Gabriola Island Local Trust Committee
Minutes of Regular Meeting

Date: January 26, 2023
Location: Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC

Members Present: Peter Luckham, Chair
Tobi Elliott, Local Trustee
Susan Yates, Local Trustee

Staff Present: Renée Jamurat, Regional Planning Manager
Marlis McCargar, Island Planner
Stefan Cermak, Director of Planning Services
Margot Thomaidis, Planner 2
Stephen Baugh, Planner 2
Nadine Mourao, Recorder

Regrets: Sonja Zupanec, Island Planner

Others Present: There were approximately seventeen (17) members of the public in attendance.

1. WELCOME AND BLESSING by SNUNEYMUXW ELDER - LOLLY GOOD

Chair Luckham introduced Snuneymuxw Elder Lolly Good who initiated a protocol blessing and led an uplifting song "It's a really good day."

Trustees thanked Elder Lolly Good for starting the meeting in such a special way and gave a gift of gratitude.

2. 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 Luckham called the meeting to order at 10:30 am, welcomed the public and introduced Trustees, Staff and Recorder. Chair Luckham, Trustee Elliot and Trustee Yates acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Add correspondence to 9.1 Application GB-DVP-2022.7; and
- Add Invitation from BC Ferries Open House on February 16, 2023.

By general consent the agenda was approved as amended.

4. RISE AND REPORT - none

5. REPORTS

5.1 Trustee Reports

Trustee Elliot reported the following and her attendance at the following meetings and events:

- Executive Committee (EC);
- Regional Planning Committee (RPC);
- Financial Planning Committee (FPC);
- Chair of Lasqueti Island Local Trust Committee (LTC);
- Hoping to have protocol meeting with Snuneymuxw First Nations to learn how they would like to be involved and engaged in planning in future;
- Gabriola Climate 12-12-12 event on Indigenous ways of knowing and how they can provide insight into interconnectedness and the importance of stories in understanding climate change;
- Meeting with Lisa Marie Barron, Member of Parliament (MP) Nanaimo-Ladysmith and Jagmeet Singh, MP Burnaby South, Municipal Leaders, and Mayors with conversations around challenges in communities such as affordable housing, freighter anchorages, investment in infrastructure, primary care, social supports for mental illness and addictions etc.; and
- Chaired Trust Conservancy meeting.

Trustee Yates reported the following and her attendance at the following meetings and events:

- Meetings with Island Futures, Gabriola Land and Trails Trust (GaLTT), Vanessa Craig, Regional District of Nanaimo (RDN) Electoral Area B, and Gabriola Volunteer Fire Department (GVFD) research on Salt Spring Island's yard collection system, and correspondence regarding moving from burning yard waste to chipping;
- Office hours February 9, 2023 from 1:00 pm to 4:00 pm at the IT Northern office on Gabriola and office hours posted on Trustee's Corner of the Islands Trust (IT) website. She encouraged members of the public to phone or email Trustees as well;
- Webinar presented by Conservation Through Reconciliation Partnership on January 17, 2023, a panel discussion on Reconciliation and Organization change with environmental and non-governmental organizations; and
- Islands Trust Conservancy Board meeting.

5.2 Chair's Report

Chair Luckham reported the following:

- Noted appreciation for how caring Gabriola community are about the environment and its people;
- Governance Select Committee (GSC) has been formed;
- Chair TC meeting and noted fifteen new Trustees to the Islands Trust are going through orientation and learning to work and collaborate together; and
- Expressed pleasure to serve communities in the Trust Area.

5.3 Electoral Area Director's Report

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

- Previous RDN Board did a Social Needs Assessment and Housing Needs Assessment in collaboration with Gabriola LTC, next steps included Staff report of a Social Planning Service within the RDN, as well as, a report on Capital Regional District functions.

Chair Luckham invited Vanessa Craig to join Trustees at the table for her report.

5.4 First Nation Reports

Trustees noted their ambitions for working together with First Nations and expressed deep gratitude for the welcoming and blessing by Snuneymuxw Elder Lolly Good.

6. PUBLIC COMMENTS

David Kellenberger spoke of his concern about possible intent for overnight accommodations in application DVP-2022.7 and the harm to the community and businesses on the island with vacation rentals.

