



Gabriola Island Local Trust Committee

Minutes of Regular Meeting

Date: May 11, 2023
Location: Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC

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

Staff Present: Renée Jamurat, Regional Planning Manager
Narissa Chadwick, Island Planner, via Zoom
Sonja Zupanec, Island Planner
Warren Dingman, Bylaw Enforcement Officer
Taryn Plater, Co-op Student Planner
Lisa Millard, Recorder

Others Present: There were approximately 9 members of the public in attendance.

1. CALL TO ORDER

The Chair called the meeting to order at 10:30 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations and he introduced Staff and the Recorder.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

3.3 Electoral Area Director's Report received by email.

By general consent the agenda was approved as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Elliott reported the following:

- She attended the Union of BC Municipalities (UBCM) Housing Summit "Housing BC Together," the Association of Vancouver Island Coastal Communities Conference, and the Rural Islands Economic Partnership Forum. A full report detailing the highlights of these events can be found at <https://islandstrust.bc.ca/island-planning/gabriola/gabriola-island-local-trustee-corner/> ;

- She is a representative on the Steering Committee of the Vancouver Island and Coastal Communities Climate Leadership Plan (VICC CLP); and
- She attended the Association of Vancouver Island Coastal Communities Conference (AVICC).

Trustee Yates reported the following:

- She attended the Gabriola Island Earth Day celebration;
- She participated in a session on circular economy at the Rural Islands Economic Partnership Forum;
- She attended a workshop on the electrification of public transportation at the Electrify Salt Spring event; and
- She visited the Andreas Vogt Nature Reserve on Salt Spring Island.

3.2 Chair's Report

The Chair reported the following:

- He attended the Growing Farmers and Food Resilience workshop, and the Managing Emergencies-The Increasing Impact on our Communities workshop at the AVICC Conference;
- The annual budget was adopted at the Executive Committee meeting at the end of March, and he is preparing for the June Trust Council meeting; and
- He attended a Special Meeting in April to discuss advancing First Nations consultant engagement and housing.

3.3 Electoral Area Director's Report

The Electoral Area Director's report was submitted by email and received for information.

- 3.3.1 Participation in the RDN's Gabriola Recreation and Electoral Area B Parks and Trails Master Plan Advisory Committee
Letter received for information.

GB-2023-023

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee nominate Trustee Yates to serve on the Gabriola Recreation and Electoral Area B Parks and Trails Master Plan Advisory Committee.

CARRIED

3.4 First Nation Reports – nothing to report

4. PUBLIC COMMENTS

- Two members of the public requested that the Gabriola Island Local Trust Committee (LTC) support the Staff recommendation that the LTC not pursue the Canadian Mortgage and Housing (CMHC) Housing Accelerator Funding. One individual supported the

recommendation that the LTC focus on housing as a priority as part of the Official Community Plan (OCP) / Land Use Bylaw (LUB) review, while the other individual requested that the LTC not make housing a priority, but instead that climate emergency and Reconciliation be the primary lens for the review.

- A member of the public indicated support of a letter written by Wendy Shaw dated April 23, 2023 in which Ms. Shaw requests that the LTC ask Bylaw Enforcement to dismiss the current action against her regarding a structure on the foreshore of her property. A second member of the public noted that the rocky structure in question also spans a length of the beach in front of approximately 20 other properties and has been in place for 20 to 30 years and also supports dismissal of the enforcement matter.
- A member of the public referenced correspondence from the Dead Boats Disposal Society and requested that the LTC support the Society and bring to their attention the derelict boats located in Degnan Bay.

5. MINUTES

5.1 Local Trust Committee Minutes dated March 30, 2023 – for adoption

The following amendments to the minutes were presented for consideration:

- On page 7, Item 12.2 should read that Trustees expressed their congratulations to Snuneymuxw First Nation for successfully hosting the Junior All Native Basketball Tournament.

By general consent the minutes were adopted as amended.

GB-2023-024

It was MOVED and SECONDED

that the minutes of the April 28, 2023 Gabriola Island Local Trust Committee special meeting be forwarded to the Local Trust Committee to be adopted and published by the Regional District of Nanaimo (RDN).

CARRIED

5.2 Section 26 Resolutions-Without-Meeting Report - none

5.3 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated May 2, 2023

- 6.1.1 Follow Up Action List: Density Donation Outreach Project - Trustee Yates - for discussion

A Planner summarized the intent of the Density Donation Outreach Project and actions taken to solicit interest. Discussion ensued and it was determined that the project has generated limited interest and success to date.

GB-2023-025

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee remove the density donation outreach program from the follow up action list and from the future projects list.

CARRIED

A Trustee questioned the status of the January 26, 2023 Follow Up Action Report item regarding correspondence that was sent to the Executive Committee (EC) outlining concerns over proposed flight path changes. The Regional Planning Manager indicated that Trust Council did not wish to proceed further with the letter, therefore the action item was marked completed. Discussion ensued.

GB-2023-026

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request the Chair of the Local Trust Committee work with staff to write a letter of concern to Nav Canada regarding the proposed flight path changes, and that documentation and letters from Gabriola residents be included for information.

CARRIED

6.2 Upcoming Gabriola Local Trust Committee Regular Meetings for June 8 & July 20, 2023 - update from Regional Planning Manager

The Regional Planning Manager noted that no venues were available for the June 8, 2023 meeting and outlined logistical challenges of holding the July 20, 2023 meeting on Mudge Island.

GB-2023-027

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee schedule its regular business meeting virtually for June 8, 2023.

CARRIED

GB-2023-028

It was MOVED AND SECONDED

that the Gabriola Island Local Trust Committee schedule its regular business meeting for July 20, 2023 at the Gabriola Arts and Heritage Hall on Gabriola Island.

