



Gabriola Island Local Trust Committee Minutes of Regular Meeting

- Date:** May 16, 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:** Ann Kjerulf, Regional Planning Manager
Sonja Zupanec, Island Planner
Bronwyn Sawyer, Planner 2
Nadine Mourao, Recorder
- Others Present:** There were approximately eleven (11) 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 10:32 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 addition to the agenda was presented for consideration:

- Add 11.3 Water Balance Project.

By general consent the agenda was approved as amended.

3. DELEGATIONS

3.1 Sam Betts regarding Huxley Park - GB-DVP-2019.1

Sam Betts, past President of Huxley Park Association, asked the Local Trust Committee (LTC) to consider voting against the proposed variances, due to the of loss of trees in the park plan and asked the LTC to consider moving the planned skate park to Rollo McClay park.

4. TOWN HALL

A member of the public supported the proposed variances for Huxley Park, however, expressed that the parking areas be permeable surfaces and that the LTC consider changing the definition of structure in the Land Use Bylaws (LUB) to include impermeable surfaces such as paving.

A member of the public stated support for the proposed skate park and suggested the Fundraising Association will assist the Regional District of Nanaimo (RDN) in any mitigation strategy labour needed. He requested the LTC consider the community support for the skate park and approve the proposed variances.

A member of the public spoke regarding the Top Priority to develop an Ecological Protection Zone for Coats Marsh and requested the LTC expedite the project due to the increase in human activity in Coats Marsh.

A member of the public asked the LTC to consider wildlife awareness be added to the Housing Options and Impacts Review project.

A member of the public encouraged Trustees to look at ecological housing options and to work with the RDN.

5. REPORTS

5.1 Trustee Reports

Trustee Colbourne reported the following:

- Attended APC meeting regarding the Draft Engagement Strategy for Housing Options and Impacts Review project;
- Attended Trust Programs Committee (TPC) meeting;
- Attended RDN Drinking Water and Watershed Protection Program meeting;
- Organizing bicycle rodeo and bicycle group at the elementary school and reminded people to slow down on the roads; and
- Attended the Ferry Advisory Committee (FAC) meeting.

Trustee Langereis reported the following:

- Attended APC meeting;
- Attended BC Forestry webinar;
- Attended Agricultural Land Commission (ALC) seminar;
- Attended student walkout for the environment;
- Attended FAC meeting; and
- Attending Local Planning Committee (LPC) meeting next week.

5.2 Chair's Report

Chair Rogers reported the following:

- Attended Association of Vancouver Island and Coastal Communities (AVICC) conference in Powell River;
- Attended Executive Committee (EC) meeting, preparing for Trust Council (TC) in June;
- Victoria Islands Trust (IT) office renovations are complete; and
- Attended a Chair training session.

5.3 Electoral Area Director's Report - attached for receipt

Received for information.

6. MINUTES

6.1 Local Trust Committee Minutes dated April 11, 2019 – for adoption

The following amendments to the Local Trust Committee meeting minutes of April 11, 2019 were presented for consideration:

- Page 7, 14.6 Rise and Report, update spelling of David Neads and Tobi Elliott.

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated May 8, 2019

Received for information.

6.3 Advisory Planning Commission Minutes dated April 8, 2019 - for receipt

Received for information.

6.4 Advisory Planning Commission Draft Minutes dated April 29, 2019 - for receipt

Received for information.

7. BUSINESS ARISING FROM MINUTES**7.1 Follow-up Action List dated May 8, 2019**

Received for information.

7.2 Bylaw No. 302 - for consideration of adoption

GB-2019-052

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 302, cited as "Gabriola Island Local Trust Committee Fees Bylaw, 2018, Amendment No. 1, 2019", be adopted.

CARRIED

8. APPLICATIONS AND REFERRALS**8.1 GB-DVP-2019.1 (Regional District of Nanaimo) - Staff Report - for decision**

Planner Sawyer asked the LTC to consider Development Variance Permit (DVP) application GB-DVP-2019.1. The variance would facilitate the construction of a skate and bike park, to be located in the Northeast corner of Huxley Park, the subject property.

Elaine McCulloch, RDN Parks Planner and Wendy Marshall, RDN Manager of Park Services noted the following:

- The proposed parking lot was gravel;
- Willing to look at site plan and retain more trees, however, noted that Huxley Park is a difficult site;
- The proposed cistern would be used for maintenance of the sports and tennis courts; and
- The DVP and conceptual plan are required for grant funding.

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

- Concerns about the number of trees proposed to be removed;

- There was no known correspondence received from the neighbouring property and the majority of correspondence received was in favour of the DVP;
- Interested in working with the RDN to limit parking to accessible parking, reduce number of trees removed, and create a tree replacement strategy; and
- Interested in a stronger emphasis to reduce the impact to the environment.

GB-2019-053**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee waive the requirement to provide a plan signed by BC Land Surveyor as per Gabriola Island Land Use Bylaw No. 177, A.3.5.1 *Enforcement of Siting Regulations* for application GB-DVP-2019.1 (Regional District of Nanaimo).

CARRIED**GB-2019-054****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee approve issuance of Development Variance Permit GB- DVP-2019.1 (Regional District of Nanaimo) with the following variances to Gabriola Island Land Use Bylaw No. 177, 1999:

- To reduce the setback for the construction of a skate park structure from 6.0 metres to 3.0 metres;
- To reduce the setback for an existing playground structure from 6.0 metres to 5.5 metres; and
- To increase the maximum combined lot coverage by buildings and structures from 20 percent to 35 percent of the lot area, subject to the applicant providing a planting plan to mitigate tree loss and reduce the area in tree loss required for vehicle parking except for accessibility parking spots.