Nancy Hetherington-Peirce asked for clarification on Agenda Item 10.1 Official Community Plan (OCP) and Land Use Bylaw (LUB) Review Project discussion, she enquired as to the aspects of what would be discussed.

- Chair Luckham noted that this was early in the process and setting the stage for more discussions, item will be covered in Agenda Item 8.2 Strategic Planning Session.

Sibyl Frei, a representative from the Gabriola Island Land Stewards Society requested that a Community Services Zone designation be added to the OCP review project as part of the Land Use Bylaw (LUB) work. The designation would allow for different types of activity that are a benefit to the community and asked the LTC to list the Community Services Zone for clarity.

Burt Fidler supported regulations for maximum house size restrictions in LUB No. 177.

7. MINUTES

7.1 Local Trust Committee Minutes dated December 1, 2022 – for adoption

The following amendments to the minutes of December 1, 2022 were presented for consideration:

- Page 3, 7.2, replace ‘Ivan Bulik’ with ‘Ivan Bulic’.

By general consent the minutes were adopted as amended.

7.2 Section 26 Resolutions-Without-Meeting Report dated January 17, 2023

Received.

7.3 Advisory Planning Commission Minutes - none

8. BUSINESS ARISING FROM MINUTES

8.1 Follow-up Action List dated January 17, 2023

Received. Staff to follow up on timeframe estimate for Ecological Protection Zone project.

8.2 February 23, 2023 Local Trust Committee Strategic Planning Session - for discussion

Planning Staff asked for direction from Trustees on Strategic Planning Session and noted the following:

- Requested Agenda items, scope and deliverables;
- Requested clarity if Strategic Planning Session was to set priorities list or for potential OCP and LUB review project planning; and
- $18,000.00 requested budget for next fiscal for Gabriola's OCP and LUB review waiting to be approved by EC, noted Islands Trust possible budget reductions; and
- Due to Staff resources and session budget constraints, a daytime meeting may be the best option.

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

- If budget allows, would like a professionally facilitated, efficient meeting with clear OCP and LUB Review Project priority setting, deliverables and outcomes including:
  - Summary of historical OCP and LUB information;
  - Top areas in the OCP and LUB that need updating and technical advice;
  - Other OCP and LUB in Trust Area for comparison;
  - Community, First Nations, and Stakeholder engagement and communication ideas, framework, and processes for OCP and LUB review project;
  - OCP and LUB review project size and scope;
  - Flesh out the "WHY" an OCP and LUB review is needed with educational component;
  - Explain what is involved in OCP review; and
  - Reconciliation and alignment with *Declaration on the Rights of Indigenous Peoples Act* (DRIPA).
- Information from Strategic Planning Session to assist formulation of Project Charter;
- Requested Gabriola Advisory Planning Commission (APC), Gabriola Housing Advisory Planning Commission (HAPC), Staff and members of the public to attend;
- Interested in using approximately $1,500.00 remaining in housing budget left over from this fiscal budget for the planning session;
- Interested in an afternoon or evening so that more members of the public may attend;
- Preferred daytime meeting session during working hours so Staff may attend and assist; and
- Project priority setting is a function of the LTC
- The Ecological Protection Zone Project (EPZ) and Development Approval Information (DAI) Project have been identified as the LTC's priority minor projects. Once the EPZ project is complete, the LTC plans to initiate a review and update of the DAI Bylaw.
- The OCP and LUB Comprehensive Review Project was identified as the top priority major project.

GB-2023-001
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request Staff invite the two Gabriola Advisory Planning Commissions to a Special Meeting on February 23, 2023 at 10:30 am, for the purpose of engaging the Gabriola Advisory Planning Commission in a discussion about future community engagement processes for the Gabriola Official Community Plan and Land Use Bylaw Review project, and that Staff provide general background of the work that has been done to date.

CARRIED

GB-2023-002
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request Staff use the remaining budget for the Gabriola Housing and Options and Impacts for the Special Meeting on February 23, 2023.

CARRIED

By general consent the meeting was recessed at 12:52 pm and reconvened at 1:21 pm.

