



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: April 18, 2024
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, by Zoom
 Stephen Baugh, Island Planner
 Ian Cox, Planner 2, by Zoom
 Margot Thomaidis, Island Planner
 Narissa Chadwick, Island Planner, by Zoom
 Morgana Van Niekirk, Communication Specialist, by Zoom
 Daniel Schneider, Bylaw Enforcement Officer, by Zoom
 Katherine Vogt, Recorder, by Zoom

Others Present: There were approximately thirty-five (35) members of the public in attendance and approximately five (5) members of the public attending by Zoom

Regrets: Vanessa Craig, Electoral Area Director

1. CALL TO ORDER

The Chair called the meeting to order at 10:33 am. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Move the in-camera business item 4.1: Mudge Island Bylaw Enforcement Policies and Procedures to the regular meeting agenda under Item 4.1: New Business: Mudge Island Bylaw Enforcement Policies and Procedures.
- Add item 10.4: Letter dated April 2, 2024 from H. Skinner, president of Gabriola Lands and Trails Trust, regarding new Development Permit Area.
- Under New Business, add Item 11.2: Vacancy Tax options.

By general consent, the agenda was approved as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Elliott reported on the following:

- An Official Community Plan (OCP) visioning celebration in late March on Gabriola Island was well attended yet underrepresented by young families and children. Staff is reviewing more inclusive engagement times and practices for future consideration, including electronic options.
- Attendance at the recent Association of Vancouver Island and Coastal Communities (AVICC) annual convention included a discussion on the responsibility of local leaders to uphold productive civil dialogue. There was a workshop on wildfire resiliency; and a workshop on a project of the Strait of Georgia Data Centre to map the shoreline of East Vancouver Island and the Gulf Islands to identify areas of hard armoring and rip rap: these maps will become available to local governments and planners.

Trustee Elliott announced that she had received a message that the current meeting was not being livestreamed and requested that staff be notified.

- Local restaurant Ground Up Café was recently highlighted as an ideal model for circular economy principles.
- Meetings of the Chief Administrative Officer (CAO) Hiring Committee.
- Office hours in May will be moving to the library.
- Working on a new draft of the Islands Trust Policy Statement, as a member of the Executive Committee, for presentation at an upcoming Committee of the Whole for informal public discussions.
- Upcoming Regional Planning Committee meeting to consider recommendations from the 2022 Governance Report.
- Engagement with the Snuneymuxw First Nation as a member of the Islands Trust First Nations Working Group.
- As Islands Trust Chair of some of the Southern Gulf Islands, attendance at an upcoming meeting with the Ministry of Transportation and Infrastructure (MOTI) and the Capital Regional District, to move forward as a taskforce for dealing with transportation issues in the Southern Gulf Islands, with hopeful inclusion of the Northern Gulf Islands in the future.
- Islands Trust collaboration with the Capital Regional District on marine issues.

Chair Luckham announced that the livestream was now functioning.

Trustee Yates reported on the following:

- Celebrating numerous First Nations cultural and education events throughout Cowichan and Snuneymuxw territory.
- Activities as a member of the Cowichan Warmland Book Collective.
- Two times attendance at a Musica Intima choral collective event.
- Recent attendance at the Gabriola Isle of the Arts Festival Pi'qwin Salmon feast event featuring Jared Qwustenuxun Williams: an Indigenous food sovereignty champion and master storyteller.

- As a member of the Ferry Advisory Committee, it is notable that the Chair and Vice Chair have recently submitted a letter to BC Ferries to express their frustration at not being listened to. This letter was published in the Times Colonist newspaper today or yesterday. The terminal redevelopment plan for 2028 has been put on hold, which is unfortunate given the numerous ongoing safety concerns of the Gabriola terminal access.
- Recent viewing of the Mudge Island Webinar presented by Bylaw Enforcement Manager Warren Dingman and consideration of the current distress of many Mudge Island residents.

3.2 Chair's Report

Chair Luckham reported on the following:

- Recent attendance at the Association of Vancouver Island and Coastal Communities (AVICC) convention provided an opportunity to network and collaborate with other members of local governments.
- Work on the Chief Administrative Officer (CAO) hiring process.
- Work of the Islands Trust Regional Planning, Trust Programs, and Financial Planning Committees for presentation at the upcoming Trust Council meeting in June on Salt Spring Island.

