



Gabriola Island Local Trust Committee

Regular Meeting Revised Agenda

Date: September 9, 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	
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 - 5
3.4.	First Nation Reports		
4.	TOWN HALL	11:10 AM - 11:20 AM	
5.	MINUTES	11:20 AM - 11:25 AM	
5.1.	Local Trust Committee Minutes dated July 29, 2021 – for adoption		6 - 16
5.2.	Section 26 Resolutions-Without-Meeting Report dated September 1, 2021		17 - 17
5.3.	Housing Advisory Planning Commission Minutes dated July 28, 2021 - for receipt		18 - 20
6.	BUSINESS ARISING FROM MINUTES	11:25 AM - 11:50 AM	
6.1.	Follow-up Action List dated September 1, 2021		21 - 23
6.2.	Model Cell Tower Protocol - Verbal Update		
7.	APPLICATIONS AND REFERRALS	11:50 AM - 12:00 PM	
7.1.	Islands Trust Area Bylaw No. TC 183 - Referral Request for Response		24 - 27

8.	LOCAL TRUST COMMITTEE PROJECTS	12:00 PM - 12:10 PM	
8.1.	Cannabis Regulations - Bylaw No. 303 - Staff Report - 3rd Reading and Refer to Executive Committee		28 - 35
9.	DELEGATIONS		
10.	CORRESPONDENCE		
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>		
10.1.	Briefing Note dated July 2021 from The Gabriola Green Burial Exploratory Committee regarding a Proposed Natural Burial Cemetery		36 - 36
11.	NEW BUSINESS	12:10 PM - 12:20 PM	
11.1.	Gabriola Island Advisory Planning Commission Appointments - Staff Report		37 - 41
12.	REPORTS	12:20 PM - 12:35 PM	
12.1.	Climate Change Action Update		
12.2.	First Nations Relationship Building		
12.3.	Trust Conservancy Report dated July 13, 2021		42 - 44
12.4.	Applications Report dated September 1, 2021		45 - 53
12.5.	Trustee and Local Expense Report dated June, 2021		54 - 54
12.6.	Adopted Policies and Standing Resolutions		55 - 57
12.7.	Local Trust Committee Webpage		
12.8.	Trust Conservancy Report dated August 24, 2021		58 - 59
13.	WORK PROGRAM	12:35 PM - 1:00 PM	
13.1.	Top Priorities Report dated September 1, 2021		60 - 61
13.2.	Projects List Report dated September 1, 2021		62 - 66
14.	CLOSED MEETING - None		
15.	INFORMATION ITEMS		
15.1.	Islands Trust Conservancy Newsletter - The Heron - Summer 2021		67 - 70
16.	UPCOMING MEETINGS		

16.1. Next Regular Meeting Scheduled for Thursday, October 21, 2020 at 10:30 am in the Heron Room at the Haven - 240 Davis Road, Gabriola Island, BC.

17. ADJOURNMENT

1:00 PM - 1:00 PM

Date: September 9, 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 have the following update to share:

- We're ready to get started on the Huxley Park Phase 2 redevelopment! The latest information I have is that Radius Contracting will be on site next week to kick things off and get organized. To minimise stress to the trees planted in compensation for those that will need to be removed to create the skatepark, trees will be planted when the ground is moist, likely during the winter.
- Thank you to the Local Trust Committee for your discussion of the referral about the Nanaimo Airport. The Board gave Third Reading to the amendment bylaws during the June meeting and adopted them in July. Among other issues identified in your referral response, I know there's a lot of community concern about potential noise associated with the airport – as a result I made a Motion asking the RDN Chair to write to the Nanaimo Airport Commission (NAC) requesting that Area B be represented on the NAC Noise Mitigation Roundtable. The NAC has indicated their willingness to expand the invitation list to include an Area B representative as of the next meeting coming up in November. This is a roundtable organized by NAC focussed on citizen input to NAC about noise mitigation – the Roundtable and representatives aren't meant to be a political appointment and I won't have a role in selecting the representative. I will submit a short list of names of those who are interested in representing Area B – it will be up to NAC to identify and contact a representative.
- I'd contacted Trustees Langereis and Colbourne about an upcoming meeting I'll be having with other electoral area Directors and MOTI to determine if there are any issues they'd like discussed. The meeting will take place on September 20th. I'll update you about any outcomes after the meeting.
- The beaver activity at Coats Marsh has resulted in the water level within the marsh being more than 1 m above the concrete weir, which was built many years ago to help create and maintain water levels in the marsh. As you know the water level in Coats Marsh is being reduced to the approximate level of the concrete weir, to ensure that the weir is able to contain any water in the marsh. The siphon being used to reduce the water level at Coats Marsh is close to finishing its job for this phase of the project. The Nature Trust (TNT), which co-owns the property with the RDN, has been aware of this work and has visited the site since the work began. They confirm that although some are concerned that the draw down seems to have drained the marsh, that's not the case and the marsh remains quite large. TNT has gone through this process at a different marsh for similar reasons (lowering water level due to risk to downstream properties/infrastructure) and found that the marsh showed no decrease in amphibian productivity, and continued to show high waterfowl/passerine bird use. The drawdown is bringing the marsh water level back to what it was a few years ago prior to the beaver building up its large dam – which to my understanding is about 2015 levels. The longer-term plan for the marsh is that the concrete weir will be reinforced which will hopefully mean that the water level won't need to be maintained so closely to the weir level (will depend on the project assessment).

- At the Board meeting this week we discussed a draft of the Climate Action Technical Advisory Committee's (CATAC) recommendations to the Board. The CATAC is composed of various technical experts and 3 Board members (of which I'm one). The Terms of Reference of the committee kept us focussed on identifying a short list of actions the Board could start within the short-term (1-2 years), which were within the RDN's wheelhouse to make a difference, were felt to give a good return on investment (ie high reduction of GHGs per \$ spent), and was considered suitable when viewed through a social equity lens. The CATAC recommended action in 3 priority areas: maintain water supply resilience with a focus on natural asset management; review land use zoning/planning bylaws, engineering standards, and corporate policy; and support household retrofits. The Board supported moving forward on these initiatives and will consider funding during our 2022 budget planning cycle.
- On the Electoral Area Services Committee (EASC) agenda today is an emergency management plan that the Board reviewed and decided to continue discussing at the EASC. 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.

Upcoming

- 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 28th and October 12th (1 pm start).
- The next EASC meetings are on September 9th and October 7th (1 pm start).

Respectfully submitted,

Vanessa Craig



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: July 29, 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
Warren Dingman, Bylaw Enforcement and Compliance Manager
Wil Cottingham, Administrative Assistant
Nadine Mourao, Recorder

Others Present: There were approximately ten (10) 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 10:34 am, welcomed the public and introduced Trustees, Staff and Recorder. Chair Rogers, Trustee Colbourne, and Trustee Langereis acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Add 3.5 Governance and Management Review Select Committee Interview Process Update; and
- Add 6.4 Report on Commercial Vacation Rental Enforcement.

By general consent the agenda was approved as amended.

2.1 Rise and Report - regarding Closed Meeting held June 17, 2021

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 the Ministry of Transportation and Infrastructure (MoTI) regarding the Centre Stage subdivision.

3. REPORTS

3.1 Trustee Reports

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

- Available at Wednesday's Farmers Market, online events, paddle event etc. for 'Food for Thought' project;
- Snuneymuxw First Nations protocol meeting;
- Gabriola Arts Council Equity, Inclusion, and Diversity project;
- The Haven Equity, Inclusion, and Diversity program; and
- Climate Caucus meeting.

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

- Special Trust Council (TC) meeting;
- Discussions with community members regarding ferry overloads and water issues;
- Webinar from Raincoast Conservation Foundation on Tree Protection and the Islands Trust; and
- Video on Development Permit Areas (DPA).

3.2 Chair's Report

Chair Rogers reported the following:

- Special TC meeting;
- Executive Committee (EC) meeting;
- Two Snuneymuxw First Nation protocol meetings;
- Noted agreement between the Province and Federal Government regarding an agreement with Snuneymuxw First Nations;
- Webinar from Raincoast Conservation Foundation on Tree Protection and the Islands Trust; and
- EC meetings in August and September.

3.3 Electoral Area Director's Report

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

- RDN is developing a new Parks and Trails Strategic Plan with public engagement this Fall;
- Construction on Huxley Park will begin this Fall;
- RDN is recruiting a Bylaw Enforcement Officer;
- There are significant Building Permit Applications backlog at the RDN, they are recruiting new inspectors;
- Community Wildlife Resiliency Plan webinar on August 26
<https://www.rdn.bc.ca/get-involved-rdn>;
- Mandatory separation of waste, recycling, and compost feedback and webinars at <https://www.rdn.bc.ca/get-involved-rdn>; and
- Emergency Management Plan discussions.

