



Gabriola Island Local Trust Committee Minutes of Special Meeting

Date: November 25, 2021

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
Teresa Mahikwa, Island Planner
Nadine Mourao, Recorder

Others Present: There were approximately zero (0) members of the public 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 10:32 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.

Chair Rogers noted that the Special Meeting was to focus on the business that was time sensitive. The regular in person business meeting was cancelled due to a weather storm warning, Island Health’s COVID-19 gathering recommendations, and current fuel restriction guidelines.

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:

- Due the cancellation of the Regular Business Meeting, interested in a Town Hall type meeting in December to obtain public and community input;
 - There is no Staff capacity at that time for an additional meeting;
- National Climate Caucus for small and rural remote communities;

- Trees4tomorrow will be planting more trees on Gabriola in the Spring and recommended community members reach out to Gabriola Land and Trails Trust for more information on the Nature Steward's program; and
- Trust Council (TC) next week.

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

- Trust Programs Committee (TPC);
- Regional Planning Committee (RPC);
- Select Committee for Government and Management Review;
- Raincoast Conservation Foundation webinars www.raincoast.org; and
- TC next week.

3.2 Chair's Report

Chair Rogers reported the following:

- TC next week with budget discussions, for more information on next years' proposed budget, visit www.islandstrust.bc.ca, public consultation on the proposed budget to begin in January 2022; and
- Community Stewardship Awards are returning <https://islandstrust.bc.ca/programs/stewardship-awards/>

3.3 Electoral Area Director's Report

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

- Thanked Trustees and Staff for their support on the Rainbow Crosswalk for Gabriola;
- Forwarded the community's noise and environmental concerns to the Nanaimo Airport Development Authority, as well as, asked them for citizen representatives to be included in their working group;
- RDN Directors are starting to see reports coming back from projects over last few years; and
- Social Needs Assessment is being put on the back burner as there are concerns at the RDN Board level as the RDN does not have a social planning function/jurisdiction, this is currently a Provincial and Federal jurisdiction.

Trustee Colbourne was interested in a Staff Report on how to move forward with the next steps of the Social Needs Assessment, as the solution lies outside of the current system.

3.4 First Nation Reports

Trustee Colbourne noted that Snuneymuxw First Nation is holding elections of the Chief and Council, will continue with regular meetings once the elections have completed. He noted and thanked everyone for their inclusion of Snuneymuxw input in the earliest stages of their project work.

Chair Rogers noted that the Trust Council Agenda Package contained a report from Lisa Wilcox, Senior Intergovernmental Policy Advisor on Islands Trust's work with Indigenous First Nations.

4. TOWN HALL

Deferred.

5. MINUTES

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

Deferred.

5.2 Section 26 Resolutions-Without-Meeting Report dated November 18, 2021

Deferred.

5.3 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated November 18, 2021

Deferred.

6.2 Model Fees Bylaw Update - Staff Report

Deferred. Chair Rogers encouraged members of the public please write to Trustees with their comments.

6.3 Cell Tower Strategy - Trustee Langereis - discussion

Deferred.

7. APPLICATIONS AND REFERRALS

7.1 GB-SUB-2020.2 - (Centre Stage Holdings Ltd. - Seymour Road, Gabriola) - Staff Report

Planner Zupanec provided an update on the report which asked the LTC to consider waiving the 10% highway frontage requirement, in order that the proposed subdivision may receive final Ministry of Transportation and Infrastructure (MoTI) approval.

Trustees noted concern with lack of secondary access points in case of emergency; asked for MoTI to find a second access point, and Staff advise the Gabriola Volunteer Fire Department of the LTC's concerns with the lack of secondary access details for this subdivision.

GB-2021-096

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee exempt Proposed Lot C, D, E and F of the proposed 6-lot subdivision of Lot 20, Section 8 Gabriola Island, Nanaimo District Plan VIP82759 (PID 027-086-500) from Section 512(1)(a) of the *Local Government Act* which requires that each parcel has a highway frontage that is greater than 10% of the perimeter of the lot.

CARRIED

7.2 GB-DP-2021.2 - (1167433 BC Ltd. - Silva Bay Resort and Marina) - Staff Report

Planner Mahikwa summarized the report which asked the LTC to consider approving the issuance of Development Permit (DP) application, which would amend existing DP GB-DP-2020.2, which was issued on August 20, 2021, as the development is within the Development Permit Area (DPA) No. 4 – Flat Top Islands Area. The previous DP was brought to the LTC for consideration at the July 29, 2021 Regular Business Meeting and noted:

- Snuneymuxw First Nations sent a response email indicating that the updated DP does not alter their previous positive referral response; and
- The Department of Fisheries and Oceans confirmed their support.

GB-2021-097

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve issuance of GB-DP-2021.2 subject to the conditions imposed therein.