Trustee Yates questioned Chair Luckham on the legal possibilities for Sue Big Oil.

- Chair Luckham spoke on the funding and legal possibilities that the Executive Committee had considered.

3.3 Electoral Area Director's Report

Chair Luckham reported that Director Craig has provided an email report and that she sends regrets.

The report of Director Craig, dated April 18, 2024, to the Gabriola Local Trust Committee (LTC), noted the following:

- A thank you to all volunteers on Gabriola, Mudge, and DeCourcy Islands.
- Continuing work towards hiring a Gabriola Health and Wellbeing Coordinator.
- Awaiting an environmental impact assessment report for the concrete weir proposal in Coats Marsh Regional Park.
- The recent provincial announcement of approval for the construction of a new cancer centre at Nanaimo Regional General Hospital beginning in 2025 with an estimated cost of two hundred eighty-nine (289) million dollars.
- Meeting dates and times for upcoming meetings of the Regional District of Nanaimo; the Regional Parks and Trails Committee; the Electoral Area Services Committee; the Nanaimo Regional Hospital District Board; and the Area B Parks and Open Spaces Advisory Committee (POSAC).

3.4 First Nations Reports

None

4. PUBLIC COMMENTS

4.1 **New Business: Mudge Island Bylaw Enforcement Policies and Procedures**

Trustees noted the following regarding Mudge Island bylaw enforcement:

- The strong civic bond and independence that Mudge Islanders have expressed.
- That recent bylaw enforcement measures had been overwhelming and incomprehensible to many residents; serious concerns over losing homes, livelihoods, and mental health have been expressed; and social cohesion was being fragmented.
- That Islands Trust communications on bylaw enforcement practices need to improve.
- That even if a proposed resolution to defer enforcement on bylaw violations is passed, that bylaw investigations cannot be stopped.
- Currently, the Trust Council Regional Planning Committee is reviewing recent Ombudsman recommendations regarding bylaw enforcement issues.
- Many complaints are concerning Island Health or Regional District jurisdiction, rather than Islands Trust.
- 34 people attended Bylaw Enforcement Manager Dingman's recent webinar on bylaw enforcement, which is an exceptional level of attendance.
- Manager Dingman noted in the webinar that 99 % of complaints are legitimate rather than vexatious.
- The Ombudsman's report contains a policy for repeat complaints but not vexatious ones.
- The Mudge Island 2007 Land Use Bylaw is somewhat out of date.
- It is hoped that local trustees and a Regional District representative can meet soon with residents on Mudge Island at a community information meeting.
- The housing crisis has forced deferment of some non-compliant housing on Gabriola.

Members of the public asked or spoke on the following regarding Mudge Island Bylaw Enforcement:

- The right for Bylaw Enforcement officers to come onto resident's property is disturbing, given that police cannot do this.
- Mudge Island residents have been told for 40 years that the Regional District of Nanaimo does not want to come to Mudge Island to enforce building codes, but now residents are being threatened by retroactive enforcement.
- Many in the Mudge Island community want the bylaws to be changed; and this could be preferable to selective enforcement.
- There are numerous complaints that are clearly frivolous and outlandish, or vexatious, which counters the claim that 99% of complaints are valid.
- The privacy and sense of community of living on Mudge Island, which used to counter the inconveniences, is being lost.
- Thank you to trustees for their support for Mudge Island residents today, we hope to work with trustees positively in the future.
- The Islands Trust should guard against being used as a weapon by a few complainants. The Trust should serve the best interests of the entire community.

