



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: March 3, 2022
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
 Nadine Mourao, Recorder

Others Present: There were approximately 5 (five) 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 10:35 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/amendments to the agenda were presented for consideration:

- Add 10.5 Correspondence from Vancouver Harbour.

By general consent the agenda was approved as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Colbourne reported the following:

- Thanked the team for the Density Donation Project; and
- Climate Caucus launched their new website www.climatecaucus.ca.

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

- Trust Programs Committee (TPC) and Regional Planning Committee (RPC); and
- Trust Council (TC) meeting next week.

3.2 Chair's Report

Chair Rogers reported the following:

- Reflections on lessons learned in this elected term;
- TC in Nanaimo starting on Tuesday March 8, 2022, agenda items include a report on governance review, delegations and public participation section, report on Trust Policy Statement engagement process Islands2050 survey and public participation process, schedule of on island events, and budget discussions; and
- Highlighted the good works of the Islands Trust Conservancy.

3.3 Electoral Area Director's Report

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

- Work at Huxley Park continues with scheduled April 2022 opening, Phase 2 includes creating a welcoming and family friendly park with shaded structures and seating areas for a positive welcoming space;
- Community Wildfire Resiliency program; and
- Forest management for 707 Park and addressing concerns about fire in the park include a Fuel Management Prescription; the prescription is a tool to understand the condition of forest, the risks for forest fire and danger to surrounding residences. Next steps include obtaining funding, reporting to the Board, and public consultation.

3.4 First Nation Reports

Trustee Colbourne and Lisa Wilcox, Senior Intergovernmental Policy Advisor are scheduling a regular protocol meeting with Snuneymuxw First Nations and will likely have a meeting scheduled before the end of the Trustees' current term.

Chair Rogers noted RPC working closely with First Nations to understand relationships with water, as well as Trust work on the Heritage Cultural Mapping Project to understand various cultural heritage sites and ways to increase their protection.

4. TOWN HALL

A member of the public noted interest in asking Statistics Canada to proceed with a reverse record data process to find the population increase on Gabriola, Mudge and DeCourcy, noted their correspondence regarding the Trees4Tomorrow program in support of trees being planted at a different time of the year, and thanked the team for the webinar on the Density Donation Outreach Program and wondered if it was the intent of the Local Trust Committee (LTC) to require a covenant on title that donated the density.

- Planner Zupanec responded that the LTC has not discussed mechanisms and options to transfer densities, perhaps zoning would be the indicators, however, the LTC will discuss options and processes if the Density Donation Program proceeds;
- Chair Rogers requested that the Statistics Canada reverse record data process be included on the next LTC agenda; and
- Trustee Colbourne noted that the correspondence regarding Trees4Tomorrow has been forwarded to the program coordinator.

A member of the public noted their correspondence on January 26, 2022 regarding Degnan Bay and the multiplication of boats for live aboard, protection of the Ecological Zone with particular attention to disposal of sewerage, and the number of boats with permanent moorage was not included in this Agenda. They requested the LTC to consider conditions at Degnan Bay and the environmental concerns.

- Trustees noted they have been in contact with numerous agencies with interests in Degnan Bay, noted issue of agency silos and efforts by the Coast Guard to coordinate silos.

5. MINUTES

5.1 Local Trust Committee Meeting Minutes dated October 21, 2021 - for adoption

By general consent the Local Trust Committee meeting minutes of October 21, 2021 were adopted.

5.2 Local Trust Committee Special Meeting Minutes dated November 25, 2021 - for adoption

By general consent the Local Trust Committee meeting minutes of November 25, 2021 were adopted.

5.3 Local Trust Committee Special Meeting Minutes dated January 27, 2022 – for adoption

By general consent the Local Trust Committee meeting minutes of January 27, 2022 were adopted.

5.4 Section 26 Resolutions-Without-Meeting Report dated February 23, 2022

Received.

5.5 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated February 23, 2022

Received and Trustees noted to remove item regarding Welcome Wagon as a separate Islands Trust mail out to be sent shortly.

GB-2022-011

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff remove item from September 10, 2020 regarding a Gabriola Local Trust Committee resolution to purchase a subscription to the welcome wagon up to \$100.00 from the Follow Up Action List.

