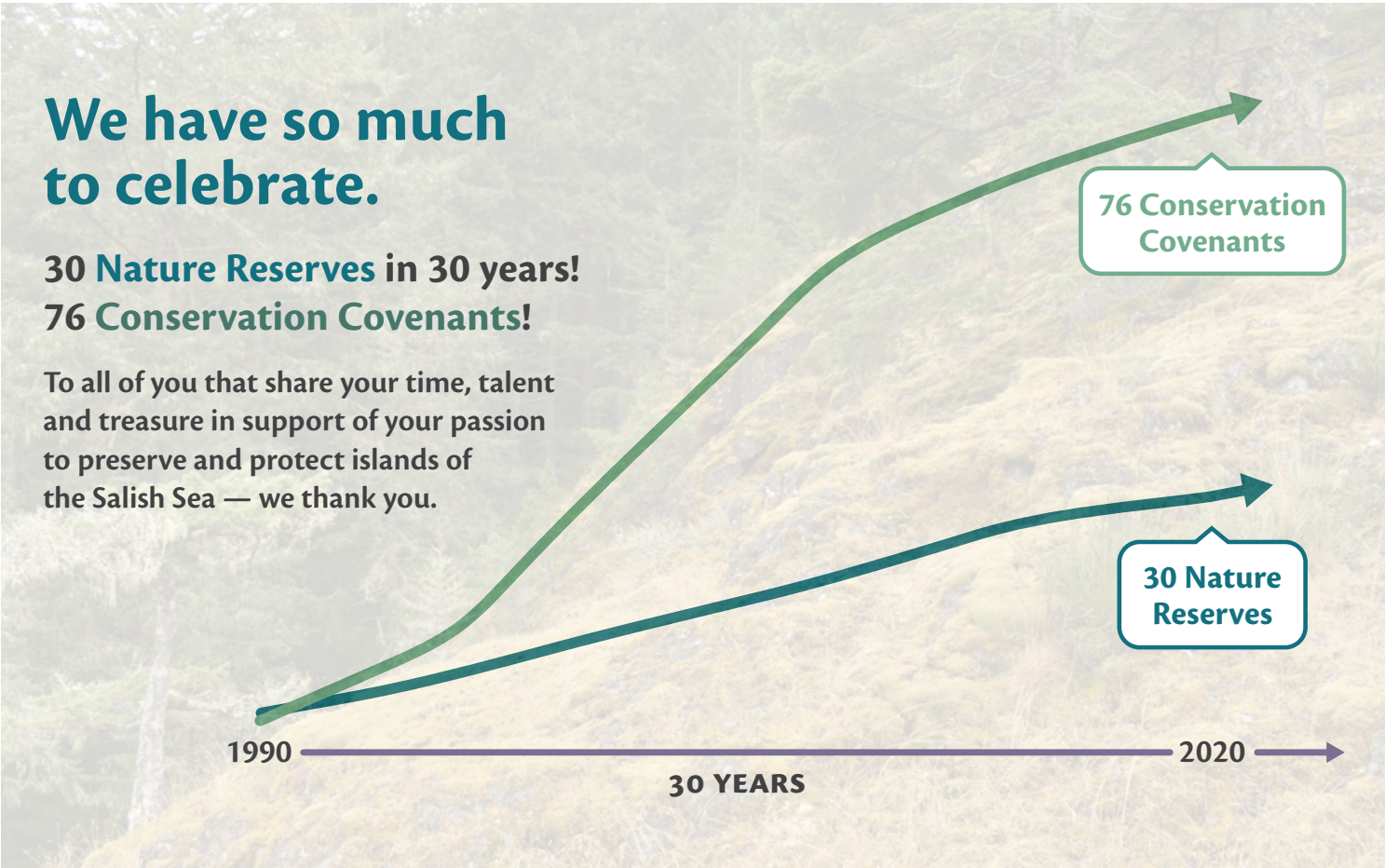
Who would have imagined that in 30 years so much would be accomplished? We are grateful to all those that have made this possible by caring for the land both now and through the millennia.

The Islands Trust Conservancy cares for 76 conservation covenants, restricting development. Most were donated by people who love nature. Partners, donors, and volunteers have come together to help create, manage, and maintain 30 nature reserves.

We are grateful to all those that have made this possible

Together, we're on our way to ensuring that more of these special, fragile places are protected for future generations. We know we can't do it alone.