- Traditionally, Mudge Islanders were told that all they needed were electrical permits.
- The complaints process should not be anonymous, and it should not be assumed that a complaint is automatically legitimate. Legitimacy should be determined prior to sending an enforcement letter to a resident. The current process creates excessive distress.
- Anonymous third-party complainants are pitting neighbours against each other.
 - Chair Luckham clarified that complaints are not anonymous, though the name of the complainant may not be shared with the resident.
 - A Trustee added that anonymous complaints are not accepted.
 - Chair Luckham clarified that one does not need to be a direct neighbour to make a complaint, anyone on an island can complain.
- Recent purchasers of Mudge Island property do not know that their properties may have broken the law in the past; and have been told by real estate agents that the bylaws are not enforced.
- Residents with less money to address sudden demands for bylaw compliance fear that they may be forced to move or become homeless because there is nowhere else to go, given the nationwide housing crisis.
- If there is a small group deliberately using the Islands Trust to create chaos on Mudge Island, then the proposed motion to defer enforcement will provide some immediate relief.
- Are complainants trespassing to dig for evidence of non-compliance?
- There has been some talk about going after suspected new resident complainants, but most Mudge residents are good, environmentally conscious, community-minded people.
- It is shocking to hear that non-neighbour complaints have been made. A post-webinar follow-up email from Manager Dingman stated the following: “enforcement would proceed only if written complaints were received from two neighbours residing within 200 meters of the subject property.”
 - A trustee noted that some bylaw investigations are not complaint-driven but rather proactive for the sake of the environment, including structures within setbacks to the sea.
- Manager Dingman has stated that all 6 of the complainants, whose names are protected, have property on Mudge Island; but can the Local Trust Committee verify that these people are who they say they are? Or is there a loophole to file a complaint under false pretenses.
 - Chair Luckham described the bylaw process for clarification and noted that it is not expected that complainants would lie to the Trust; and considered that the Trust could look at doing a better job of vetting complainants.
 - Chair Luckham spoke on the current review of Trust bylaw enforcement policies and process; and noted the upcoming deployment of a software system that will track Trust bylaw enforcement and be made available for public query.
- It would be helpful to have statistics on the numbers of pre-COVID 19 complaints to compare them to current complaint numbers given the extraordinary increase in property values during the pandemic. Newcomers to Mudge Island may conflict

with old-timers because the new residents are being held to a much higher standard for development.

- Chair Luckham offered that this information was available in the Islands Trust Council quarterly reports; and admitted that it was a difficulty to wade through the hundreds of pages that comprised such reports; but noted that the new upcoming software system would make such queries much easier.
- Chair Luckham acknowledged that the demographics of the Gulf islands had changed since the COVID Pandemic.
- Why is Mudge Island on a 10% land use standard when Gabriola is on a 25% standard?
 - Chair Luckham recognized the differences in the islands respective Official Community Plans (OCP) and that conversations could be had over these issues.
 - A trustee noted an upcoming Community Information Meeting planned for Mudge Island regarding bylaw enforcement and safe boating.
- In 2005/2006, the Advisory Planning Commission for the Mudge Island OCP quit in protest of not being listened to, which then did not allow for proper public input.
- Many Mudge residents did not attend the recent webinar presented by Manager Dingman because the notifications contained improper addresses, of which approximately 200 were returned to the post office. There was a discrepancy between civic and assessment addresses.
 - A trustee supported the creation of an updated Mudge Island email notification list.
 - Chair Luckham suggested that the address of record for tax notices should be the applicable address.

4.2 Public Comments

Members of the public spoke on or asked the following on topics other than Mudge Island:

- A resident spoke on her email dated April 18, 2024 that requests that Trustees ask staff rather than the Advisory Planning Commission to update the draft OCP Vision Statement so that further community feedback is expedited.
- There are many local people interested in forming a transportation taskforce.
 - The Chair noted that there was significant money becoming available for transportation programs that needed to be investigated.

GB-LTC-2024-023

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee defer enforcement of the Mudge Island Land Use Bylaw No 228 until a full review of policies and procedures for compliance and enforcement is complete and adopted.

A Trustee requested an amendment to add the following to the main motion: “with the exception of situations where environmental and human health and safety are a significant concern, and these would be brought to the Local Trust Committee for review.”

The motion will now read:

GB-LTC-2024-023

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee defer enforcement of the Mudge Island Land Use Bylaw No 228 until a full review of policies and procedures for compliance and enforcement is complete and adopted; with the exception of situations where environmental and human health and safety are a significant concern, and these would be brought to the Local Trust Committee for review.

GB-LTC-2024-024

It was MOVED and SECONDED

that the motion be amended by adding “with the exception of situations where environmental and human health and safety are a significant concern, and these would be brought to the Local Trust Committee for review.”

CARRIED

The chair acknowledged that the amendment to the main motion was adopted, and that the final wording of the main motion is as follows:

GB-LTC-2024-023

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee defer enforcement of the Mudge Island Land Use Bylaw No 228 until a full review of policies and procedures for compliance and enforcement is complete and adopted; with the exception of situations where environmental and human health and safety are a significant concern, and these would be brought to the Local Trust Committee for review.

