



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: February 28, 2019
Location: Gabriola Arts & Heritage Centre
 476 South Road, Gabriola Island, BC

Members Present: Dan Rogers, Chair
 Kees Langereis, Local Trustee
 Scott Colbourne, Local Trustee

Staff Present: Sonja Zupanec, Island Planner
 Ian Cox, Planner 1
 Bronwyn Sawyer, Planner 2
 Lisa Wilcox, Kwakwemtenaat, Senior Intergovernmental Policy Advisor
 Nadine Mourao, Recorder

Others Present: There were approximately seven (7) 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 10:30 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations, welcomed the public and introduced Trustees, Staff and Recorder.

2. APPROVAL OF AGENDA

The following additions / amendments to the agenda were presented for consideration:

- Add 10.2 Consideration of reading Bylaw 301 for a second and third reading;
- Add 13.1 Section 291 Covenant – (Moeller – 649 Taylor Bay Road) – Memorandum; and
- Move Activity dated 14-Jun-2018 on “limited public markets” on Follow-Up Action List to 13.2 Temporary Markets.

By general consent the agenda was approved as amended.

3. MINUTES

3.1 Local Trust Committee Minutes dated January 24, 2019 – for adoption

The following amendments to the Local Trust Committee meeting minutes of January 24, 2019 were presented for consideration:

- Page 1, 2. Approval of Agenda, remove 2nd bullet “There are no 8. Delegations.”; and
- Page 9, in Trustee Langereis report, 5th bullet, remove “Annual General”.

By general consent the minutes were adopted as amended.

3.2 Section 26 Resolutions-Without-Meeting - none

3.3 Advisory Planning Commission Minutes - none

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-up Action List dated February 21, 2019

Received for information.

5. COMMUNITY INFORMATION MEETING - Gabriola Cycle Route Plan - Bylaw No. 301

Planner Zupanec summarized the bylaw amendment to the Official Community Plan (OCP) which revised the designated road bicycle route, inserting the section between Church Road and Spruce Road and correct numbering references to the cycle route plan.

A member of the public asked if this bylaw amendment will be incorporated prior to the finalization of the Church and Spruce road connection.

- Staff have advised the Ministry of Transportation and Infrastructure (MoTI) that this amendment is anticipated to be adopted and that new road construction should incorporate cycling standards.

6. PUBLIC HEARING - Bylaw No. 301

6.1 Recess for Public Hearing

By general consent the meeting was recessed at 10:58 am.

6.2 Recall to Order

By general consent the meeting was recalled to order 11:03 am.

7. REPORTS

7.1 Trustee Reports

Trustee Colbourne reported the following:

- Working with Trustee Morrison from Pender Island on a Climate Change Emergency Declaration for Trust Council (TC) meeting on Gabriola and thank you to Lisa Wilcox, Senior Intergovernmental Policy Advisory for advice calling attention to our situation;
- Attended a focus group facilitated by Be the Change Group to obtain comments for the Island's Trust Digital Feedback survey;
- Tuesday office hours successful and the quality of our roads is the number one feedback, speaking with David Marlor, Director Local Planning Services, regarding safer roads for walking and biking;
- Attending the Parks and Open Spaces Advisory Committee (POSAC) meeting in March regarding the Village Vision Trail; and
- Spoke at Gabriola Health & Wellness Collaborative HUB meeting regarding data collection and looked at how we count the number of people in need of emergency housing.

Trustee Langereis reported the following:

- Attended meetings with local groups exploring a land trust for housing and co-operative housing options;
- Attended POSAC meeting;
- Attended United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) presentation by Craig Benjamin;

- Attended the Village Project: The Journey of Our Generation from the Truth and Reconciliation Speaker Series;
- Attended Local Planning Committee (LPC) orientation;
- Attended BC Ferries Terminal Development Planning meeting;
- Attended Sustainable Gabriola meeting and investment co-op funding is available; and
- Digital Checkup Survey is open for feedback.

7.2 Chair's Report

Chair Rogers reported the following:

- Will be attending at Trust Council on Gabriola March 12-14 and welcomed people to attend;
- In addition to Islands Trust Digital Checkup Survey, the Islands Trust Conservancy Stewardship awards are now open for nominations, see the Islands Trust website to nominate individuals. The Trust Programs Committee (TPC) will review the nominees; and
- Attending Association of Vancouver Island and Coastal Communities (AVICC) meeting in Powell River.