Trustees noted interest in a Protocol meeting with the Local Trust Committee (LTC) and the RDN.

GB-2021-065

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to enquire regarding a protocol meeting with the Gabriola Island Local Trust Committee and the Regional District of Nanaimo for this Fall.

CARRIED

3.4 First Nation Reports

Chair Rogers noted that he is enrolled in a 10 week course through the University of Alberta on Indigenous History, which is free online

<https://www.ualberta.ca/admissions-programs/online-courses/indigenous-canada/index.html>

3.5 Governance and Management Review Select Committee Interview Process Update

Discussion ensued and the following was noted by Trustees:

- Interested inclusion of Planner's knowledge and voices representing the island who are conversant on the running of Islands Trust (IT);
- Direct planning Staff and/or Island Planner should be included in process; and
- Chair to write request email and include Chair of the Governance and Management Review Select Committee.

GB-2021-066

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request that Island Planner Sonja Zupanec, if willing, receives an interview for the Governance and Management Review Select Committee Interview process.

CARRIED

4. TOWN HALL

A member of the public requested that the LTC deny the application for a Temporary Use Permit (TUP) for a Short Term Vacation Rental (STVR) on Tinson Point, as the neighbourhood is small and houses and cabins in existence are for families that contribute to the social fabric on Gabriola, not for converting to modern luxury homes for vacation rentals. They supported affordable housing for local community members who are desperate for housing and requested Trustees strengthen the Official Community Plan (OCP) and zoning bylaws for STVR applications to provide affordable housing in the Trust Area.

A member of the public requested that Trustees not support the application for an STVR on Tinson Point as the majority of neighbours are in opposition to the application. They requested Trustees question the applicant whether they are currently under operation and taking rentals and asked what enforcement is around current illegal STVRs on the island.

A member of the public requested Trustees support their petition to developers of Silva Bay to preserve Silva Bay Shipyard, as it is critical to the recreational boating community to have these services on island.

A member of the public spoke on behalf of more than 30 residents in the neighbourhood of Tinson Point who do not support the application for a TUP for a STVR. They noted the

implications on housing, safety, ecology, historical and current responsibilities to land and noted that STVRs are not the way to steward this island into the future.

A member of the public noted their concerns with the Staff report on the Gabriola Housing Options and Impacts project and the draft business case for a multi-year planning project that lacks community review and concrete short term initiatives. They noted that developments should have priority of preserving the environment, asked what the terms of reference for a task force would be, and recommended that the LTC set the bar for mid and long term actions. They also noted their support for restricting STVRs.

A member of the public voiced their opposition to the STVR on Tinson Road, noting concerns with the rainwater collection system's capacity to supply enough rental water needs and questioned if the well was operational, as it is located close to the septic system.

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 12:00 pm.

A member of the public spoke regarding GIRO, and noted that they have a well and they supported a bylaw amendment process to add industrial use to the zoning. They did not support waiving the public hearing and felt the Land Use Bylaw (LUB) amendment was procedurally incorrect.

Trustee Langereis returned to meeting at 12:04 pm.

5. MINUTES

5.1 Local Trust Committee Minutes dated June 17, 2021 – for adoption

The following amendments to the meeting minutes of June 17, 2021 were presented for consideration:

- Page 6, The Applicants noted the following points section, 2nd bullet, add the word 'not' before 'decommissioned the well' as the well is not decommissioned.

By general consent the meeting minutes of June 17, 2021 were adopted as amended.

5.2 Local Trust Committee Public Hearing Record dated June 17, 2021- for receipt

Received.

5.3 Section 26 Resolutions-Without-Meeting Report dated July 21, 2021

Received.

5.4 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated July 21, 2021

Received.

6.2 Social Needs Assessment - Regional District of Nanaimo Presentation

Kim Fowler from RDN provided a presentation regarding the RDN Social Needs Assessment and Strategy process and noted the following points:

- Assessment report was to identify gaps and guide future planning for access to social supports;
- RDN and LTC do not provide these social supports, it is a provincial government responsibility, local governments struggle to address these issues; and
- This assessment is a precursor for additional funding.

6.3 Social Needs Assessment - Memorandum

Received.

6.4 STVR Enforcement Update

Warren Dingman, Bylaw Enforcement and Compliance Manager noted:

- There were 13 open bylaw enforcement files for STVRs with 10 bylaw notices issued and several will be escalated due to non-compliance;
- AirBnB and VRBO websites are regularly reviewed; and
- The current application for a TUP for STVR on Tinson Point is not subject to bylaw enforcement.

By general consent the meeting was recessed at 12:38 pm and reconvened at 1:15 pm.

7. APPLICATIONS, REFERRALS AND BYLAWS

7.1 Cannabis Regulations - Bylaw No. 303 - Staff Report - consideration of further readings

Regional Planning Manager Kauer provided an overview of the report which recommended that the Gabriola Island Cannabis Production Bylaw No. 303 be given 2nd reading, as amended, 3rd reading, and forwarded to the EC and noted the following:

- No further comments and referrals have been received to date; and
- Staff brought forward minor amendments due to grammar.

The following points were noted by Trustees:

- On page 2 of 3 of the Bylaw No. 303 Schedule 1, a comma is missing in the definition of cannabis production, there should be a comma after 'Cannabis Act' and before 'and'; and
- Interested in deferring until regular LTC meeting in September to give Snuneymuxw First Nations more time for referral response,

GB-2021-067

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to defer further readings of Bylaw No. 303, cited as "Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 1, 2019", to the next Gabriola Island Local Trust Committee meeting in September 2021.

CARRIED

7.2 GB-TUP-2021.1 (Plotnikoff and Penner - 376 Tinson Rd) - Additional Information Request

Planner Cox summarized the report which asked the LTC to consider issuance of GB-TUP-2021.1 and noted the following key points:

- Correspondence has been received, many in opposition with legitimate and ongoing community concerns;
- Applications for TUPs are considered on their own merits for each application; and
- The difference between a Bed and Breakfast (B&B) and a STVR is that a B&B has a resident property owner managing the B&B and the STVR could have a manager living elsewhere on the island.

Discussion ensued and the following was noted by Trustees:

- Key issues include water, neighbourhood correspondence, intensification of use for close proximity half acre properties, effects on community rental properties, and technical concerns;
- Interested in deferring further consideration of application until comprehensive review of the Gabriola OCP to focus on pandemic related housing concerns and loss of rental housing stock;
- Interested in denying application, rather than deferring; and
- Concern about lack of community affordable rental housing and ecological impact and protection.

Applicant Nadine Plotnikoff and Siegfried Penner noted the following:

- There is enough water stored on site to support a STVR;
- Siegfried is a builder and the intent of the property website was to act as a business card for promotion of his company, not to advertise for renters;
- Have spoken to immediate neighbours and they are in support;
- Concerned that larger community affordable housing issues were being added into the discussions, requested that Trustees consider the application on its own merits;
- The property is their dream home, they will take all appropriate steps to vet potential renters to ensure the integrity of their home and neighbourhood; and
- The rental has not been advertised.

GB-2021-068

It was MOVED and SECONDED

that in response to the ongoing ecological and housing crisis on Gabriola Island, the Gabriola Island Local Trust Committee is deferring further consideration of GB-TUP-2021.1, until such a time that a comprehensive review of Official Community Plan policies and guidelines pertaining to the issuance of temporary use permits for commercial vacation rentals is completed.

DEFEATED

Chair Rogers and Trustee Langereis Opposed

GB-2021-069

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee deny issuance of Temporary Use Permit GB-TUP 2021.1 for the reason that it is considered in conflict with objectives of Temporary Use Permits under the Gabriola Island Official Community Plan.

CARRIED

7.3 GB-DP-2020.2 (Silva Bay Resort Ltd.) - Staff Report

Planner Cox provided an overview of the report which asked the LTC to consider GB-DP-2020.2 in light of new information provided by the applicant at the request of the LTC and noted:

- The project consultant also recommended that steel pilings be used and not creosote treated wood;
- A small electrical shed that extends slightly past the natural boundary of the sea, on a wharf, has been added to the Development Permit (DP) application; and
- This application is not related to the upland DPA.

The following key points were noted by Trustees:

- Requested that creosote pilings not be used.

An Agent for the Applicant noted that water for the project will be barged in from off island.

GB-2021-070

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

that the Gabriola Island Local Trust Committee amend the GB-DP-2020.2 by adding the words 'demolition of an electrical shed' and 'Schedule "D" of Electrical Shed Location' to paragraph and change condition 3.3 Creosote pilings will not be used as replacement pilings, but rather the applicant shall be limited to steel or equivalent for replacement pilings for the stores deck and the wharf head reconstruction.