Thank you for all that you have done to help us on this journey. 🌿



Celebrating 30 years of conservation

2020 ●

30th nature reserve created, on Keats Island!

2018 ●

Renamed Islands Trust Conservancy.
10-year Regional Conservation Plan launched

2015 ●

NAPTEP available throughout Islands
Trust Area (Bowen last to sign on)

2008 ●

Over 15% of Islands Trust Area land
protected by public and non-profit
conservation organizations.
1000 ha protected

2003 ●

500 ha protected; NAPTEP (Natural Area
Protection Tax Exemption Program)
piloted on Gambier Island

1997 ●

100 ha protected

1990 ●

April 1: Islands Trust Act is amended,
establishing Islands Trust Fund.
May 17: first Trust Fund Board meeting

● 2019

Reconciliation Declaration acknowledges that the
islands and the waters that encompass the Salish
Sea have been home to Indigenous Peoples since
time immemorial

● 2016

100 places protected!

● 2010

Fairy Fen Nature Reserve on Bowen Island
becomes 20th nature reserve in 20 years.
Total of 60 conservation covenants

● 2005

Five Year Regional Conservation Plan.
Opportunity Fund established to support land
purchases for nature reserves or conservation
covenants. 50 places protected

● 2000

15 conservation covenants and 8 nature reserves
created on 10 islands

● 1992

First conservation covenant, on Salt Spring
Island. First nature reserves, on Denman and
Salt Spring Islands

S’ul-hween X’pey/Elder Cedar: a sign by any other name

To say that Eliot White-Hill (Coast Salish name: Kwulasultun) has had a successful past year is an understatement, but he remains humble and curious, possibly taking after his grandmother — linguist, midwife, healer, and Elder, Dr. Ellen White (Kwulasulwut). It was she that named the S’ul-hween X’pey Nature Reserve in Hul’q’umi’num’ (meaning: “Elder Cedar”) in 2008, and it is in her honour that Eliot approaches creating a new sign to welcome visitors.

“My whole journey into art stems from her,” he said. “She has [passed away] but in a lot of ways, she’s still teaching me. I’ve read all these anthropological texts, old colonial documents — which can teach you a lot — but to understand this place, you need to hear the stories of our people.”

“I’m going to revisit those texts to understand what is special about Gabriola, this specific part of Gabriola, and I want to



S’ul-hween X’pey (Elder Cedar) Nature Reserve. PHOTO: K. MAYES

speak to our Elders to learn not just about that history but also about the specific language used to describe it. Can we have fun with the language? Include the names of plants and animals in Hul’q’umi’num’? That’s what I’d like to explore.” 🌿

Like us on Facebook facebook.com/IsITrustConservancy/
Follow us on Twitter twitter.com/IsITrustConservancy/

Newsletter Production Erika Rathje | erikarathje.ca
♻️ Printed on 100% post consumer recycled paper. Please recycle.

YES! I want to preserve and protect the islands!

100% of your donation goes directly to protecting endangered habitat on the islands you love.

Your donations of \$20 or more will receive an official donation receipt for income tax purposes.*

🖱️ To donate online visit:
islandstrustconservancy.ca/donate/give-now/

Questions? Contact us!

📞 250-405-5186
✉️ itcmail@islandstrust.bc.ca
💻 islandstrustconservancy.ca

Share your vision with future generations — please consider remembering Islands Trust Conservancy in your will.

*Islands Trust Conservancy is a qualified donee as a Crown agent under B.C.’s *Islands Trust Act*. Islands Trust business # 122013576 RT0001

Name

Address

City

Prov/State

Postal/Zip code

Phone

Email

☐ Yes, I am okay with public recognition of my donation.

My donation amount: ☐ \$50 ☐ \$100 ☐ \$200 ☐ \$_____

I wish to donate by:

☐ Cheque (made payable to the Islands Trust Conservancy)

☐ Visa ☐ MasterCard

Card Number

Expiry Date
mm/yy

Security Code
(back of card)

Signature

Please mail to: 200–1627 Fort Street, Victoria, BC V8R 1H8 120



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: 09-Jun-2021

Awaiting LTO registration of HCA notice. Archaeology Branch referrals in progress.

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: 18-Jun-2021

LTC requested further information (water and pilling replacement). Possible July 29 agenda item.

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.



Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
GB-DP-2021.1	Centre Stage Holdings (J.E. Anderson & Associates) Planner: Sonja Zupanec	20-May-2021	PID: 003-134-806 DP application for protection of development from hazardous conditions DPA6, relating to subdivision application.
Planning Status			
<u>Status Date:</u>			

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2016.3	Van Herwaarden, Lynn Planner: Ian Cox	24-Aug-2016	PID: 003-422-852 539 Wildwood Crescent, Gabriola Island. DVP to bring property into compliance.
Planning Status			
<u>Status Date:</u> 30-Mar-2021 No change in status.			
<u>Status Date:</u> 28-Jan-2021 No change in status.			
<u>Status Date:</u> 16-Nov-2020 Staff awaiting response from FLNRORD/MOE regarding possible need for WSA Section 11. This would affect the DVP process.			



Applications

Development Variance Permit

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: 09-Jun-2021

Awaiting LTO registration of HCA notice. Archaeology Branch referrals in progress.

Status Date: 28-Jan-2021

No change in status.

Status Date: 16-Nov-2020

No change in status.

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) Planner: Jaime Dubyna	15-Jan-2020	PIDs: 028-580-095 and 028-580-109 Affordable housing project. Civic address: Lots 1 & 2 Paisley Place, Gabriola Island, BC.
Planning Status			
Status Date: 06-May-2021 Copy of provincial water license received.			
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: 28-Jan-2021 OCP Bylaw submission to Ministry.			

Subdivision

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2017.2	Williamson & Associates Planner: Marnie Eggen	19-Jan-2017	PIDs: 009-739-602 and 000-105-287. Lot line adjustment. Civic 831 Chelwood Road, Gabriola Island, BC
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.			



Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2019.1	Williamson & Associates (B&K Shopping Centre) Planner: Ian Cox	11-Jun-2019	PID: 004-549-023 Subdivision at 369 Berry Point Road, Gabriola Island, BC
Planning Status			
<u>Status Date:</u> 15-Jun-2020 No change in status.			
<u>Status Date:</u> 04-May-2020 MOTI PLA received. Applicant working to meet Ministry and Islands Trust conditions.			
<u>Status Date:</u> 21-Jan-2020 MOTI PLA received. Applicant working to meet Ministry and Islands Trust conditions.			
File Number	Applicant Name	Date Received	Purpose
GB-SUB-2020.2	Centre Stage Holdings Ltd. c/o J.E. Anderson Planner: Sonja Zupanec	31-Jul-2020	PID: 027-086-500 3 lot subdivision. Civic address: Lot 20 Section 8
Planning Status			
<u>Status Date:</u> 06-Oct-2020 Referral response completed and sent to MOTI and copied to applicant and LTC			
<u>Status Date:</u> 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	13-Nov-2020	PID: 003-666-131 STVR Civic address: 2900 Rowan Way, 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 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: 18-Jun-2021

LTC requested further information on well and Island Health licensing. Possible July 29 agenda item.

Status Date: 25-May-2021

June 17th agenda item.

Status Date: 05-May-2021

File opened & assigned. Waiting for etransfer.

Islands Trust
LTC EXP SUMMARY REPORT F2022
Invoices posted to Month ending May 2021

620 Gabriola	Invoices posted to Month ending May 2021	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-620	LTC "Trustee Expenses"	693.00	0.00	693.00
LTC Local				
65200-620	LTC - Local Exp - LTC Meeting Expenses	4,120.00	932.85	3,187.15
65210-620	LTC - Local Exp - APC Meeting Expenses	444.00	0.00	444.00
65220-620	LTC - Local Exp - Communications	1,000.00	0.00	1,000.00
65230-620	LTC - Local Exp - Special Projects	588.00	0.00	588.00
TOTAL LTC Local Expense		<u>6,152.00</u>	<u>932.85</u>	<u>5,219.15</u>
Projects				
73001-620-4097	Gabriola Housing Options & Impacts	5,000.00	233.70	4,766.30
73001-620-4104	Gabriola Cannabis Regulations	1,500.00	0.00	1,500.00
TOTAL Project Expenses		<u>6,500.00</u>	<u>233.70</u>	<u>6,266.30</u>