7.3 Electoral Area Director's Report

Received for information.

8. TOWN HALL

A member of the public expressed the following:

Requested consideration that the terms of reference for types of housing and advertising for the Housing Advisory Planning Committee (HAPC) not include the term "market" when referencing "home ownership."

- Trustees would like this added to the agenda when reviewing the Gabriola Housing Options and Impacts Review Project.

GB-2019-022

It was **MOVED** and **SECONDED**

that the Gabriola Island Local Trust Committee request Staff to remove the word "market" in "market home ownership" in public advertising for Housing Advisory Planning Commission and use the term "home ownership".

CARRIED

9. APPLICATIONS AND REFERRALS

9.1 GB-DVP-2018.1 (Upward - 1850 Maple Lane) - Staff Report

Planner Cox summarized the report which asked the Local Trust Committee (LTC) to consider a Development Variance Permit (DVP) to reduce the setback from the natural boundary of the sea from 30 metres to 22 metres; to reduce the setback from the interior lot line from 3 metres to 0.45 metres; and to reduce the setback from the exterior side lot line from 4.5 metres to 1.79 metres in order to permit the siting of a new Type 2 sewerage system and noted the following:

- No formal correspondence from neighbours has been received; and

- Spoke with two neighbours over the telephone and no concerns arose regarding the DVP.

Discussion ensued and the following point was noted by Trustees:

- Figure 2: Area Water Wells (iMap BC) on page 2 of the report, indicated two wells on the adjacent property that may be within 30 metres of the proposed sewerage system.

GB-2019-023

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve issuance of Development Variance Permit GB-DVP-2018.1 (Upward) on condition of Staff receiving confirmation that the proposed septic system is in compliance with the setbacks required in the appropriate Provincial Health and Sewerage System Regulations have been abided by in relation to the adjoining property.

CARRIED

By general consent the meeting was recessed at 12:26 pm and reconvened at 12:51 pm.

9.2 GB-DVP-2018.4 (Bowles - 604 Wildwood Crescent) - Staff Report

Planner Zupanec provided an overview of the report which asked the LTC to consider a DVP to authorize the siting of a proposed sewerage disposal system, which would not comply with the Gabriola Island Land Use Bylaw No. 177, 1999 (LUB) setback regulations.

GB-2019-024

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve issuance of Development Variance Permit GB-DVP-2018.4 (Bowles).

CARRIED

9.3 GB-DP-2018.3 (Bowles - 604 Wildwood Crescent) - Staff Report

Planner Zupanec summarized the report which asked the LTC consider a Development Permit (DP) application for construction of a proposed single-family dwelling, accessory building and sewerage disposal system located within Development Permit Area No. 3 (DP-3) – Riparian Areas.

Trustees noted the following key points:

- Proposed the post development assessment report be submitted within 60 days of the issuance of the occupancy permit; and
- Requested Staff amend Development Permit GB-DP-2018.3 (Bowles), Section no. 1, change “Lot 27” to read “Lot 37”.

GB-2019-025

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amend the Development Permit GB-DP-2018.3 (Bowles) condition 3.4 and add a sentence “the post development assessment report is to be submitted within 60 days of the issuance of an Occupancy Permit on the proposed development.”

CARRIED

GB-2019-026**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee amend the permit GB-DP 2018.3 (Bowles) that Section 1 be amended by replacing “Lot 27” with “Lot 37.”

CARRIED**GB-2019-027****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee approve issuance of Development Permit GB-DP- 2018.3 (Bowles) as amended.

CARRIED**9.4 GB-DVP-2017.1 (Weston - Acorn Island) – Memorandum**

Planner Cox provided the LTC with information on the status of the concurrent applications GB-DVP-2017.1 and GB-DP-2017.2 for Acorn Island.

GB-2019-028**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff amend Resolution 2017-121 by removing the words “a restrictive covenant” and inserting the words “restrictive covenants.”

CARRIED**9.5 GB-DVP-2019.1 (Regional District of Nanaimo - RDN) Huxley Park Skate and Bike Park Facility - Staff Report**

Planner Sawyer provided an overview of the report which asked the LTC to consider the DVP application which requested a relaxation of the required setback to the exterior side lot line and the maximum combined lot coverage for a community park in the Active Recreation Community Park (P3) zone.

Trustees noted the following key points:

- Requested that the LTC receive community input and feedback; and
- Regional District of Nanaimo (RDN) Parks Planner also be invited to provide feedback.