CARRIED

GB-2021-071

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

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

CARRIED

By general consent the meeting was recessed at 2:53 pm and reconvened at 3:00 pm.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Land Use Bylaw Amendments to Expand Community Uses in the IN1 Zone 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 3:02 pm.

Planner Mahikwa summarized the report that introduced draft Bylaw No. 310 which contained minor amendments to the Gabriola 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 and noted:

- Connected with Lisa Wilcox, Senior Intergovernmental Policy Advisor regarding referral to Snuneymuxw First Nations, as there is no direct immediate impact to the land, no construction, no water such as streams or ground water usage, no archeological sites, Snuneymuxw would likely see the amendment referral as an

additional business change of use and in recognition of this and recognition of Snuneymuxw's limited capacity of time and resources, it was recommended to not refer to Snuneymuxw at this time.

GB-2021-072

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 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.

CARRIED

GB-2021-073

It was MOVED and SECONDED

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.

CARRIED

GB-2021-074

It was MOVED and SECONDED

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*.

CARRIED

GB-2021-075

It was MOVED and SECONDED

that Bylaw No. 310 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 2, 2021" be referred to the Regional District of Nanaimo and the Gabriola Island Advisory Planning Commission.

CARRIED

Trustee Langereis returned to the meeting at 3:16 pm

8.2 Housing Options and Impacts 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 Gabriola Housing Matters: "A Strategic Approach to Affordable Housing, Biodiversity and Freshwater Conservation on Gabriola Island – A Community-Informed Process" and noted:

- The business case is the funding proposal for the project;
- HAPC recently met to discuss the Density Donation Outreach program and a Donation Clinic event for options of density donation and conservation of public and private property;
- Budget is the constraint to proceeding with the Strategic Approach recommendation as a whole project;
- Asked Trustees to consider identifying a discrete project out of the HAPC recommendations; and

- The task force would be a collaborative approach with accountability to make process happen, Trustees would make the decisions.

Discussion ensued and the following was noted by Trustees:

- Interested in an OCP review;
- Would like to present business case to the Financial Planning Committee;
- Other Trust Areas may see this as a way forward for important needs to be addressed;
- Business case is a way to move forward and pull all the elements together such as the water project, Coastal Douglas Fir, work on islands on housing, ecosystems, endangered species etc.;
- Continue with volunteer density donation program;
- Reservations about a 10 year project;
- Decreasing density on the island a consistent thread of the surveys by Gabriola Housing Matters; and
- Opportunity to connect with RDN, Snuneymuxw First Nations and Islands Trust Conservancy for sense of participation.

GB-2021-076

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to prepare a DRAFT business case for Local Trust Committee consideration, for submission to the Islands Trust Financial Planning Committee by October 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 Local Trust Committee and lead planning consultant on prioritizing project work, securing grants and collaborating on intergovernmental initiatives and opportunities.

CARRIED

Trustee Langereis Opposed

9. DELEGATIONS - none

10. CORRESPONDENCE

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

10.1 Email dated June 13, 2021 from G. Coford regarding Pathway to Degnan Bay via Maple Lane

Received.

10.2 Email dated July 19, 2021 from D. MacPhee regarding Silva Bay Shipyard

Received.

11. NEW BUSINESS

11.1 Islands Trust Policy Statement and Engagement - for discussion

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

- Attending events to engage and gain community feedback;
- Interested in providing community feedback and wondering how this will feed back into the document; and
- Trustee Langereis to analyse current Islands Trust Policy Statement and Draft Islands Trust Policy Statement for factual comparison.

11.2 Motion requesting a Gabriola Island Official Community Plan Review - Trustee Colbourne

Chair Rogers and Trustee Colbourne to collaborate with Staff on how to proceed with this item.

12. REPORTS

12.1 Climate Change Action Update

Received.

12.2 First Nations Relationship Building

Interested in relationship building with various First Nations with an interest in Gabriola.

12.3 Trust Conservancy Report dated May 25, 2021

12.3.1 The Heron - Spring 2021

Received.

12.4 Applications Report dated July 21, 2021

Received.

12.5 Trustee and Local Expense Report dated May, 2021

Received.

12.6 Adopted Policies and Standing Resolutions

Received.

12.7 Local Trust Committee Webpage

No updates requested.

13. WORK PROGRAM

13.1 Top Priorities Report dated July 21, 2021

Received.

13.2 Projects List Report dated July 21, 2021

Received.

14. CLOSED MEETING - none

15. INFORMATION ITEMS

15.1 Trust Policy Statement News Releases

Received.

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for Thursday, September 9, 2021 at 10:30 am via Zoom Electronic Meeting

17. ADJOURNMENT

By general consent the meeting was adjourned at 4:53 pm.

Dan Rogers, Chair

Certified Correct:

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

Minutes of the Gabriola Island Housing Advisory Planning Commission

Date of Meeting: Wednesday July 28, 2021

Location: Electronic Meeting via ZOOM

HAPC Members Present: Steven Earle
Tobi Elliot
Dyan Dunsmoor-Farley
Angela Pounds
John Woods
Jacinthe Eastick

Regrets: Kenda Chang-Swanson

Staff Present: Sonja Zupanec, Island Planner
Nadine Mourao, Recorder

Others Present: There were no members of the public in attendance.

1. CALL TO ORDER AND WELCOME

Planner Zupanec called the meeting to order at 10:07 pm. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations, welcomed the public and introduced Commission Members, Staff and Recorder.

2. APPROVAL OF AGENDA

By general consent the agenda was approved.

Housing Advisory Planning Commission (HAPC) member John Woods joined meeting at 10:10 am.

3. MINUTES - Gabriola Island Housing Advisory Planning Commission Draft Minutes dated April 1, 2021 – for Adoption

By general consent, the Housing Advisory Planning Commission meeting minutes of April 1, 2021 were adopted.

4. BUSINESS ITEMS

4.1 Election of Chair, Vice-Chair and Secretary

Tobi Elliot elected as Secretary, John Woods elected as Vice-Chair, and a roster to be created for three meeting rotating Chair position including Steven Earle,

Dyan Dunsmoor-Farley, Jacinthe Eastick, and Angela Pounds, starting with Steven Earle as first rotating Chair.

Planner Zupanec transferred the meeting to Chair Earle at 10:19 am.

5. REFERRAL FROM GABRIOLA ISLAND LOCAL TRUST COMMITTEE

5.1 Density Donation Outreach Program

Planner Zupanec provided an overview of the Density Donation Outreach program and noted the following points:

- Gabriola Land and Trails Trust's (GaLTT) Nature Stewards program and Trust Conservancy are running programs simultaneously with the Density Donation Outreach program and this may be an opportunity to collaborate and inform property owners on all options;
- Asked commission members for comments around clarity of key messages, to critique outline, and anticipate questions property owners may have;
- Anticipated an informational clinic/workshop will be held in the Fall, inviting potential partner organizations and property owners to attend;
- Next steps include:
 - 1) Initial mail out to targeted property owners;
 - 2) Schedule HAPC meeting to discuss program clinic/workshop logistics;and
- Encouraged HAPC members to email with any comments or input on this program.

The following key points were noted by members:

- Requested consideration of Gabriola Island Land Stewards Society (GILSS) as partner;
- Interested in coordinating mapping needs with GaLTT and GILSS and sharing resources;
- Clarity needed regarding the purpose to preserve larger parcels of land;
- Asked about expanding the information about Housing Agreement, what is the criteria? Is there a template?
- How long does density stay in the density bank? Is there a time limit? What happens then?
 - There are no time limits for how long density is in the density bank, it sits for the duration of the Official Community Plan (OCP), during an OCP review, discussion may occur to encourage use of unused densities;
- Interested in indigenous representation in these program documents;
- 56% of people surveyed in the Gabriola Housing Matters survey stated they would consider donating undeveloped property to the density bank, showing there is an appetite for this program on Gabriola;
- How does property owner's density donation make a difference in the community?
- What is the affordable housing priority? How will achievement of this priority be measured? What is the management plan? What happens when

the affordable housing priority is achieved? What would the remaining densities be used for? What is the next priority?

- Interested in densities to protect indigenous cultural sites;
- Are there any incentives for property owners to donate to the density bank?
 - Incentives for ecological conservation and community benefit, for monetary incentives legislation need changing;
- Interested in water mapping and affordable housing in a low density rural context;
- Could property owners with undeveloped properties not adjacent to their lots be donated?
- Interested in more clarity on uses of density and if they can be used for conservation or community use?
 - Property owners interested in using densities for another purpose can go forward with an application to amend the OCP and use densities for other projects;
- Interested in higher density for affordable housing and not being too restrictive;
- Quotes from the Gabriola Housing Matters Surveys may be used to attract property owners to consider donation;
- Identify what the need is for affordable housing? How are we accomplishing this? What is the target to protect ecological sensitive areas? What are we aiming for? How does a density donation help us reach the target? How does affordable housing help the community?
- Interested in mapping that property owners can look at and see if their land is suitable for affordable housing or conservation;
- Clarify what is environmental conservation protection and how may donated density be used to protect ecosystem; and
- Interested in interactive overlapping data layer mapping.