CARRIED

A trustee clarified that this resolution would still allow for bylaw enforcement investigations and trustee review of investigation reports; but, that decisions to move forward with enforcement measures could be made on a case-by-case basis.

By general consent the meeting was recessed at 12:35 and reconvened at 1:04 pm

5. DELEGATIONS - none

6. MINUTES

6.1 Local Trust Committee Minutes dated March 21, 2024 – for adoption

By general consent, the Local Trust Committee meeting minutes of March 21, 2024 were adopted.

6.2 Section 26 Resolutions-Without-Meeting Report - none

6.3 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES**7.1 Follow-up Action List dated April 11, 2024**

The Planner updated that the trustee request for a meeting with the Ministry of Transportation and Infrastructure regarding mowing and maintenance of road allowances is being pivoted to an upcoming October 2024 stakeholder meeting with the road contractor; the meeting will allow remote participation and trustees will be notified; and public correspondence will be forwarded to the contractor.

A trustee reminded of a previous request by motion for joint governance meetings and noted that the current OCP process on Gabriola was a good opportunity to plan for such a meeting.

The Planner updated that the Gabriola LTC request for \$4500.00 for a legal review of the covenant for Gabriola Commons would be on the next Executive Committee agenda.

8. APPLICATIONS AND REFERRALS**8.1 GB-DVP-2023.5 (Shaw) - Staff Report**

The Planner presented the staff report that recommends that trustees approve issuance of the Development Variance Permit (DVP) which proposes to increase the maximum lot coverage from 20% to 24.9% on a residential property to permit the existing buildings and structures on the lot because the variance is minor and the increased lot coverage will not have a significant impact on the environment or neighbouring properties. The Planner also noted that Snuneymuxw First Nation has requested that no further removal take place due to proximity to archaeological sites.

GB-LTC-2024-025

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee approve issuance of Development Variance Permit GB-DVP-2023.5

CARRIED

8.2 GB-DP-2024.1 (Silva Bay) - Staff Report

The Planner presented the staff report that recommends the LTC approve the development permit to allow for the installation of a boat launch ramp at Silva Bay which is within the Development Permit Area No. 4: Flat Top islands Area. It was hoped that work could begin on the project during the low tides of June to minimize marine environment impact per DFO requirements

Trustees acknowledged the community benefit of the boat launch ramp.

GB-LTC-2024-026

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee approve issuance of Development Permit GB-DP-2024.1 subject to the conditions imposed therein.

CARRIED

8.3 GB-TUP-2024.1 (Furlong) - Staff Report

The Planner presented the staff report that recommends the LTC approve the issuance of a Temporary Use Permit (TUP) for a commercial vacation rental within a single-family dwelling that is required to comply with the new provincial principal residence requirements.

Trustees advised the applicant to improve guest communication materials regarding local fire, water, and First Nations archaeological protocols; and to register the property as a principal residence if they wish to continue the use after November 1, 2024 when the provincial principal residence requirement will come in to effect per LTC resolution to opt in to the new provincial STVR legislation.

The Planner noted that the current draft of the TUP needed to be amended to account for the applicant's request of four bedrooms rather than 3; this would mean a maximum number of guests of 8 rather than 6, at 2 per bedroom per the TUP Guidelines

GB-LTC-2024-027

It was MOVED and SECONDED,

that GB-TUP-2024.1 Temporary Use Permit proposed draft section 4.7 be amended from 3 to 4 bedrooms and section 4.8 be amended to "for a maximum of 8 guests at any given time."

CARRIED

GB-LTC-2024-028

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee approve issuance of Temporary Use Permit GB-TUP-2024.1 for 30 months from the date of issuance.

CARRIED

8.4 GB-TUP-2024.3 (Griesdale) - Staff Report

The Planner presented the staff report that recommends the LTC renew the Temporary Use Permit (TUP) for 3 years for the operation of a commercial vacation rental within an existing single-family dwelling, given general neighbour support and that the applicant has provided updated well test data that exceeds requirements.

A trustee commented that the new principal residence requirement for commercial vacation rentals was intended to discourage the purchasing of property solely for commercial reasons, not to stop residents from providing rental destinations.

GB-LTC-2024-029

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee approve issuance of GB-TUP-2024.3, a renewal of GB-TUP-2020.3, for a period of three years.