GB-2019-029**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee receive the GB-DVP-2019.1 (Regional District of Nanaimo - RDN) Huxley Park Skate and Bike Park Facility - Staff Report for information.

CARRIED**10. LOCAL TRUST COMMITTEE WORK PROGRAM****10.1 First Nations - Community Reconciliation - Staff Report**

Lisa Wilcox, Kwakwemtenaat, Senior Intergovernmental Policy Advisor summarized the report which asked the LTC to consider rescinding its current standing resolution and adopt a new standing resolution to guide community reconciliation with First Nations of the Local Trust Area and noted the following:

- The new standing resolution intended to establish a framework for the development of successful relationships among Trustees, Staff, local First Nations and set realistic expectations for all parties;

- The new resolution stated the LTC's commitment and principals that are not enshrined in law; and
- Hopefully this will become a template for all Islands Trust Areas;

Discussion ensued and the following was noted by the Trustees:

- Appreciated that the resolution has a Trust wide application and is broad enough to apply to all that the Trust does; and
- Interested in doing a workshop with Lisa Wilcox on First Nations Relationship Building.

GB-2019-030

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee rescind Standing Resolution GB-2018-100.

CARRIED

GB-2019-031

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee adopt the following standing resolution:

Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:

- Annually, write a letter to First Nations, (re)introducing Trustees and Staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as provide an update of current projects and advocacy activities;
- For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory;
- Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history;
- Work with First Nation governments on engagement principles for inclusive land use, marine use and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; and
- Establish and maintain government to government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.

CARRIED

Chair Rogers requested the following:

- Staff refer to a) in GB-2019-031 and write a letter to First Nations, introducing Trustees, Staff and provide LTC regular meeting schedule and updates.

10.2 PROPOSED BYLAW NO. 301 (Gabriola Cycle Route Plan) - Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2019

Planner Zupanec provided an overview of bylaw amendment approval.

GB-2019-032**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee Bylaw No. 301, cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2019”, be read a second time.

CARRIED**GB-2019-033****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee Bylaw No. 301, cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2019”, be read a third time.

CARRIED**GB-2019-034****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee Bylaw No. 301, cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2019”, be forwarded to the secretary of the Island Trust for approval.

CARRIED**11. DELEGATIONS - none****12. CORRESPONDENCE - none**

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

Email correspondence received regarding temporary markets.

13. NEW BUSINESS**13.1 Section 219 Covenant – (Moeller – 649 Taylor Bay Road) Memorandum**

Planner Zupanec summarized the memorandum that notified the LTC of the requirement for a restrictive covenant on LOT 4, SECTION 20, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN VIP86742 (PID:027-939-774) and requested that the LTC accept and authorize signatories of the covenant.

GB-2019-035**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee accept a covenant under Section 219 of the *Land Title Act* from the registered owners of Lot 4, Section 20, Gabriola Island, Nanaimo District, Plan VIP86942, PID: 027939-774, and authorize the Chair and one other member of the Local Trust Committee to sign the covenant.

CARRIED**13.2 Temporary Markets (Follow-up Action List)**

Discussion ensued regarding correspondence received regarding Temporary Markets in industrial zoned properties and the following key points were noted by Trustees:

- Requested a list of options to allow temporary markets in institutional zoned spaces, as well as, direction from Staff regarding potential options for discouraging the commercialization of the institutional zones; and
- Trustee Langereis to respond to the email correspondence received.

14. WORK PROGRAM

14.1 Top Priorities Report dated February 21, 2019

Received for information.

14.2 Projects List Report dated February 21, 2019

Received for information.

GB-2019-036

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to amend the Projects List asking that the activity CDF Conservation dated 14-Jan-2016 be removed.

CARRIED

15. REPORTS

15.1 Trust Conservancy Report - none

15.2 Applications Report dated February 21, 2019

Received for information.

15.3 Trustee and Local Expense Report dated December, 2019

Received for information.

15.4 Adopted Policies and Standing Resolutions

Received for information.

15.5 Local Trust Committee Webpage

No changes requested.

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for Thursday, April 11, 2019 at The Commons, 675 North Road, Large Meeting Room, Upstairs in Farm House, Gabriola Island, BC

17. ADJOURNMENT

By general consent the meeting is adjourned at 2:33 pm.

Dan Rogers, Chair

Certified Correct:

Nadine Mourao, Recorder