6. FUTURE MEETING DATES

Planner Zupanec will schedule next meeting in the Fall.

7. ADJOURNMENT

By general consent, the meeting was adjourned at 11:05 am.

Steven Earle, Chair

Certified Correct:

Nadine Mourao, Recorder



Follow Up Action Report

Gabriola Island

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. Welcome Wagon rep moved to SSI but still available for Gabriola business.</i>	Wil Cottingham		In Progress

26-Nov-2020

Activity	Responsibility	Dates	Status
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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. <i>Submitted.</i> 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 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		Completed
2 GB-TUP-2021.1 - request rainwater harvesting licensing or certification information prior to re-consideration by the LTC.	Ian Cox		Completed

29-Jul-2021

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Gabriola Island

29-Jul-2021

Activity	Responsibility	Dates	Status
1 Staff to schedule a protocol meeting with the Regional District of Nanaimo in fall 2021.	Wil Cottingham		In Progress
2 Defer agenda item 7.1 from July 29th meeting (Cannabis BL 303) to the September LTC meeting.	Becky McErlean Heather Kauer		In Progress
3 GB-TUP-2021.1 denied, close file.	Becky McErlean Ian Cox Penny Hawley		Completed
4 GB-DP-2020.2 issued as amended.	Becky McErlean Ian Cox Penny Hawley		Completed
5 First Reading of BL 310 (IN1 zone); waive PH; refer bylaw to APC and RDN.	Becky McErlean Teresa Mahikwa		In Progress
6 Staff prepare a draft business case for management/LTC review for submission to IT FPC as per the staff recommendation for the Biocultural and Housing Diversity Program.	Sonja Zupanec		In Progress



ISLANDS 2050 BYLAW REFERRAL FORM

Islands Trust – Islands 2050
200 – 1627 Fort Street
Victoria, BC V8R 1H8
islands2050@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Islands Trust Area Bylaw No.: TC 183 Date: July 22, 2021

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 90 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF BYLAW:

The Islands Trust Act requires that Islands Trust Council adopt a Policy Statement. The current Policy Statement has not been substantively updated in over 25 years. The purpose of this bylaw is to update the Policy Statement through the lenses of reconciliation, climate change, and affordable housing.

GENERAL LOCATION:

The Islands Trust Policy Statement is a general policy that applies to all of the Islands Trust Area, including Bowen Island Municipality. For a map of the Islands Trust Area, please visit: <https://islandstrust.bc.ca/mapping-resources/mapping/>

YOUR RESPONSE IS RESPECTFULLY REQUESTED:

Your response to this referral will help to ensure that the Policy Statement furthers the mandate of the Islands Trust, in cooperation with the Province and other agencies. Please note that the Islands Trust Policy Statement requires the approval of the Minister of Municipal Affairs before Trust Council can adopt this bylaw.

There are many draft amendments to the Policy Statement in different locations throughout the document that may affect your agency. We would encourage you to review the [Project Overview Briefing](#) along with other resources available on the [Islands 2050 webpage](#).

On Wednesday, July 28, 2021, from 1:00 p.m. to 3:00 p.m., Islands Trust will be hosting a Zoom webinar to provide information to referral agencies on the draft Policy Statement Bylaw and an opportunity for questions and answers.

Please register in advance for this Zoom webinar: <https://islandstrust.zoom.us/j/nyXptbv6RWugCwftiQyJmA>

After registering, you will receive a confirmation email containing information about joining the webinar.

If you are unable to attend on this day, the session will be recorded and posted to the [Islands 2050 webpage](#) on the Islands Trust website.

Please return the response form by **Tuesday, October 22, 2021** to islands2050@islandstrust.bc.ca

OTHER INFORMATION:

For more information on the Islands 2050 Policy Statement Amendment Project, including the Draft New Policy Statement: <https://islandstrust.bc.ca/programs/islands-2050/>

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: David Marlor

Title: Director, Local Planning Services

This referral has been sent to the following agencies:

Federal Agencies

Environment and Climate Change
Fisheries & Oceans, Canada (Fish Protection and Aquaculture - Pacific Region)
Transport Canada
Parks Canada

Regional Agencies

Capital Regional District
Comox Valley Regional District
Cowichan Valley Regional District
Metro Vancouver Regional District
Nanaimo Regional District
qathet Regional District
Sunshine Coast Regional District

School District Boards

School District No. 45 (West Vancouver – Gambier)
School District No. 46 (Gambier)
School District No. 64 (Gulf Islands: Galiano, Mayne, North Pender, South Pender, Salt Spring, Saturna)
School District No. 68 (Gabriola/Ballenas Winchelsea)
School District No. 69 (Lasqueti/Ballenas Winchelsea)
School District No. 71 (Denman/Hornby)
School District No. 79 (Thetis)

First Nations

Cowichan Tribes
SXIMELEŁ (Esquimalt) Nation
Halalt First Nation
Homalco First Nation
K'ómoks (Comox) First Nation
Klahoose First Nation
Lake Cowichan First Nation
Lyackson First Nation
MÁLEXEŁ (Malahat) Nation
xʷməθkʷəy̓əm Musqueam Indian Band
BOKEĆEN (Pauquachin) First Nation
Penelakut Tribe
Qualicum First Nation
Scia'new (Beecher Bay) First Nation
Semiahmoo First Nation
Shíshálh (Sechelt) Nation
Snaw-naw-as (Nanoose) First Nation
Snuneymuxw (Nanaimo) First Nation
Lekwungen (Songhees) Nation
Skwxwú7mesh (Squamish) Nation
Stz'uminus First Nation
Tla'amin (Sliammon) First Nation
T'Sou-ke (Sooke) Nation
WJOLEŁP (Tsartlip) First Nation
S7ÁUTW (Tsawout) First Nation
Tsawwassen First Nation
Tsleil-Waututh/ Səlílwətaʔ/Selilwitulh (Burrard Inlet) Nation
WŚIKEM (Tseycum) First Nation
We Wai Kai (Cape Mudge) First Nation
Wei Wai Kum (Campbell River) First Nation

Treaty Groups

Nanwakolas Council
Hul'qumi'num Treaty Group
Laich-kwil-tach Treaty Society
Naut'sa mawt Tribal Council
Te'Mexw Treaty Association

Adjacent Local Trust Committees and Municipalities

Ballenas-Winchelsea Islands Local Trust Committee
Bowen Island Municipality
Denman Island Local Trust Committee
Gabriola Island Local Trust Committee
Galiano Island Local Trust Committee
Gambier Island Local Trust Committee
Hornby Island Local Trust Committee
Lasqueti Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Salt Spring Island Local Trust Committee
Saturna Island Local Trust Committee
South Pender Island Local Trust Committee
Thetis Island Local Trust Committee
Islands Trust Conservancy Board

Provincial Agencies

Agricultural Land Commission
Attorney General (Housing Policy Branch)
BC Ferries
Ministry of Agriculture
Ministry of Energy, Mines and Petroleum Resources
Ministry of Environment and Climate Change Strategy
Ministry of Environment and Climate Change Strategy (BC Parks and Conservation Officer Service Division)
Ministry of Environment and Climate Change Strategy (Climate Action Secretariat)
Ministry of Forests, Lands, Natural Resource Operations and Rural Development – South Coast Office, Crown Lands, Water Licensing, Ecosystems, Archaeology
Ministry of Health
Ministry of Indigenous Relations and Reconciliation (West Coast Office; South Coast Office)
Ministry of Municipal Affairs and Housing (Intergovernmental Relations and Planning Branch)
Ministry of Transportation and Infrastructure on Vancouver Island and South Coast

Improvement District Boards

Gabriola Fire Protection District
Graham Lake Improvement District
Schmidt Improvement District
Galiano Estates Improvement District
Gossip Island Improvement District
Montague Improvement District
Spanish Hills Improvement District
Wise Island Improvement District
Bennett Bay Waterworks District
Campbell-Bennett Bay Improvement District
Lighthouse Point Waterworks District
Mayne Island Improvement District
Village Point Improvement District
Georgina Improvement District
Razor Point Improvement District
Trincomali Improvement District
Harbour View Improvement District
Mount Belcher Improvement District
North Salt Spring Waterworks District
Piers Island Improvement District
Salt Spring Island Fire Protection District
Scott Point Waterworks District
Saturna Shores Improvement District
Thetis Island Improvement District
Vaucroft Improvement District

**BYLAW REFERRAL FORM
RESPONSE SUMMARY**

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Islands Trust Area (Islands 2050)
(Island)

(Signature)

(Date)

TC 183
(Bylaw Number)

(Title)

(Agency)

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

DATE OF MEETING: September 9, 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.