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Business Case for Gabriola Biocultural and Housing Diversity Program - Staff Report

Regional Planning Manager Kauer provided an overview of the business case which the Islands Trust FPC reviewed, supporting analysis report and documents on November 10, 2021. The proposed business case is for a multi-year biocultural and housing diversity program to be funded by a special tax requisition across the Gabriola Local Trust Area and noted the following:

- There is no staff capacity or budget to put together a Delegation Bylaw with public consultation to get the special tax requisition request into this 2022/2023 fiscal budget;
- The Delegation Bylaw would allow the LTC to work with organizations outside of the specific groups that are currently allowed;
- Recommended Trustees consider a special tax requisition for the next fiscal year 2023/2024 budget cycle; and
- There may be complications if the multi-year program is approved for funding but does not obtain funding in subsequent years.

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

- Does not support a special tax requisition for a project that did not have Official Community Plan (OCP) or Land Use Bylaw (LUB) objectives;
- Projects are not being completed due to Staff capacity being drawn away by development, this program is an attempt to get projects done;
- Interested in asking TC for this program to come out of the general budget for this fiscal year and supported a special tax requisition to fund the program in the following fiscal budgets, would not like to wait a year to start working on the program;
- The intent of the program would be to bring voices together, engage in community planning that is not spelled out in legislation, come back to the LTC with recommendations for OCP and LUB amendments and possible other outcomes;
- The working group/task force would look at the IT needs and their own wishes as well, unclear on what the working group/task force would do;

- Staffing costs of a multi-year program are not supported, interested in completing a smaller project such as Coastal Douglas Fir protection; and
- This recommendation for a program came from tremendous consultation and work by the community to create an idea on how to move forward, a different approach to project work is needed.

GB-2021-098

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amend and endorse the business case for Gabriola Biocultural and Housing Diversity Program so that in 2022/2023 it is funded out of general revenue, and that it be forwarded to Executive Committee for inclusion as a late item for the 2022/2023 budget.

CARRIED

Trustee Langereis Opposed

By general consent the meeting was recessed at 12:12 pm and reconvened at 12:40 pm.

8.2 Active Transportation Grant - Final Report – attached

Representatives Sonal Deshmukh, Planning Projects Coordinator at Mount Arrowsmith Biosphere Region Research Institute (MABRRI) and Skye Bell, Master of Community Planning Student provided an overview of The Gabriola Island Link Project report which explored suitable pedestrian and alternative transportation options to connect the Descanso Bay Ferry Terminal with the Gabriola Village, a proposed active transit connection to increase pedestrian safety, accessibility, and connectivity with local shops with reduced environmental impacts.

Trustees noted the following:

- Thanked MABRRI for their hard work;
- Interested in next steps to move this project forward, what agency or organization will take this infrastructure project on?
- Liked the phased stage approach for the project; and
- Would like the report posted to IT website.

GB-2021-099

It was MOVED and SECONDED

that the Gabriola Local Trust Committee enthusiastically receive the Active Transportation Grant, Gabriola Island Link Project report and ask that it be presented to community and potential partners, as received.

CARRIED

By general consent the meeting was recessed at 1:24 pm and reconvened at 1:26 pm.

9. DELEGATIONS - none

10. CORRESPONDENCE

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

11. NEW BUSINESS

11.1 Sounder Wall Calendar Meeting Dates Renewal for 2022 (\$399.60) –discussion

GB-2021-100

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to provide advance notice of 2022 regular business meetings on the Gabriola Sounder Community Calendar.

CARRIED

12. REPORTS

12.1 Climate Change Action Update

Deferred.

12.2 First Nations Relationship Building

Deferred.

12.3 Trust Conservancy Report

12.3.1 The Heron - Autumn, 2021

Deferred.

12.4 Applications Report dated November 18, 2021

Deferred.

12.5 Trustee and Local Expense Report dated September, 2021

Deferred.

12.6 Adopted Policies and Standing Resolutions

Deferred.

12.7 Local Trust Committee Webpage

Deferred.

13. WORK PROGRAM

13.1 Top Priorities Report dated November 18, 2021

Deferred.

13.2 Projects List Report dated November 16, 2021

Deferred.

14. CLOSED MEETING

14.1 Motion to Close the Meeting

GB-2021-101

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) (d), (f) and (i) for the purpose of considering Adoption of In-Camera Meeting Minutes dated October 21, 2021; Bylaw Enforcement and the receipt of Advice that is Subject to Solicitor-Client privilege and that the recorder and staff attend the meeting.

CARRIED

Chair Rogers closed the meeting to the public at 2:14 pm.

14.2 Recall to Order

Recalled to order at 2:31 pm.

14.3 Rise and Report

Adopted in-camera minutes dated October 21, 2021 and considered and authorized legal action.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, January 27, 2021 at 10:30 am at the Gabriola Arts and Heritage Centre

16. ADJOURNMENT

By general consent the meeting was adjourned at 2:31 pm.

Dan Rogers, Chair

Certified Correct:

Nadine Mourao, Recorder