



Gabriola Island Local Trust Committee Minutes of Regular Meeting

- Date:** June 16, 2022
- Location:** Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC
- Members Present:** Laura Patrick, Chair
Kees Langereis, Local Trustee
Scott Colbourne, Local Trustee
- Staff Present:** Heather Kauer, Regional Planning Manager
Sonja Zupanec, Island Planner
Stephen Baugh, Planner 2
Anthony Fotino, Island Planner
Nadine Mourao, Recorder
- Others Present:** There were approximately six (6) 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 Patrick called the meeting to order at 4:00 pm, welcomed the public and introduced Trustees, Staff and Recorder. Chair Patrick, 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

By general consent the agenda was approved as presented.

3. REPORTS

3.1 Trustee Reports

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

- Along with Paul Brent, Saturna Island Local Trustee, he has put forward a Request for Decision (RFD) to have the Provincial Government review the Islands Trust;
- Attended two Social and Wellness Planning sessions, looking at gaps in community services and supports that came out of the Social Needs Assessment;
- Thanked Trustee Langereis for his work coordinating with Snuneymuxw Elder Geraldine Manson (C'tasi:a) to present her award mentioned below; and
- Jay Dearman Memorial Run Fundraiser this Saturday June 18, 2022.

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

- RFP to Trust Council (TC) proposing a Standing Governance Committee;
- Monday June 20, 2022 Snuneymuxw Elder Geraldine Manson (C'tasi:a) will be attending book launch of her new book titled *Snuneymuxw History Written in Places and Spaces: Ancestor's Voices – An Echo in Time*, Langereis will present Geraldine Manson with the Islands Trust Community Stewardship Award;
- Trust Programs Committee (TPC) to review Islands 2050 report; and
- Regional Planning Committee (RPC) meeting.

3.2 Chair's Report

Chair Patrick reported the following:

- Electronic TC meeting next week June 21–23, 2022.

3.3 Electoral Area Director's Report

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

- Huxley Park opening celebration was a success;
- RDN Parks and Trails Strategy closed;
- Feasibility study regarding Community Health and Wellbeing Planner position continues;
- Endorsing Community Wildfire Resiliency Plan discussions;
- Parks and Open Space Advisory Committees met for site tour to discuss plans for parks and trails for Gabriola;
- Community and Recreation Grants Awarded; and
- Upcoming RDN meetings are continuing hybrid electronic and in person mode.

3.4 First Nation Reports

Trustee Colbourne to meet with Snuneymuxw Chief and Council at their next meeting.

4. TOWN HALL

Member of the public, Jacinthe Eastick, requested to speak on Bylaw No. 308, for the record, she felt this was an administrative bylaw and not subject to the procedural laws post Public Hearing. She also noted that her letter of correspondence written on this matter in 2021 had not been included in an agenda package.

- Planner Zupanec noted that Bylaw No. 308 was advertised along with Bylaw Nos 306 and 307 for the Public Hearing, all further comments on the Bylaws may be directed to Planning Staff. She also apologized for any correspondence not being included in an agenda and asked Jacinthe to forward the correspondence to be included in the next meeting agenda.

A member of the public noted their support of the Ecological Protection Zone, was pleased to see the project was becoming a priority and hoped that the donated lands that were part of the Potlach subdivision process may be included in this zoning.

A member of the public spoke in support of Naturescape British Columbia <https://stewardshipcentrebc.ca/scbc-case-studies/naturescape-british-columbia/>, an educational and ecologically based program that encourages private property owners to voluntarily care for wildlife habitat at home. The member of the public did not support development on Gabriola or the Home Occupations Bylaw allowing two businesses on a half-acre lot and felt that overdevelopment was supported by these bylaws.

5. MINUTES

5.1 Local Trust Committee Minutes dated May 12, 2022 – for adoption

The following amendments to the minutes were presented for consideration:

- Page 4, Ian Scott and Nancy Hetherington Pierce paragraph, 3rd bullet, replace “local market rents” with “average market rents”.

By general consent the minutes were adopted as amended.

5.2 Section 26 Resolutions-Without-Meeting - none

5.3 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated June 9, 2022

Received.

7. APPLICATIONS, REFERRALS AND BYLAWS

7.1 GB-DP-2017.2 (Weston) - Staff Report

Planner Baugh summarized the report which asked the Local Trust Committee (LTC) to determine if the presented revegetation plan submitted by the property owner was sufficient pursuant to Covenant CA7939129 registered on Title and granted to the LTC by the owner. The covenant was granted by the owner prior to issuance of Development Variance Permit (DVP) and Development Permit (DP) for the subject property.

Trustees noted the following key points:

- Asked if the vegetation has already been planted;
- Thanked the Applicant for the professional report;
- Asked if the soil was brought in; and
- Enquired if the Eagles Nest cabin was actively inhabited.

Robert Fenton, Applicant noted:

- The Revegetation Plan had been submitted to Planning Staff last September and the Planner responded that this plan satisfies requirements. The landscape architect started planting in Spring 2022 and a Janitor/Gardener is maintaining the plantings going forward;
- The soil was brought in and native plants purchased from a nursery on Vancouver Island; and
- The Eagles Nest cabin is not used and is uninhabited.

GB-2022-049

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve the revegetation plan prepared by JPH Consultants and attached to this report as Attachment 1 as sufficient to meet requirement 3(b) of Covenant CA7939129.