At their July 29th meeting, the LTC asked staff to reach out to SFN again. Staff did so on August 6, 2021 and indicated that if staff did not receive a response by August 30, 2021, staff would assume that SFN had no objection to the bylaw being given third reading. As of August 30, 2021, no response from SFN had 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	August 30, 2021
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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;"
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3. Part G – DEFINITIONS, G.1 Definitions is amended by adding the following definitions:

<i>"cannabis"</i>	any plant of the genus Cannabis;
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<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;
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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.
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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).”

Briefing Note
Proposed Natural Burial Cemetery
Gabriola Green Burial Exploratory Committee (GGBEC)
July 2021

Purpose

This briefing note is being sent to the various organizations on Gabriola Island. The purpose is for your information about this recent initiative.

The Gabriola Green Burial Exploratory Committee (GGBEC) was established at the request of Island Futures (IF). Its goal is to explore developing a green or natural burial cemetery. Natural burial cemeteries preserve and protect the natural ecological system. The Gabriola Cemetery is nearing capacity. It is not dedicated to green or natural burials.

The GGBEC is volunteered-based. It is Co-Chaired by Mary and Gary Holdgrafer, hosts of the Gabriola Death Cafe. Members include Jared Hooper, Chair of the Gabriola Cemetery Commission, Leah Prentice and Elfi Shaw, founders of the Gabriola Death Care Collective, community members Maureen Wild, Kristina Baerg as well as Laura-Jean Kelly and Cameron Murray who are also principles of Topographics Landscape Architecture.

Progress to Date

GGBEC has been meeting monthly since December 2020 to learn what is required to establish a natural burial cemetery. We have consulted with individuals from Denman and Salt Spring Island about their natural burial cemeteries and have made field trips to both locations. We are considering potential locations on Gabriola Island. The Green Burial Society of Canada has offered its support.

A detailed communication plan has been developed for community information and consultation that includes the Snuneymuxw First Nation. The initial media release will be a joint article from GGBEC and IF that will appear in the next edition of the Sounder. Look for GGBEC on Facebook and Instagram and for additional information on the Island Futures website.

Our email address is naturalcemeterygabriola@gmail.com.



DATE OF MEETING: September 9, 2021
TO: Gabriola Island Local Trust Committee
FROM: Sonja Zupanec, Island Planner
Northern Team
SUBJECT: Advisory Planning Commission Appointments

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee request staff to:
 - a. Send letters to members of the Advisory Planning Commission whose terms will expire on October 24, 2021, thanking them for their participation and inviting their expressions of interest for reappointment for another two year term; and
 - b. Advertise for public expressions of interest for new members.

REPORT SUMMARY

The Gabriola Island Local Trust Committee (LTC) is asked to consider reappointments for its Gabriola Island Advisory Planning Commission because the terms will expire on October 24, 2021.

As of the date of this staff report, the Advisory Planning Commission (APC) currently has nine members. The maximum number of APC members is nine.

ANALYSIS

Islands Trust Policy Statement:

A guiding principle of the Islands Trust Policy Statement is that “*open, consultative public participation is vital to effective decision making for the Trust Area.*” Moreover, Commitments of Trust Council include:

- 5.8.1 Trust Council holds that public participation should be part of the decision-making processes of all levels of government.
- 5.8.2 It is the position of Trust Council that local trust committees and island municipalities should, in establishing their official community plans and regulatory bylaws, provide opportunities for public input.
- 5.8.3 Trust Council holds that island communities within the Trust Area are themselves best able to determine the most effective local government structure to support their local autonomy and specific community needs within the object of the Islands Trust.

LTCs have a responsibility to ensure that members of the public can participate in planning processes, yet they have the freedom to determine the framework best suited to a particular Local Trust Area.

LTC Bylaw No. 296

The authority to establish advisory planning commissions is granted to LTCs through the *Islands Trust Act* and section 461(2) of the *Local Government Act*.

Advisory planning commission

461 (2) A board may, by bylaw, establish an advisory planning commission for one or more electoral areas or portions of an electoral area to advise the board, or a regional district director representing the electoral area, on all matters referred to the commission by the board or by that director respecting land use, the preparation and adoption of an official community plan or a proposed bylaw or permit that may be enacted or issued under this Part.

Notably, such advisory planning commissions are intended to advise LTCs specifically on land use matters including Official Community Plans, and proposed bylaws or permits that may be issued under Part 14 (e.g. zoning bylaw or development permit). Formal citizen representation on advisory planning commissions adds value and transparency to planning processes. It is important that the APC remains in place should a referral be recommended in the future.

Pursuant to section 461, the LTC has adopted Bylaw No. 296 cited as “Gabriola Island Local Trust Committee Advisory Planning Commission Bylaw, 2017”, which identifies the planning commission, member composition, terms and roles, and rules for arranging, advertising and conducting commission meetings (Attachment 1).

NEXT STEPS

Should the LTC pass the recommended resolutions (page 1), staff will proceed with sending letters to members of the APC inviting their expressions of interest for reappointment; proceed with advertising; and bring forward expressions of interest to the October 21, 2021 LTC business meeting.

Submitted By:	Sonja Zupanec, RPP, MCIP Island Planner	August 20, 2021
Concurrence:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	August 20, 2021

ATTACHMENTS

1. Bylaw No. 296

GABRIOLA ISLAND TRUST COMMITTEE

BYLAW NO. 296

A BYLAW TO ESTABLISH ADVISORY PLANNING COMMISSIONS FOR THE GABRIOLA ISLAND LOCAL TRUST AREA PURSUANT TO THE LOCAL GOVERNMENT ACT AND THE ISLANDS TRUST ACT

The Gabriola Island Trust Committee, being the Local Trust Committee having jurisdiction on and in respect of the Gabriola Island Local Trust Area in the Province of British Columbia, pursuant to the *Islands Trust Act*, enacts as follows:

1. Establishment

- a) The Gabriola Island Local Trust Committee may appoint one or more Advisory Planning Commissions to advise the Local Trust Committee on all matters referred by the Local Trust Committee respecting land use, the preparation and adoption of an official community plan or a proposed bylaw or permit that may be enacted or issued under Part 14 of the *Local Government Act*.

2. Appointment of Members

- a) The Local Trust Committee may, by resolution, appoint up to nine members to an Advisory Planning Commission (APC) to serve concurrent two year terms.
- b) At least two thirds of APC members must be residents of the Local Trust Area.
- c) The Local Trust Committee may, by resolution, remove a member of an APC at any time.
- d) If a member is removed or resigns from an APC, the Local Trust Committee may, by resolution, appoint a new member to serve the balance of the term of the appointment.

3. Roles

- a) The APC members must, from among the members, elect a Chairperson, a Deputy Chairperson, and a Secretary, during the first meeting after their appointment.
- b) The Chairperson will:
 - i) Receive referrals from the Local Trust Committee and, in response, determine when and where meetings will be held;
 - ii) Ensure that meetings are conducted in accordance with the requirements of this Bylaw and the *Local Government Act*;
 - iii) Sign meeting minutes to certify that they are true and correct following approval by the APC.
 - iv) Record a member's declaration of conflict of interest or potential conflict of interest, once a member has declared it;
 - v) In the absence of the Secretary, act in the role of Secretary or appoint another member of the APC to act in the role of Secretary.
- c) The Deputy Chairperson will:
 - i) Undertake the duties listed in 3b) above, in the Chairperson's absence.
- d) The Secretary will:
 - i) Assist the Chairperson, as needed, to arrange meetings;
 - ii) Ensure that public notice is posted or public advertisements are placed in advance of APC meetings;
 - iii) Except where the Islands Trust has retained a professional minute taker to support the APC, record and maintain legible minutes of all APC meetings; forward copies of draft minutes to the

Islands Trust office; ensure minutes are approved by the APC at a subsequent meeting; and provide copies of adopted minutes to the public upon request;

- iv) Inform the Local Trust Committee of the resignation of any APC member, within thirty (30) days of the resignation.

4. Referrals

- a) An APC will receive referrals on matters respecting land use, community planning or proposed bylaws and permits under Part 14 of the *Local Government Act*, which are referred directly to the Commission by the Local Trust Committee.
- b) A meeting on any particular referral must be held not more than (40) days after the date of receipt of that referral unless the Local Trust Committee has requested a response by an earlier specified date.