CARRIED

6.3 Clarification regarding resolution for letter to Snuneymuxw First Nations for the OCP Project

The Regional Planning Manager indicated that the letter should state “and other First Nations.”

GB-2023-029

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request that staff draft a letter on behalf of the Gabriola Local Trust Committee to Snuneymuxw First Nation and other First Nations who may have an interest in Gabriola Island, learning how the Nations might wish to be involved with an Official Community Plan review project on Gabriola Island and how we might respect the Nation's engagement priorities at this time.

CARRIED

7. APPLICATIONS AND REFERRALS

7.1 Closing of OCP/LUB application GB-RZ-2022.1 commercial and residential redevelopment of the Wild Rose Garden Centre - Staff Report

It was noted that the applicant was in attendance.

A Planner reviewed the Staff Report and discussion ensued.

GB-2023-030

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request that staff provide the applicant an extension to November 30, 2023 to complete the required reports required for application GB-RZ-2022.1.

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS - none

9. DELEGATIONS - none

10. CORRESPONDENCE

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

10.1 Correspondence from W. Shaw dated April 5, 2023

Discussion ensued and the applicant indicated the following:

- She was advised to remove the rocks on the foreshore of her property by June 15, 2023 or apply for Crown Tenure;
- The Department of Fisheries and Oceans (DFO) was contacted in 2001 regarding permission to construct a sea wall, which was not approved; however, based on the

response received from DFO the applicant followed the guidelines outlined within the reply; and

- Over an estimated period of over twenty years, rocks have been placed on the foreshore along the entire stretch of beach in front of approximately twenty homes.

Trustees noted the following:

- The letters submitted by the applicant's neighbours have been taken into consideration; and
- There is a need to consider environmental impacts of removing the rocks.

The Bylaw Enforcement Officer advised that:

- The rock structure was built in the summer of 2002 in front of the applicant's property after receipt of the letter from DFO which specified how to do the work properly in order to minimize habitat and foreshore damage;
- That said letter did not constitute approval and that placement of the rocks would have contravened the bylaws in place at that time; and
- If the bylaw complaint action was dropped it would be up to the Province to determine if action is required regarding an application for Crown Tenure.

GB-2023-031

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to write a report on correspondence received from Wendy Shaw dated April 5, 2023 to indicate appropriate direction to be taken.

CARRIED

10.2 Correspondence from The Dead Boats Disposal Society dated April 27, 2023

Correspondence was received for information. Bylaw Enforcement Officer Dingman stated that Transport Canada would be going to Degnan Bay in the upcoming week and that some boats are slated to be removed.

The meeting recessed for a break at 12:30 pm and reconvened at 1:00 pm.

11. NEW BUSINESS - none

12. REPORTS

12.1 Climate Change Action Update - none

12.2 First Nations Relationship Building - none

12.3 Trust Conservancy Report – none

It was noted that the extent of the tree cutting that was done in the Elder Cedar (S'ul-hween X'pey) Nature Reserve would be discussed at the upcoming May 30, 2023 Trust Conservancy meeting.

12.4 Applications Report dated May 2, 2023

Received.

12.5 Trustee and Local Expense Report dated March, 2023
Received.

12.6 Adopted Policies and Standing Resolutions
Received.

12.7 Local Trust Committee Webpage
No updates.

12.8 Approval of Gabriola Island's LTC Section for 2022/23 Annual Report - request for decision

Trustees noted that the following amendments should be made to the text:

- Add the traditional name, S'ul-hween X'pey, for the Elder Cedar Nature Reserve.
- Change the term "housing options" to "housing options and impacts."

GB-2023-032

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approves the attached text with amendments for inclusion in the 2022/23 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs.

CARRIED

12.9 Housing Accelerator Fund Potential Application - Request for Decision

A Planner reviewed the staff report and highlighted the following:

- There is limited time and limited staff resources available to complete the necessary work needed for the funding application, and that the Executive Committee would need to approve said reallocation;
- There is limited opportunity for community engagement;
- There is a requirement of the housing funding program to have a housing action plan in place; and
- If the charter for the OCP review has a focus on housing as a priority, then a suitable land analysis and ground water availability assessment can be undertaken, which can be used to create a housing action plan.

Discussion ensued.

GB-2023-033

It was MOVED and SECONDED

That the Gabriola Island Local Trust Committee not pursue the Canadian Mortgage and Housing Corporation's Housing Accelerator Funding at this time.

CARRIED

GB-2023-034

It was MOVED and SECONDED

That the Gabriola Island Local Trust Committee request staff to develop a project charter for the Official Community Plan/Land Use Bylaw review which focusses on housing as a priority.

CARRIED

13. WORK PROGRAM

13.1 Active Projects Report dated May 2, 2023

Received.

13.2 Future Projects Report dated May 2, 2023

Received.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Thursday, June 8, 2023 at 10:30 am.

GB-2023-035

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Regular Meeting on June 8, 2023 begin at 9:00am and be held electronically.

CARRIED

15. CLOSED MEETING

15.1 Motion to Close the Meeting

GB-2023-036

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) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality and (f) for the purpose law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment, and that the Recorder and Staff attend the meeting.

CARRIED

15.2 Recall to Order

The meeting was recalled to order at 2:37 pm.

15.3 Rise and Report

The Chair will Rise and Report on the Housing Advisory Planning Committee appointments at the next regular meeting of the LTC.

16. ADJOURNMENT

By general consent the meeting was adjourned at 2:39 pm.

Peter Luckham, Chair

Certified Correct:

Lisa Millard, Recorder