620 Gabriola

Prd.	Source	Date	Description	Reference	Amount
65200-620		LTC - Local Exp - LTC Meeting Expenses			
01	AP	4/15/2021	NADINE MOURAO	53	387.45
01	AP	4/7/2021	GABRIOLA SOUNDER MEDIA INC	34999	63.60
02	AP	5/4/2021	GABRIOLA SOUNDER MEDIA INC	35145	63.60
02	AP	5/13/2021	NADINE MOURAO	54	418.20
					932.85
73001-620-4097		Gabriola Housing Options & Impacts			
01	AP	4/1/2021	NADINE MOURAO	52	233.70
					233.70

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

Top Priorities Report

Gabriola Island

4. *IN1 Zoning Review*

Responsible

Dates

Teresa Mahikwa

Rec'd: 17-Jun-2021



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



Projects Report

Gabriola Island

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

Projects Report

Gabriola Island

- 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



Projects Report

Gabriola Island

15. *GB LUB Accessory Buildings*

Responsible

Date Received

Review of regulations pertaining to the order of construction of accessory buildings on lots.

12-Sep-2019

16. *Review of model antenna strategy*

Responsible

Date Received

27-Feb-2020

17. *Develop a new Ecological Protection Zone*

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. *Cannabis Production Regulations*

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

19. *Update the IN1 zone to reflect community resource and recycling centre range of uses.*

Responsible

Date Received

13-May-2021

Projects Report

Gabriola Island

20. *Review and update DAI bylaw*

Responsible

Date Received

13-May-2021

July 9, 2021 – for immediate release

2021-14-IT

First reading of the draft new Policy Statement postponed - more engagement to come

Lək wəŋən, METULIYE/Victoria, B.C. – Trust Council postponed consideration of first reading of the draft new Policy Statement until December 2021 to allow for enhanced public engagement.

“We are very grateful for the level of interest in the draft new Policy Statement,” shared Peter Luckham, Islands Trust Council Chair. “We want everyone to be engaged and provide input. This update, the first in 26 years, acknowledges present-day realities, and your feedback can help us prepare for the future. The new draft Policy Statement includes consideration of climate change and affordable housing and is intended to strengthen our preserve and protect mandate. The whole document has been written to align with our commitment to reconciliation. We welcome the public’s interest in the Policy Statement and look forward to a new and robust round of Islands 2050 engagement kicking off in the next few months.”

Between now and September, trustees will share the draft new Policy Statement with their communities and ask for feedback to be provided to Islands2050@islandstrust.bc.ca. At the same time, staff will revise plans for the Islands 2050 formal public engagement process, which will include on-line and in-person events and webinars.

Over several months Islands 2050 will involve First Nations, the public and referral agencies, including Bowen Island Municipality, local trust committees, the Islands Trust Conservancy Board, regional districts, improvement districts, and provincial and federal government agencies or departments having jurisdiction in the Trust Area.

View the draft new Policy Statement

The draft new Policy Statement is at: <https://bit.ly/3k3ela4> and background information can be viewed at <https://islandstrust.bc.ca/programs/islands-2050/>.

Subscribe to updates

Learn about Policy Statement developments, meetings, and engagement opportunities by subscribing to email updates. Pick “Islands 2050 updates” and consider selecting your local trust committee at: <https://islandstrust.bc.ca/subscribe/>.

Provide feedback

Policy Statement input can be provided through email, mail, and phone (if a written submissions is a challenge).

Email: islands2050@islandstrust.bc.ca

Phone: 1-250-405-5151

Mail: Islands Trust

200 – 1627 Fort Street,
Victoria, BC V8R 1H8

- 30 -

About Islands Trust

Islands Trust is a federation of special-purpose local government bodies representing 26,000 people living within the Islands Trust Area and another 10,000 non-resident property owners. The Islands Trust Area is located within Coast Salish territory and is the homeland to over 28,000 Coast Salish Peoples who have called this place home since time immemorial. Islands Trust is responsible for preserving and protecting the Islands Trust Area's unique environment and amenities by planning and regulating land use, development management, education, cooperation with other agencies, and land conservation. The area covers the islands and waters between the British Columbia mainland and southern Vancouver Island. It includes 13 major islands and more than 450 smaller islands covering 5,200 square kilometres.

Contact:

Peter Luckham, Chair, Islands Trust Council 250.210.2553

Russ Hotsenpiller, Chief Administrative Officer, Islands Trust, via Vicki Swan, Communications Specialist 250.405.5178



Motions from July 8, 2021, Islands Trust Council Special Meeting

The following resolutions are provided for information and are not the official minutes of the Trust Council Special Electronic meeting held July 8, 2021. Trust Council will adopt those minutes at its next meeting being held electronically September 21 -23, 2021.