5. Notice of Meeting

- a) An employee of the Islands Trust must provide documentation associated with any referral from the Local Trust Committee to all members of the APC.
- b) The Secretary must send a notice of meeting including a description of all referrals to be discussed to each member at least five (5) calendar days prior to the meeting.
- c) The Secretary must ensure an applicant is notified of the date, time and place of the meeting at which his or her application or proposal will be discussed at least five (5) calendar days prior to the meeting.
- d) The Secretary must ensure the Local Trustees and the employee of the Islands Trust noted in 5a) are notified of each meeting at least five (5) calendar days prior to the day of the meeting.
- e) The Secretary must post a notice of the date, time, and place of any regular APC meeting at least five (5) calendar days prior to the meeting on a bulletin board on Gabriola Island that is accessible to the public; such bulletin board to be the same as is used by the Local Trust Committee for the posting of any scheduled Local Trust Committee meeting.

6. Conduct of Meeting

- a) All deliberations of the APC must take place in a meeting, and all meetings must be held in a public facility and must be open to the public.
- b) A quorum is the lessor of three members or 50 % of those appointed.
- c) The Chairperson is to convene the meeting and may adjourn the meeting from time to time.
- d) If the APC is considering an amendment to an Official Community Plan or a bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend the meeting and to be heard.
- e) If an applicant or agent fails to appear, despite being duly notified, deliberations and recommendations may be made in the applicant's absence.
- f) At the request of any APC member, the Chairperson must invite an elected official, Islands Trust staff, or member of the public present at the meeting to comment on the matters before the Commission.
- g) The APC must not receive development proposals or other applications directly from applicants.
- h) The APC must not consult directly with other government agencies or organizations.
- i) If the Chairperson considers that another person at the meeting is acting improperly and in a manner that is disrupting the deliberations of the APC, the Chairperson may order that person expelled from the meeting.

7. Notice of Recommendation

- a) If the Local Trustees did not attend an APC meeting, they may request a verbal report from the Chairperson at a subsequent meeting of the Local Trust Committee.
- b) All APC recommendations shall be recorded as part of the meeting minutes, and may be recorded as resolutions, provided that, where requested by any member, all dissenting opinions are also recorded.

- c) All APC recommendations and meeting minutes must be forwarded by the Secretary to the Local Trust Committee and to the Islands Trust Office, within seven (7) days of an APC meeting.
- d) Although the recommendations must be received by the Local Trust Committee, the Local Trust Committee is not bound by the recommendations.

8. Transition

- a) "Gabriola Island Local Trust Committee Advisory Planning Commission Bylaw, 2002", is repealed.
- b) "Gabriola Island Local Trust Committee DeCourcy Island Advisory Planning Commission Bylaw, 1996", is repealed.
- c) "Gabriola Island Local Trust Committee Mudge Island Advisory Planning Commission Bylaw, 1996", is repealed.

9. Citation

- a) This Bylaw may be cited as "Gabriola Island Local Trust Committee Advisory Planning Commission Bylaw, 2017".

READ A FIRST TIME THIS 11TH DAY OF MAY , 2017

READ A SECOND TIME THIS 11TH DAY OF MAY , 2017

READ A THIRD TIME THIS 23RD DAY OF MAY , 2017

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

 7TH DAY OF JUNE , 2017

ADOPTED THIS 8TH DAY OF JUNE , 2017

SECRETARY

CHAIRPERSON



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY JULY 13, 2021 BOARD MEETING (OPEN PORTION)

NOTE: 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/>

JOINT MEETING – Islands Trust Conservancy Board + Islands Trust Executive Committee

- The Islands Trust Conservancy Board and Islands Trust Executive Committee shared a liaison meeting and corresponded on many of the topics outlined in the sections below. The liaison meeting is intended to enhance collaboration between the two bodies by deepening understanding of the current programs and upcoming opportunities each is influencing and to proactively identify points where working together would generate a more positive outcome than would otherwise be possible. This meeting occurs annually as per Islands Trust policy.

1. ORGANIZATION UPDATES/TEAM

- Islands Trust Conservancy Manager Kate Emmings welcomed Wendy Tyrrell as the new Species at Risk Program Coordinator. Wendy comes to the Conservancy from Habitat Acquisition Trust where she worked for 14 years, originally as the Land Protection Coordinator and the past six years as the Habitat Management Program Coordinator. Having joined Islands Trust Conservancy in July 2021, Wendy is now positioned to lead the Species at Risk (SAR) Program through its second and third years.

2. STRATEGIC PLANNING/ADMINISTRATION

- The Minister of Municipal Affairs is selecting three appointees to serve on the Islands Trust Conservancy Board. The Board hopes that at least two of these appointees will be actively on the Board by the end of August 2021.

3. COVENANT AND PROPERTY ACQUISITIONS

- The Islands Trust Conservancy Board reported that they have entered into a lease agreement with the BC Parks Foundation for Saturnina Island in the Gabriola Island Local Trust Area.
- Ecosystem Protection Specialist Kathryn Martell provided an update for the Crystal Mountain application currently in progress on Galiano Island after recently visiting the site.



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

4. COVENANT AND PROPERTY MANAGEMENT

- The Islands Trust Conservancy Board reviewed the Regional Conservation Plan Progress Report and noted that the recent “heat dome” effect in the Islands Trust Area and the Salish Sea may have had wide-ranging effects on forage fish populations. They agreed that the effects from the event could be something to monitor in the future.

5. COMMUNICATIONS AND OUTREACH

- Islands Trust Conservancy Chair Kate-Louise Stamford discussed her attendance of a recent Saturnina Island event hosted by the BC Parks Foundation, noting that Islands Trust Conservancy leaders (herself and Manager Kate Emmings) were guests and highlighting that the event was well-attended by press, students, and donors. Islands Trust Conservancy Board discussed partnership between Islands Trust Conservancy and the BC Parks Foundation, specifically in terms of the opportunities it provides for securing and managing land and for communications. Further, they discussed the importance of improving the inclusion of Snuneymuxw First Nation in the Saturnina Island process.
- The Islands Trust Conservancy Board discussed a plan to make a statement of support for the Howe Sound UNESCO Biosphere Reserve nomination. The process for a formal declaration has almost been completed.
- The 2020/2021 Annual Report process has been slightly delayed by a delayed financial audit. The Board resolved to hold a special meeting to review the audit results on August 24, 2021.

6. FUNDRAISING AND CONSERVANCY SUPPORT

- During the liaison meeting, Executive Committee members recognized Acting Fundraising Specialist Carla Funk for her work and for her plan to bring national attention to the Conservancy through a legacy giving platform called “Willpower”. They discussed fundraising results, the importance of developing long-term connections, and suggested commissioning a simple infographic to convey that the Conservancy is not competing with smaller local conservation groups; rather, all are working together to protect the land with the Conservancy often feeding funds directly to the smaller conservancies to “kick-start” conservancy projects (i.e., Opportunity Fund).

To find out more about Islands Trust Conservancy and our current goals, to donate to our Opportunity Fund, or to subscribe to email updates, visit our website: <https://islandstrust.bc.ca/conservancy/>



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

Shortcuts here:

- **Goals:** <https://islandstrust.bc.ca/conservancy/conservation-planning/planning-2018-2027/>
- **Opportunity Fund:** (context) <https://islandstrust.bc.ca/conservancy/supporting-local-conservancies/opportunity-fund-grants/> ; (to donate online) <https://islandstrust.bc.ca/donate-to-conservancy/>
- **Request key updates via email:** <https://islandstrust.bc.ca/subscribe/> (NB: by scrolling down, you may also add your home address for a free hardcopy of the Heron newsletter, published three times per year)



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: 26-Aug-2021

No change in 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.

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

Planner: Sonja Zupanec

Planning Status

Status Date:



Development Variance Permit

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

Planner: Ian Cox

Planning Status

Status Date: 26-Aug-2021

No change in status.

Status Date: 30-Mar-2021

No change in status.

Status Date: 28-Jan-2021

No change in status.

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: 26-Aug-2021

No change in 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.



Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2021.3	Ellins Architect Inc.	30-Jul-2021	PID: 000-988-081 Variance of set back to foundation wall required. Civic address: 1045 Horseshoe Road.

Planner: Teresa Mahikwa

Planning Status

Status Date: 25-Aug-2021

Planner reviewing application

Status Date: 23-Aug-2021

Builder came in today to inquire regarding payment for application. File opened, assigned and waiting for etransfer.

Rezoning

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

Planner: Sonja Zupanec

Planning Status

Status Date: 13-Aug-2021

Application withdrawn by applicant. Awaiting refund before closing file.

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.



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: 08-Jul-2021 Bylaw 306 (OCP) received Statutory Approval (Minister of Municipal Affairs), dated May 10, 2021.			
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.			