CARRIED

8.5 GB-DVP-2023.3 (Miller) - Staff Report

The Planner presented the staff report that recommends that trustees hold in abeyance an application to vary the setback of a 30 metres squared woodshed from the 10-metre setback minimum to 0.0 metres from the interior lot line to allow Snuneymuxw First Nation (SFN) the opportunity to comment on the application, as per the request of SFN. The application is otherwise supported because the woodshed, built in the early 1990s, is not negatively affecting anything.

The applicant asked or noted the following:

- The woodshed is not disturbing anything, and nothing is being developed, so why is SFN wanting a referral? Is development within an archaeological or heritage site that would justify the SFN request?
 - The Planner responded that there was no mapped archaeological site within 100 meters of the woodshed. Planners were unsure why SFN was requesting a referral.
- My rights as a landowner need also to be honoured.
- Regarding application fees, are the First Nations not already receiving funds to process referral applications?
- Property owners have not been adequately updated on First Nations' referral processes.

Trustees noted the following:

- A vexatious complaint had triggered the application.
- The application involves no ground or visual disturbance and is considered a minor variance.
- There is a financial hardship for the applicant of a \$1000.00 fee for the SFN referral.

A Planner added that SFN is currently indicating interest in receiving referrals for all development variance permit applications.

The Chair spoke on First Nations relationship building and the opportunity for the applicant to explain the situation in a letter to SFN and seek a waiver or fee reduction.

The Planner advised that removing the shed would necessitate a development permit and environmental assessment because it is within a riparian area, though it was built before riparian regulations came into effect.

The Regional Planning Manager advised that First Nations referral processes are being reviewed at a Trust-wide level and that website wording for public communication is being worked on.

GB-LTC-2024-030

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee hold the application GB-DVP-2023.3 in abeyance; and request that the applicant submit a referral application to the Snuneymuxw First Nation.

CARRIED

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Major Project: Gabriola Island Comprehensive Official Community Plan and Land Use Bylaw Review - Staff Report

The Planner presented the staff report that asks trustees to move forward with Phase 2 of the Gabriola Island Official Community Plan (OCP) and Land Use Bylaw (LUB) Review Project and to consider how best to proceed with revising of the Official Community Plan Vision Statement, noting the following:

- An impressive 400 survey responses were received.
- Determining key values and writing up the vision statement will take some more work.
- Next steps include funding for a water balance assessment to be developed by Senior Freshwater Specialist William Shulba.
- Joan Wandolo, from Gabriola, has been hired as a coop student for this summer to support the Regional Planning Team with their major projects, including the Gabriola OCP Review Project, with baseline mapping.
- An upcoming Suitable Land Analysis map containing multiple overlapping data sets will provide an opportunity to visualize where on Gabriola are the better areas for development.

GB-LTC-2024-031

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request staff to develop a Project Charter, Work Plan and revised Engagement Plan for Phase 2 of the Gabriola Island Official Community Plan and Land Use Bylaw Review Project.

CARRIED

Trustees suggested to make an extra effort to engage with underrepresented people groups; to get a list of community events to meet with people where they are already gathering; to include the topic of development permit areas; to provide proper wording to the areas of climate change and First Nations reconciliation; and to look at a First Nation vision for Gabriola.

GB-LTC-2024-032

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request staff to work with local trustees on drafting a new updated official Community Plan Vision Statement based on feedback gathered from the Gabriola visioning 2050 process.

CARRIED

10. CORRESPONDENCE

10.1 Email dated March 29, 2024 from B. Moisuik regarding Gabriola Lions Concert on the Green Event Permit

Trustees noted the following:

- The updated Islands Trust Fees Bylaw includes a \$500.00 fee for an Islands Trust Special Event Permit, for a simple one-day charity event at which liquor is served; so the fees bylaw could be reviewed and possibly amended.
- The charity organization must also pay \$200.00 each year for a land title search.
- Director of Legislative Services, David Marlor, is following up on this letter.

10.2 Email dated March 26, 2024 from D. Bradley regarding Land Use and Private Campgrounds on Gabriola

The Planner noted that he had reached out to the correspondent to inform them on how to make a bylaw complaint.

10.3 Letter from Ministry of Housing regarding Opting In to Bill 35 Principal Residence Requirement

Received for information.

10.4 Letter from dated April 2, 2024 from H Skinner, president of Gabriola Lands and Trails Trust, regarding new Development Permit Area

A Trustee noted that this letter contained a request for a new development permit area to be created for the valuable wetland area of McCormick's Walk.