CARRIED

By general consent the meeting was recessed at 12:45 pm and reconvened at 1:13 pm.

8.2 Thetis Island Local Trust Committee Referral - Request for Response regarding Bylaw No. 103

Trustees noted that they would like to “respond as interests unaffected by bylaw.”

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Housing Options and Impacts Review Project – Memorandum

Received for information. Staff requested the LTC consider extending the term of the current APC until June 27, 2019 so that they may continue with work on the Draft Engagement Strategy for the Housing Options and Impacts Review project.

GB-2019-055**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee extend the term of the current Gabriola Island Advisory Planning Commission members until June 27, 2019.

CARRIED

9.2 Cannabis Land Use Regulations - Staff Report - for decision

Regional Planning Manager Kjerulf requested the LTC consider endorsing a Project Charter for its Top Priority “Cannabis Regulations” report so that bylaws may be amended in order to be consistent with new legislation and to ensure continued alignment with Official Community Plan (OCP) policies.

GB-2019-056**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee endorse the Cannabis Regulations Project Charter v. 1, dated May 16, 2019.

CARRIED**10. CORRESPONDENCE**

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

11. NEW BUSINESS**11.1 Islands Trust 2018-2019 Annual Report - Memorandum - for decision****GB-2019-057****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee endorse the following text as amended for inclusion in the 2018-2019 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs & Housing:

The Gabriola Island Local Trust Committee held nine regular business meetings, four special meetings, and one public hearing in the 2018/19 fiscal year.

Work for this period included amending the Mudge Island Land Use Bylaw 2007 to update lot coverage regulations. A review of Gabriola Island Land Use Bylaw 1999 regulations applicable to water taxis was advanced. The Gabriola Island Local Trust Committee advanced Phase 2 of its Housing Options and Impacts Review, which involves potential changes to the Gabriola Official Community Plan and Land Use Bylaw. The Gabriola Island Local Trust Committee also adopted standing resolutions for the processing of non-medical retail cannabis application referrals and for First Nations engagement and reconciliation.

The Gabriola Island Local Trust Committee considered a number of development applications including six development permits, seven development variance permits, one rezoning application (commercial moorage), and one temporary use permit application (commercial vacation rental), as amended.

CARRIED**11.2 Public Engagement on Gabriola Island for Visions 2099 - The Future of the islands in the Salish Sea - Staff Report - for decision**

Clare Frater, Policy Advisor, joined via telephone and provided background information on Trust Council’s Visions 2099: The Future of the islands in the Salish Sea (working title)

and an outline and description of the in-person and online engagement activities that are proposed for the Gabriola Island Local Trust Area, which will take place at some point between June and November 2019.

Trustees noted the following points:

- Advised that there is a Gabriola LTC meeting scheduled for the evening of October 24, 2019 and this may be an opportunity for community engagement; and
- Interested in additional summer activities to include part time, seasonal summer residents.

GB-2019-058

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve the recommended public engagement activities to take place in the Gabriola Island Local Trust Area in support of the Trust Council's Visions 2099: The Future of the islands in the Salish Sea, as outlined in the May 16, 2019 staff report.

CARRIED

11.3 Water Balance Project

Trustee Colbourne provided an overview of the proposed Water Balance project and the Steering Committee of the RDN Drinking Water & Watershed Protection Program.

GB-2019-059

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee authorize Trustee Colbourne to sit on the Steering Committee of the Regional District of Nanaimo Drinking Water & Watershed Protection Program, if invited.

CARRIED

Trustees noted the following:

- Interested in a Freshwater Sustainability project to access data from the Regional District of Nanaimo's (RDN) water balance modelling report.

GB-2019-060

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to bring back an amended Housing Options and Impacts Review Project Charter with a subsection on Ground Water Sustainability.

CARRIED

12. REPORTS

12.1 Climate Change Action Update

There is a report coming to TC in follow-up with specific actions and planning tools to reduce carbon footprint and climate change action. TPC being consulted as part of climate change action consultation process.

12.2 First Nations Relationship Building - Update from Trustee Colbourne

Currently working with Lisa Wilcox, Senior intergovernmental Policy Advisor, on an action plan and will bring it to the LTC for review.

12.3 Trust Conservancy Report dated March, 2019

Received for information.

12.4 Applications Report dated May 8, 2019

Received for information.

12.5 Trustee and Local Expense Report dated March, 2019

Received for information.

12.6 Adopted Policies and Standing Resolutions

Received for information.

12.7 Local Trust Committee Webpage

No updates required.

13. WORK PROGRAM

13.1 Top Priorities Report dated May 8, 2019

Received for information.

13.2 Projects List Report dated May 8, 2019

Received for information.

Trustees noted to add cisterns, solar panels and parking to lot coverage calculations.

GB-2019-061

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to amend Project 17. Land Use Bylaw Amendments on the Projects Report, "review how cisterns, solar panels, and parking are subject to lot coverage calculations."

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Thursday, June 27, 2019 at The Gabriola Arts and Heritage Centre, 476 South Road, Gabriola Island, BC

15. ADJOURNMENT

By general consent the meeting was adjourned at 2:30 pm.

Dan Rogers, Chair

Certified Correct:

Nadine Mourao, Recorder