Subdivision

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2008.3	C.O. Smythies & Associates Ltd.	06-Oct-2008	To create 6 parcels btwn McCollum & Tait Roads. (PARCEL C (DD 51803I) OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 9, GABRIOLA ISLAND, NANAIMO DISTRICT)
Planner: Ian Cox			
Planning Status			
Status Date: 26-Aug-2021 No change in status.			
Status Date: 15-Jun-2020 No change in status.			
Status Date: 04-May-2020 Awaiting MOTI/PAO PLA extension.			



Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2012.2	Powell, Don	24-Oct-2012	725 Church Street - subdivision to create one new lot and a remainder lot

Planner: Ian Cox

Planning Status

Status Date: 26-Aug-2021

No change in status.

Status Date: 15-Jun-2020

No change in status.

Status Date: 04-May-2020

Inactive MOTI file.

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2013.3	Smythies & Associates	28-Oct-2013	411 Daniel Way subdivision to create 2 parcels

Planner: Ian Cox

Planning Status

Status Date: 26-Aug-2021

No change in status.

Status Date: 15-Jun-2020

No change in status.

Status Date: 04-May-2020

Inactive MOTI file - applicant believed to be working with ALC.



Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2016.2	MACKAY, IKE	23-Feb-2016	PIDs: 004-857-119 and 004-614-771 Lot Boundary Adjustment

Planner: Ian Cox

Planning Status

Status Date: 26-Aug-2021

No change in status.

Status Date: 15-Jun-2020

No change in status.

Status Date: 04-May-2020

Awaiting fulfillment of conditions by applicant. Inactive MOTI file.

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

Planner: Marnie Eggen

Planning Status

Status Date: 21-Jan-2021

LTC accepts covenant.

Status Date: 20-Oct-2020

Applicant signs cost recovery agreement. Legal counsel, planner and applicant reviewing covenant.

Status Date: 10-Sep-2020

LTC approves cost recovery agreement for legal review of covenant.



Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2019.1	Williamson & Associates (B&K Shopping Centre)	11-Jun-2019	PID: 004-549-023 Subdivision at 369 Berry Point Road, Gabriola Island, BC

Planner: Ian Cox

Planning Status

Status Date: 26-Aug-2021

Applicant has requested PLR extension from MOTI.

Status Date: 15-Jun-2020

No change in status.

Status Date: 04-May-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	31-Jul-2020	PID: 027-086-500 3 lot subdivision. Civic address: Lot 20 Section 8

Planner: Sonja Zupanec

Planning Status

Status Date: 06-Oct-2020

Referral response completed and sent to MOTI and copied to applicant and LTC

Status Date: 31-Jul-2020

File opened and assigned



Subdivision

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

Temporary and Industrial Use Permit

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

Applications

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: 26-Aug-2021

No change in status.

Status Date: 21-Apr-2021

Planner 2nd email requesting additional information.

Status Date: 30-Mar-2021

No change. Awaiting info.

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

620 Gabriola	Invoices posted to Month ending June 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	1,494.60	2,625.40
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>1,494.60</u>	<u>4,657.40</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>

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.



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY AUGUST 24, 2021 BOARD SPECIAL MEETING (OPEN PORTION)

*NOTE: For more detail on Conservancy meetings, including meeting minutes, please visit
<https://islandstrust.bc.ca/whats-happening/meetings-and-events/>*

1. ORGANIZATION UPDATES/TEAM

- The Islands Trust Conservancy (ITC) Board thanked Donald Clarke for his service as an appointed member of the ITC Board from August 2019 to August 2021. Don Clarke is a member of the Black River First Nation, and has spent over 25 years working in over 50 First Nations communities (throughout Western Canada) in the area of political advising, negotiations, administration, education, capacity building, strategic planning, Treaty rights, and in strengthening of local, economic and cultural development. His expertise provided important insights to Board decision-making and he will be missed.
- The Minister of Municipal Affairs has reappointed Linda Adams to the ITC Board for a term ending in August 2023. Linda Adams has served on the Board since August 2018. She is an educator, land use planner, local government consultant and the former Chief Administrative Officer (CAO) of Islands Trust. Linda is currently on the faculty of Capilano University's School of Public Administration, where she coordinates a course for Chief Administrative Officers in BC local governments.
- The ITC Board thanked Devin Hentschel for his work as the ITC Conservation Technician. Devin joined ITC as a summer co-op student and assisted the ITC with annual property monitoring, restoration projects and the Species at Risk Program. Devin is returning to study Biology at the University of Victoria.
- The ITC Board thanked Erin Coulson for her work with ITC as a part-time Communications Specialist. Erin assisted with the ITC Annual Report, the Heron Newsletter and with issuing ITC News Releases and she will be missed.

2. STRATEGIC PLANNING/ADMINISTRATION

- The ITC Board received and approved its audited financial statements. These are available at islandstrust.bc.ca/about-us/accountability/finance/
- The Minister of Municipal Affairs will be posting a notice of position for a vacant seat at the ITC Board. Staff will circulate the notice of position to trustees and the Bowen Island Municipality and will post it to the Islands Trust website at islandstrust.bc.ca/whats-happening/expressions-of-interest/.



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

3. COVENANT AND PROPERTY ACQUISITIONS

- The ITC Board considered land conservation proposals in the in camera portion of its meeting.

4. COVENANT AND PROPERTY MANAGEMENT

- The ITC Board reviewed the Sidney Island Ecological Restoration Project Plan, including the Sidney Island Forest Restoration Strategy and Fallow Deer Eradication on Sidney Island. The Sidney Island Ecological Restoration Project is a joint project with First Nations, Parks Canada, the Province of BC and the Sallia Forest Strata. More information about the project is available at pc.gc.ca/en/agence-agency/bib-lib/rapports-reports/core-2018/ouest-west/ouest-west11
- The ITC Board approved Property Management Fund Guidelines. These guidelines will provide direction for use of the Property Management Fund

5. COMMUNICATIONS AND OUTREACH

- The 2020/2021 Annual Report process has been completed and the final report will be posted to the website at islandstrust.bc.ca/about-us/accountability/annual-report/ shortly.

6. FUNDRAISING AND CONSERVANCY SUPPORT

- There were no updates regarding fundraising and conservancy support, but those interested in donating to ongoing Conservancy campaigns can find information at islandstrust.bc.ca/conservancy/current-campaigns/
- Islands Trust Conservancy is now participating in the Willpower campaign. Information about gifts in your will can be found at willpower.ca/charities/islands-trust-conservancy/

To find out more about Islands Trust Conservancy and our current goals, to donate to our Opportunity Fund, or to subscribe to email updates, visit our website: <https://islandstrust.bc.ca/conservancy/>

Shortcuts of interest:

- **Goals:** <https://islandstrust.bc.ca/conservancy/conservation-planning/>
- **Opportunity Fund:** (context) <https://islandstrust.bc.ca/conservancy/supporting-local-conservancies/opportunity-fund-grants/> ; (to donate online) <https://islandstrust.bc.ca/donate-to-conservancy/>
- **Request key updates via email:** <https://islandstrust.bc.ca/subscribe/> (NB: by scrolling down, you may also add your home address for a free hardcopy of the Heron newsletter, published three times per year)

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
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13-May-2021



Protecting islands in the Salish Sea

Lisa Baile of SDAYES/
North Pender Island donates
four hectares to expand network
of protected places [p.3](#)

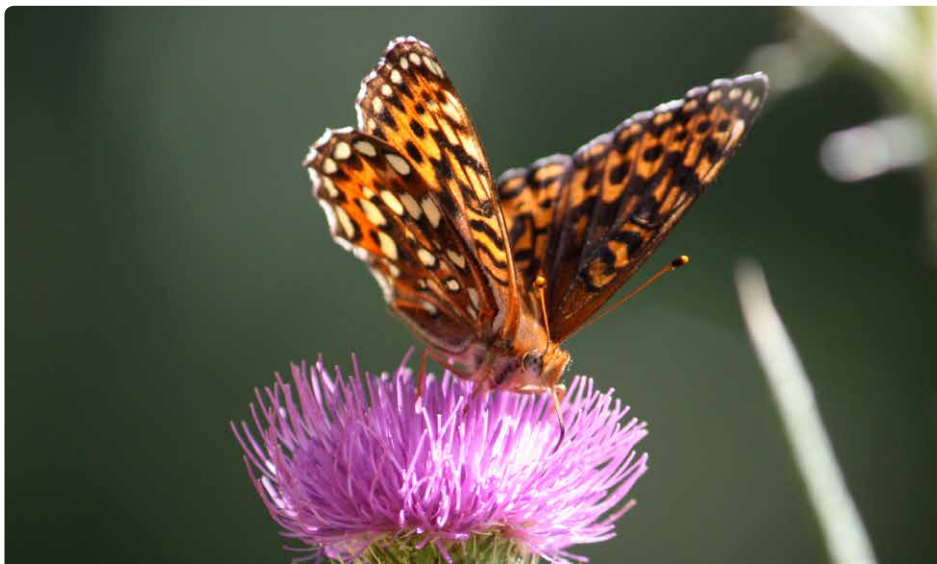


ALSO IN THIS ISSUE

Species at Risk
projects underway
across the region [p. 2](#)



Remembering
Conservation Superheroes
that made their mark [p. 4](#)



Zerene Fritillary Butterfly, Yellow Montane Violet. Cover: Coastal Scouler's Catchfly. PHOTOS: LAURA MATTHIAS

Species at Risk – we've got your backs!