4.1 Trustee Critchley – Motion

MOVED by Trustee Critchley, SECONDED by Trustee Busheikin,

That Trust Council affirms its understanding that preservation and protection of the natural environment is central to the mandate of the Islands Trust and that this responsibility must be given special and profound consideration in all our decisions and in all we do.

MOVED by Trustee Scott, SECONDED by Trustee Fast,

That the motion be amended to add the words “terrestrial and marine” between the words “natural” and “environment”.

CARRIED

The question on the following motion, as amended, was then called:

That Trust council affirms its understanding that preservation and protection of the natural terrestrial and marine environment is central to the mandate of the Islands Trust and that this responsibility must be given special and profound consideration in all our decisions and in all we do.

CARRIED

4.2 Islands Trust Policy Statement Draft Bylaw No. 183 Consideration of First Reading and Next Steps for Engagement – RFD

MOVED by Trustee Rockafella, SECONDED by Trustee Fast,

That the Islands Trust Council Bylaw No. 183, cited as “Islands Trust Policy Statement Bylaw, 2021” be read a first time.

DEFEATED

MOVED by Trustee Morrison, SECONDED by Trustee Peterson,

That the Islands Trust Council postpone consideration of first reading of Bylaw No. 183, cited as “Islands Trust Policy Statement Bylaw, 2021” to December 2021.

CARRIED

MOVED by Trustee Morrison, SECONDED by Trustee Peterson,

That the Islands Trust Council ask all Trustees to share the draft Trust Policy Statement with their Local Trust Area constituents between now and September, asking for feedback to be provided to Islands2050@islandstrust.bc.ca

MOVED by Trustee Fast, SECONDED by Trustee Patrick,

That this motion be tabled until a motion about the overall consultation is voted on.

CARRIED

MOVED by Trustee Morrison, SECONDED by Trustee Langereis,

That the Islands Trust Council request staff to develop a revised project charter for public engagement on the draft new Policy Statement for approval and implementation by the Islands Trust Executive Committee by the end of August 2021.

CARRIED

MOVED Trustee Morrison, SECONDED by Trustee Rockafella,

That the Islands Trust Council request that the draft new Policy Statement be referred to First Nations, Bowen Island Municipality, Local Trust Committees, the Islands Trust Conservancy Board, Regional Districts, Improvement Districts, School Districts and Provincial and Federal government agencies or departments having jurisdiction in the Trust Area.

MOVED by Trustee Rogers, SECONDED by Trustee Brent,

That the motion be amended to insert the words “receive the draft new Policy Statement and” between the words “that the Islands Trust Council” and “request”.

CARRIED

The question on the following motion, as amended, was then called:

That the Islands Trust Council receive the draft new Policy Statement and request that the draft new Policy Statement be referred to First Nations, Bowen Island Municipality, Local Trust Committees, the Islands Trust Conservancy Board, Regional Districts, Improvement Districts, School Districts and Provincial and Federal government agencies or departments having jurisdiction in the Trust Area.

CARRIED

MOVED by Trustee Peterson, SECONDED by Trustee Johnston,

That the following motion be lifted from the table:

That the Islands Trust Council ask all Trustees to share the draft Trust Policy Statement with their Local Trust Area constituents between now and September, asking for feedback to be provided to Islands2050@islandstrust.bc.ca

CARRIED

Debate ensued on the motion.

MOVED by Trustee Busheikin, SECONDED by Trustee Fast,

That the motion be amended to add the words “as part of a comprehensive consultation plan and supported by contextual material created by staff” after the word “constituents”.

DEFEATED

The question on the original motion was then called,

CARRIED

MOVED by Trustee Rogers, SECONDED by Trustee Langereis,

That Trust Council approve an additional transfer of up to \$75,000 from the general revenue surplus fund in fiscal 2021/2022 for enhanced community and First Nations engagement on the draft new Policy Statement subject to approval of the revised engagement project charter by Trust Council.

CARRIED

6. ADJOURNMENT

MOVED by Trustee Kaile, SECONDED by Trustee Busheikin,

That the meeting be adjourned at 3:00 p.m.

CARRIED