9. APPLICATIONS AND REFERRALS

9.1 GB-DVP-2022.7 (Winckers-Lightbody - 97 Malaspina Drive) - Staff Report

Planner Baugh summarized the report which introduced a Development Variance Permit (DVP) application which would reduce the front lot line setback to permit an existing woodshed, and to facilitate the construction of a new garage and office accessory building and noted the following:

- Two pieces of correspondence from neighbours received, one in support and the other with concerns the applicant may use the accessory building for unauthorized overnight stays.

Applicant Mike Lightbody noted the following:

- Accessory building will not be used for overnight accommodations or short-term vacation rentals; and
- As both applicants work from home, additional office space needed.

GB-2023-003
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee approve issuance of Development Variance Permit GB-DVP-2022.7.

CARRIED

9.2 GB-DP-2022.3 (Scrimshaw - 390 Daniel Way) - Staff Report

Planner Thomaidis provided an overview of the report which introduced a Development Permit (DP) application for the protection of the sensitive ecosystem and construction management for a dwelling, tree removal and associated land alteration within DPA No. 2 – Lock Bay Area.

Trustees noted the following points:

- Concerned with protecting the marshland area, as it is very important for migratory birds, timing of clearing must be done outside of migratory bird season; and
- Interested in periodic monitoring, inspections, or updates about compliance conditions.

GB-2023-004
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request Development Permit GB-DP-2022.3 be amended so that the first bullet under Development Permit Conditions reads: "the timing of vegetation clearing must be outside of the migratory bird nesting season, March 15 – August 15" and that a condition be added that Staff continue to monitor compliance with the conditions through the Development Permit process.

CARRIED

GB-2023-005
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee approve issuance of Development Permit GB-DP-2022.3 (Scrimshaw) as amended.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Official Community Plan (OCP) and Land Use Bylaw (LUB) Review Project - for discussion

Discussed during Agenda Item 8.2 February 23, 2023 LTC Strategic Planning Session.

11. DELEGATIONS - none

12. CORRESPONDENCE

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

12.1 Email dated January 10, 2023 from A. Davis regarding YVR Proposed Flight Path Changes

Received. Trustees are interested in advocacy around this issue.

GB-2023-006
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee forward correspondence dated January 10, 2023 from A. Davis to Executive Committee for consideration of a letter of concern written by the Chair of Trust Council stating our concerns over the proposed Vancouver Airport (YVR) flight path changes.

CARRIED

13. NEW BUSINESS

13.1 Invitation from BC Ferries Open House on February 16, 2023

Trustee Yates noted an invitation from BC Ferries Corp. to attend open house to meet new management. She would like to invite Gabriola Ferry Advisory Committee and request more clarification from BC Ferries if there is an expectation that there is a member of the LTC on the Gabriola Ferry Advisory Committee.

14. REPORTS

14.1 Climate Change Action Update - none

14.2 First Nations Relationship Building - none

14.3 Trust Conservancy Report - none

14.4 Applications Report dated January 17, 2023

Received.

14.5 Trustee and Local Expense Report dated November, 2022

Received.

14.6 Adopted Policies and Standing Resolutions

Received.

14.7 Local Trust Committee Webpage

No updates requested.

15. WORK PROGRAM

15.1 Active Projects Report dated January 17, 2023

Received.

15.2 Future Projects Report dated January 17, 2023

Received.

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for Thursday, February 23, 2023 (Time and Place - to be decided)

17. CLOSED MEETING

17.1 Motion to Close the Meeting

GB-2023-007
It was MOVED and SECONDED
that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (a) and (d) for the purpose of considering (a) Appointment of Advisory Planning Commission and Housing Advisory Planning Commission Members and (d) Adoption of In-Camera Meeting Minutes dated October 27, 2022 and that the recorder and staff attend the meeting.

CARRIED

Meeting closed to the public at 2:21 pm recalled to order at 2:35 pm.

17.2 Recall to Order

Chair Luckham noted that David Reid, Lisa Webster and Carly McMahon were appointed to the APC and Ardyth Cooper, Felix Addison, Emily Carson-Apstein and Michael Casling were appointed to the HAPC.

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:35 pm.

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Peter Luckham, Chair

Certified Correct:

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Nadine Mourao, Recorder