Islands Trust Conservancy has a new program dedicated to protecting and fostering species at risk within the Islands Trust Area. We've begun by searching for the elusive Sharp-tailed Snake, rare lichens, and Western Screech-owl throughout the Trust Area, and by beginning habitat restoration for Yellow Montane Violet and Scouler's Catchfly on Mount Tuam, Salt Spring Island. In July, Wendy Tyrrell began as our Species at Risk Program Coordinator. We are looking forward to growing Islands Trust Conservancy's Species at Risk work with Wendy's help! ([details online](#)) 🌿

You have made a difference!

Supporters of the Opportunity Fund have helped to create a \$47-million-dollar (assessed value) conservation legacy in the islands of the Salish Sea. Kick-start grants were delivered to our partners at critical times — just when they were starting up a land acquisition project, or making the decision to place conservation covenants on sensitive land. ([details online](#)) 🌿

\$47,000,000!

total appraised value of properties
protected by kick-starting grants
to conservation partners



Drum detail. PHOTO: LISA WILCOX

Acknowledgement

Islands Trust Conservancy acknowledges that we work within the treaty lands and territories of the BOKÉĆEN, K'ómoks, Lək'wəŋən, Lyackson, MÁLEXEL, Qualicum, Quw'utsun Tribes, scəwəθən məsteyəxʷ, Scia'new, səliwətaʔt, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Spune'luxutth, STÁUTW, Stz'uminus, təʔamən, toq qaymıxʷ, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁELP, WSIKEM, Xeláltxw, Xwémalhkwu/ʔop qaymıxʷ, and xʷməθkʷəy̓əm.

31st Nature Reserve

Lisa Baile of SDAY,ES /North Pender Island donates four hectares to expand contiguous network of protected places

Lisa Baile Nature Reserve on SDAY,ES (North Pender Island), is the most recent protected place to come under the care of Islands Trust Conservancy. It is home to a mixed mature forest of largely Douglas-fir and western redcedar, and rises steeply to a ridge with small rocky bluffs and Garry oak and arbutus woodlands, with patches of native wildflowers such as fairy-slipper, camas (a lily), chocolate lily, and fawn lily. Several veteran, old-growth Douglas-fir trees – including one measuring almost four metres in diameter – were previously protected under a small conservation covenant along Clam Bay Road.

The Lisa Baile Nature Reserve expands an existing nine-hectare grouping of conserved lands, increasing this network of protected places in the Salish Sea to nearly 13 contiguous hectares that will provide habitat for regional species in perpetuity.

How this piece connects to a bigger story, to partners, and to community

The islands within the Salish Sea are part of the creation stories of the Coast Salish Peoples and are deeply interconnected to the oral history, well-being, and place that Coast Salish Peoples have now, and have called their homelands for over 14,000 years.

Lisa Baile made this nature reserve possible through her generous gift of mature Coastal Douglas-fir forest to Islands Trust Conservancy – a donation that Baile had intended from the moment she purchased the four-hectare undeveloped property in 2019.

The federal Ecological Gifts Program, which provides income and capital gains tax relief for gifts of qualifying, ecologically sensitive land, also contributed to reaching this milestone – making this the 25th property donated to Islands Trust Conservancy as an ecological gift.

Pender Islands Conservancy Association, co-holder of the existing covenant with Islands Trust Conservancy, worked with Lisa Baile and Islands Trust Conservancy to expand the protected area and create the new nature reserve, which will provide increased protection to the forest and woodlands on the entire property.

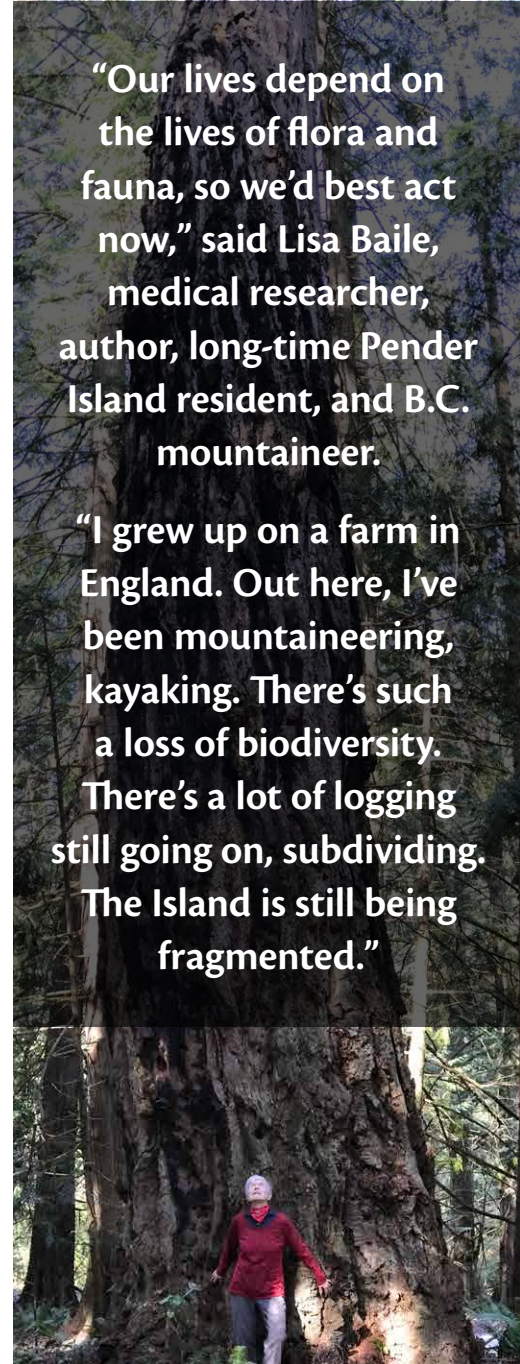
“The vision and generosity of donors like Lisa Baile will be crucial to seeing the islands of the Salish Sea, and their surrounding waters, through the climate crisis and concurrent development surge that we are experiencing,” said Islands Trust Conservancy Board Chair Kate-Louise Stamford. “She deserves our thanks. Our next step will be preparation of the management plan for this site, in collaboration with First Nation governments with shared territory on SDAY,ES/North Pender Island and island residents.”

Lisa Baile donated this land to become the Lisa Baile Nature Reserve on February 25, 2021. Lisa Baile Nature Reserve became Islands Trust Conservancy’s 31st nature reserve. 🌿



“Our lives depend on the lives of flora and fauna, so we’d best act now,” said Lisa Baile, medical researcher, author, long-time Pender Island resident, and B.C. mountaineer.

“I grew up on a farm in England. Out here, I’ve been mountaineering, kayaking. There’s such a loss of biodiversity. There’s a lot of logging still going on, subdividing. The Island is still being fragmented.”



Islands Trust Conservancy donor Lisa Baile pictured with old-growth Douglas-fir tree. PHOTO: TAEVEN LOPATECKI

Remembering extraordinary Conservation Superheroes



Louise Bell, Denman Island (d. June 17, 2021)

While serving as a Denman Island trustee for 15 years, and an Islands Trust Conservancy board member for 10 years, Louise helped shape the future of land conservation in the islands. She was a loyal supporter of the Islands Trust Conservancy's Opportunity Fund which has helped support land acquisition campaigns throughout the Islands Trust Area.



Nancy Braithwaite, Salt Spring Island (d. January 27, 2021)

Nancy was a co-founder of the Salt Spring Island Conservancy and permanently protected land through the creation of the Ruffed Grouse Conservation Covenant. In a final act of conservation, Nancy returned her body to the forest she loved at the Salt Spring Island Natural Cemetery.



Betty Swift, Link Island (d. January 29, 2021)

A Seattleite, Betty loved the islands of the Salish Sea. With her vision and the support of her family, Link Island (21.45 hectares) and the islet Spider Monkey Island (0.17 hectares) were protected, fulfilling a long-time dream to ensure conservation stewardship was in place for future generations, and to contribute a resource for future research.

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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 the **70** Islands Trust Act. Islands Trust business # 122013576 RT0001