GB-LTC-2024-033

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee forward the letter from H Skinner, President of Gabriola lands and Trust, dated April 2, 2024, to Narissa Chadwick to be included in the Official Community Plan review materials.

CARRIED

11. NEW BUSINESS

11.1 Annual Reporting Excerpt for Gabriola LTA – Memorandum

Trustees considered the attached report that summarizes the activities of the Gabriola Local Trust Committee (LTC) for the 2023/2024 fiscal year.

In response to LTC request, the Regional Planning Manager offered to include in the report the following insert:

“Initiatives of the Gabriola LTC for this period included relationship-building with Snuneymuxw First Nation. As part of this process, the Gabriola LTC: met with Snuneymuxw First Nation leadership; is meeting with staff on a regular basis, and is working to renew the Protocol Agreement with Snuneymuxw First Nation and the Gabriola LTC.”

GB-LTC-2024-034

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee approves the attached text for inclusion in the 2023/24 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs, as amended.

CARRIED

11.2 Vacancy Tax Options

A Trustee raised the possibility of having a Speculation and Vacancy Tax applied to Gabriola Island.

- The Chair advised that the provincial Speculation and Vacancy Tax regulations were so new, that there could be considerable changes made to them between now and the end of the year.
- The Planner noted that he had been advised that it is possible for Local Trust Committee to request that the Minister include them in the Speculation and Vacancy Tax Regulation.
- A Trustee added that Salt Spring Island has been working on this.

GB-LTC-2024-035

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request staff to inform the Local Trust Committee regarding options for opting into the Speculation and Vacancy Tax Regulation for the Gabriola Local Trust Area.

CARRIED

12. STAFF REPORTS

12.1 Trust Conservancy Report – none

A Trustee celebrated the recent expansion of the Night Hawk Hill Covenant on North Pender Island.

12.2 Applications Report dated April 11, 2024

Received for information.

12.3 Trustee and Local Expense Report dated February, 2024

Received for information.

12.4 Adopted Policies and Standing Resolutions

12.5 First Nations Relationship Building Verbal Update

The Regional Planning Manager provided the following update:

- Over the last few months, there have been two Leadership Council to Council discussions with Snuneymuxw First Nation on such topics as common goals, ways to work together, refreshing the Protocol Agreement, and interest in participating in Gabriola's Official Community Plan (OCP) Project.
- Ongoing staff-to-staff discussions regarding development and referral processes.

- Future discussions to support Islands Trust Council and the Local Trust Committee's commitment to reconciliation for further relationship-building with Snuneymuxw First Nation.

A Trustee announced the recent hiring of a new Seniors Indigenous Relations Advisor; and that the Islands Trust Reconciliation Learning Group had held an excellent workshop yesterday with Jared Qwustenuxun Williams who is working on introducing Indigenous foods into institutions and who eloquently articulated that there has been a seven-generation wait for reconciliation.

12.6 Climate Change Action Update
None

12.7 Local Trust Committee Webpage

13. WORK PROGRAM

13.1 Active Projects Report dated April 11, 2024
Received for information

13.2 Future Projects Report dated April 11, 2024

GB-LTC-2024-036

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request staff to remove, under Future Projects Report, No 2: Snuneymuxw Relationship Building.

CARRIED

Trustees considered that the topic of Development Permit Areas was currently being included in the Official Community Plan (OCP) Review process.

GB-LTC-2024-037

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request staff to remove, under Future Projects Report, No 3: Development Permit Area Review Topics.

CARRIED

GB-LTC-2024-038

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request staff to add to the Future Projects Report: Review of Mudge Island Official Community Plan and Land Use Bylaw.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Thursday, May 23, 2024 at 10:30 am at the Gabriola Arts and Heritage Centre

15. CLOSED MEETING

15.1 Motion to Close the Meeting

The Chair announced that the scheduled closed meeting had been previously moved to and discussed under Item 4.1 of the current regular meeting agenda to facilitate engagement of residents of Mudge Island; and that the closed meeting minutes of the last closed meeting could be adopted at a future in camera meeting.

15.2 Recall to Order

None

16. ADJOURNMENT

By general consent, the meeting was adjourned at 3:47 p.m.

Peter Luckham, Chair

Certified Correct:

Katherine Vogt, Recorder