CARRIED

6.2 Fees Bylaw - Staff Report

Planner Zupanec summarized the report which recommended the LTC draft a new fee bylaw based on the model fees bylaw with modifications for fees for registered charities and non-profit societies to make it more in alignment with current provisions of the Gabriola fees bylaw, and noted Fees are based on average Trust wide processing costs.

Trustees noted the following:

- Fees for subdivisions referral applications seem low due to increased market property values and cost recovery of Staff time related to subdivision referrals.
 - Planner Zupanec noted there is a cost recovery process for referrals that substantially deviate from the original referral.

GB-2022-012

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee modify the Model Fee Bylaw attached to Trust Council Policy “5.6.1 Application Processing Services” that the fee for an Application for subdivision referrals on Table 3, Item 1. Application for Subdivision Review – base fee be retained at \$1,300.00, and Item 2. Application for subdivision review – per additional lot created be retained at \$130.00.

CARRIED

GB-2022-013

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff or the Director of Planning provide rationale for the proposed Bylaw Fees on subdivision referrals and any data related specifically to Gabriola Staff time on subdivision applications.

CARRIED

GB-2022-014

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to draft a new Fee Bylaw based on the Model Fee Bylaw attached to Trust Council Policy “5.6.1 Application Processing Services”, as amended, with the following modification:

- a. That the fee for an Official Community Plan or Land Use Bylaw amendment, or combination thereof for affordable housing where the applicant is a registered charity or a non-profit society, be \$1,000.00.

CARRIED

6.3 Model Cell Tower Strategy - Trustee Langereis

Trustee Langereis summarized his report on language inconsistencies between the model strategies with his research, conclusions, and assumptions.

Trustees requested that Trustee Langereis forward to the RPC for consideration.

7. APPLICATIONS AND REFERRALS

7.1 Telus Tower Referral - Staff Report

Planner Zupanec provided an overview of the report on the submission by TELUS of a completed public consultation and request for concurrence for a proposed 60 metre tower/wireless communications facility on the subject property.

Discussion ensued and the following points were noted by Trustees:

- Interested in a Community Information Meeting for public consultation;
- First Nations responses are necessary; and
- Concerned with future changes linked to 5G technology.

Doug Anastos and Chad Marlatt, representatives of the applicant TELUS noted the following:

- Concurrence from local government needed as the proposed subject property is on Ministry of Transportation and Infrastructure (MoTI) land and TELUS are required to consult with local government to obtain concurrence before construction;
- TELUS has reached out to two First Nations with interests in the area at the beginning of the consultation process and one response has been received, there was also notification to neighbours and newspaper notifications;
- Modelling suggested that cellular coverage will be improved for Gabriola, Mudge, DeCourcy, Ruxton and waterways; and
- Due to large majority of correspondence received was in support of the tower, TELUS did not hold a Community Information meeting.

GB-2022-015

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amend TELUS confirmation of consultation response, in accordance with the TELUS Public Consultation Summary and Request for Concurrence dated November 18, 2021 to include “subject to confirmation and concurrence of consultation from relevant First Nations” after the words “advise TELUS that” at the end of the first paragraph.

CARRIED

GB-2022-016

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amend TELUS confirmation of consultation response, in accordance with the TELUS Public Consultation Summary and Request for Concurrence dated November 18, 2021 as written with the words “subject to confirmation of consultation from relevant First Nations” in the amended resolution and remove the words “and concurrence”.

CARRIED

GB-2022-017

It was MOVED and SECONDED

In accordance with the TELUS Public Consultation Summary and Request for Concurrence dated November 18, 2021, the Gabriola Island Local Trust Committee request staff to advise TELUS that, subject to confirmation of consultation from relevant First Nations:

- a. TELUS has satisfactorily completed its consultation with the Gabriola Island Local Trust Committee;
- b. The Gabriola Island Local Trust Committee is satisfied with TELUS’s public consultation process and does not require any further consultation with the public; and
- c. The Gabriola Island Local Trust Committee concurs with TELUS’s proposal to construct a wireless telecommunications facility on PID: 009-734-902 (South Road) provided it is constructed substantially in accordance with the plans submitted to the Islands Trust. “

CARRIED

Trustee Langereis Abstained

By general consent the meeting was recessed at 1:57 pm and reconvened at 2:31 pm.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Density Donation Outreach Program - verbal update

Planner Zupanec provided an update on the Density Donation Outreach Program and noted the following key points:

- Held Gabriola Density Donation and Land Stewardship Webinar <https://islandstrust.bc.ca/event/gabriola-density-donation-and-land-stewardship-options-webinar/> in partnership with Islands Trust Conservancy, the Land and Trails Trust (GALTT) and the Land Stewards Society (GILSS) showcasing four distinct options for Gabriola residents to enhance environmental protection and provide land and capacity for broad community benefits;
- Interested density donors may contact Sonja Zupanec, Island Planner for more information;
- One donor has come forward interested in donating their density, waiting for more donors to come forward so that program may move forward to next steps and provide further information on the program and processes; and
- Forty-three (43) members of the public attended and/or registered for the live webinar.