CARRIED

7.2 GB-RZ-2020.1 (Gabriola Housing Society GHS) - Bylaw Nos. 306, 307 and 308) - Staff Report

Planner Zupanec provided an overview of the report which asked the LTC to consider final reading/adoption of Bylaw Nos. 306, 307, and 308 which would amend the designation and zoning of the subject properties to enable the development of up to 24 units of affordable rental housing in the Gabriola village area and establish a new environmental protection development permit area.

The following key points were noted by Trustees:

- Interested in confirmation of support from Snuneymuxw First Nation before proceeding;
- Trustees must to do their work under the mandate of the Islands Trust and understood that fundamental changes Trust wide of how they do work are needed to live up to the Protocol Agreement and Standing Resolution on Relationship Building; and
- Supported the adoption of the bylaws.

A representative of the Applicant, Nancy Hetherington Peirce noted:

- Continue to work with Snuneymuxw First Nation for any minor amendments and finalized version may be brought forward for LTC consideration.

GB-2022-050

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 306, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997, Amendment No. 1, 2020”, be adopted.

CARRIED

Trustee Langereis Opposed

GB-2022-051

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 307, cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020”, be adopted.

CARRIED

Trustee Langereis Opposed

GB-2022-052

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 308, cited as “Gabriola Island Housing Agreement Bylaw No. 308, 2020”, be adopted.

CARRIED

Trustee Langereis Opposed

7.2 Email dated June 14, 2022 from Chair Rogers regarding Bylaw No. 308 (Housing Agreement)

Received.

By general consent the meeting was recessed at 4:58 pm and reconvened at 5:02 pm.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Ecological Protection Zone - Staff Report

Planner Fotino summarized the report which provided the LTC with Staff’s recommended next steps in regards to the Ecological Protection Zone rezoning application.

Discussion ensued and the following was noted by Trustees:

- Interested in newly donated Coates Marsh parcel that was part of the Potlach subdivision process to have designated Ecological Protection Zone as well.

GB-2022-053

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee waive the requirement for a Public Hearing on Bylaw No. 313 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2022” 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

9. DELEGATIONS

9.1 Sibyl Frei, Steven Earle and Tobi Elliott of the Gabriola Land Stewards Society - Presentation - Community Service Zoning Designation for Gabriola

Sibyl Frei, Steven Earle, and Tobi Elliott of the Gabriola Land Stewards Society (GLSS) presented to the LTC on the creation of a Community Service Zoning Designation and noted the following key points:

- None of the current zoning on Gabriola allows for the wide-range of community purposes as the Community Service Zoning Designation;
- Would provide opportunities to sustain human wellbeing, community resiliency, a community ownership model, democratic local planning, and land can be used for shelter, food security, community services, farming, learning, and as a social enterprise partner;
- Use would depend on the location and topography of the land donated and community consultation/feedback;
- Asking for feedback from Staff and Trustees of feasibility and how to proceed;
- Blends residential, industrial, and farming zoning and allows it all within one zone; and
- In the Official Community Plan (OCP) there are designations and would like to add this designation.

Discussion ensued and the following points were noted by Trustees:

- Would like to see this zoning not only on Gabriola but Trust wide;
- Asked which organizations would be able to purchase the land?
 - Societies with charitable status would acquire and steward the land;
- Asked how do we define “community”?
- Fairly broad issue, recommended for consideration at the RPC; and
- Asked Staff to add to the Projects List with a noted reference to this delegations supportive materials from the June 16th meeting.

Staff noted the following:

- The designation would sit in the OCP as text but not applied to a parcel until a future zoning application came forward that aligns to the designation and would have site specific designations under the zoning for uses; and
- Further research needed regarding similar community zoning on Galiano and Hornby islands.

GB-2022-054

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff create a Community Benefit Land Use Designation project and add it to the Projects List.

CARRIED

10. CORRESPONDENCE

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

10.1 Email dated February 10, 2022 from J Eastick regarding Statistics Canada and Reverse Record Check

Received.

Trustees noted that the Statistics Canada have a Canada wide random survey for more clarity/detail that they perform to see if it affects that validity of their statistics and would like to think about this request further.

10.2 Email dated May 30, 2022 from G. Coford regarding Sunken Boat in Degnan Bay

Received and Trustee Langereis noted he is waiting to hear back from Coast Guard Vessel of Concern.

11. NEW BUSINESS

11.1 Development Approval Information Bylaw No. 150 and New Development Permit Area DP-11 - for discussion

Trustee Langereis noted that Development Approval Information Bylaws are not current with the Development Permit Areas.

GB-2022-055

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff move item number 20 "Review and update Development Approval Information Bylaw" from Projects List to the to the Top Priorities List and prepare an update of the Islands Trust Council Bylaw No. 150 entitled Development Approval Information Bylaw for the Gabriola Island Trust Area to include the new Development Permit Area DP-11 and DP-8 Multi-dwelling Affordable Housing.

CARRIED

12. REPORTS

12.1 Climate Change Action Update - none

12.2 First Nations Relationship Building - none

12.3 Trust Conservancy Report - none

12.4 Applications Report dated June 9, 2022

Received.

12.5 Trustee and Local Expense Report dated May, 2022

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 June 9, 2022

Received.

13.2 Projects List Report dated June 9, 2022

Received and Trustees requested Staff take off Coats Marsh from the Ecological Protection Zone.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Thursday, July 28, 2022 at 10:30 am at the Gabriola Arts and Heritage Centre

15. ADJOURNMENT

By general consent the meeting was adjourned at 6:02 pm.

Laura Patrick, Chair

Certified Correct:

Nadine Mourao, Recorder