Trustees noted the following key points:

- Interested in having a table at future in person LTC meetings with information regarding this program for the public; and
- Interested in sending referral to the Advisory Planning Commission (APC) or Housing Advisory Planning Commission (HAPC), will draft up specific referral questions to bring to next LTC meeting.

9. DELEGATIONS - none**10. CORRESPONDENCE**

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

10.1 Email dated December 11, 2021 from Jacinthe Eastick regarding Gabriola Island Development Potential 2021 project

Planner Zupanec has sent a reply to Jacinthe Eastick.

Trustees noted their frustration with the current outdated Official Community Plan (OCP) and being unable to advance the HAPC recommendations while in a climate and housing crisis.

10.2 Email dated December 1, 2021 from B. Nixon regarding Degnan Bay

Received.

10.3 Email dated February 21, 2022 from G. Coford regarding Degnan Bay

Received.

10.4 Letter from the BC Association of Farmers' Markets - for Discussion

Received.

GB-2022-018

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee send a letter via the Chair on behalf of Gabriola Local Trust Committee to the Province of British Columbia Ministry of Health in support of the Farmers Market Coupon Nutrition program.

CARRIED

10.5 Correspondence from Vancouver Harbour

Chair Rogers will send a letter in response.

11. NEW BUSINESS

11.1 Shoreline Report - Briefing

GB-2022-019

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee add the formation of a Heritage Bylaw to protect heritage resources similar to the projects completed on South Pender and Saturna to the Projects List.

CARRIED

11.2 Northern Office Quarterly Report

Received.

11.3 Gabriola Volunteer Fire Department - Annual Fire Inspections for Temporary Use Permits

Chief Will Sprogis noted that annual fire inspections for Temporary Use Permit (TUP) holders that were conducted last year have not come forward this year for their annual inspections. He asked the LTC to consider how to require compliance of annual fire inspections for TUPs.

Discussion ensued and the following was noted by Trustees:

- TUPs that have not complied with annual fire inspections would have challenges upon renewal of the TUP;
- Staff have applications monitoring software with alert flags, however, this requires action and monitoring, which Staff do not have capacity/resources for at the moment; and
- Chair Rogers will investigate with TUP breaches of conditions process and report back to the LTC.

11.4 Degnan Bay Moorage - for Discussion

GB-2022-020

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request a report from Bylaw Enforcement on Degnan Bay and other litigation in the Gabriola Trust Area.

CARRIED

12. REPORTS

12.1 Climate Change Action Update

Received.

12.2 First Nations Relationship Building

Received.

12.3 Trust Conservancy Report

12.3.1 November 23, 2021

12.3.2 January 25, 2022

12.4 Applications Report dated February 23, 2022

Received.

12.5 Trustee and Local Expense Report dated December, 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 February 23, 2022

Planner Zupanec noted that the Active Transportation Project Final Report has been submitted and recommended that the item stay on the Projects List until it has been taken up by other community agencies.

GB-2022-021

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request that Union of British Columbia Municipalities Active Transportation Grant Application move from the Top Priorities to the Project List.

CARRIED
Trustee Colbourne Abstained

13.2 Projects List Report dated February 23, 2022

Received and Trustees noted the following points:

- Trustee Langereis interested in the Coastal Areas Protection project to move to the Top Priorities report; and
- Interested in limiting Top Priorities to the remaining two projects in order to get work done and accomplish projects before the end of their term.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Thursday, April 7, 2022 at 10:30 am at the Gabriola Island Community Hall, 2200 South Road, Gabriola Island.

15. CLOSED MEETING - NONE

16. ADJOURNMENT

By general consent the meeting was adjourned at 3:45 pm.

Dan Rogers, Chair

Certified Correct:

Nadine Mourao, Recorder