



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date:	October 24, 2019
Location:	Rollo Seniors Centre 685 North Road Gabriola Island, BC
Members Present:	Dan Rogers, Chair Kees Langereis, Local Trustee Scott Colbourne, Local Trustee
Staff Present:	Heather Kauer, Regional Planning Manager Sonja Zupanec, Island Planner Jaime Dubyna, Planner 2 Nadine Mourao, Recorder
Others Present:	There were approximately three (3) 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 3:01 pm. 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:

- 4.3 Electoral Area Director’s Report.

By general consent the agenda was approved as amended.

3. TOWN HALL

A member of the public asked the Local Trust Committee (LTC) to prioritize ecological zone development.

4. REPORTS

4.1 Trustee Reports

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

- Trust Council (TC);
- Gabriola Talks;

- Island Trust 2050 Policy Talks;
- Met with Margaret Taylor to discuss a tour of Burren's Acres;
- Gabriola Community Bus Foundation Annual General Meeting;
- Ferry Advisory Committee meeting;
- Ministry of Transportation and Infrastructure (MoTI) meeting October 30, 2019;
- Panelist on Climate Action event at Vancouver Island Economic Summit; and
- Meetings regarding secondary access points for emergency planning.

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

- TC;
- Local Planning Committee (LPC);
- Housing Advisory Planning Commission (HAPC);
- Islands Trust 2050 Policy Talks:
- Gabriola Talks; and
- Noted that milling of lumber on properties needs to be revisited.

4.2 Chair's Report

Chair Rogers reported the following:

- Attended TC;
- Attended Union of British Columbia Municipalities (UBCM) conference;
- Met with the Minister of Indigenous Relations regarding the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP);
- Attended Financial Planning Committee (FPC); and
- Attending Howe Sound Community with Clare Frater, Director Trust Area Services.

4.3 Electoral Area Director's Report

Chair Rogers summarized the report and noted the following:

- Village Way negotiations with MoTI continue;
- Funding has been delayed for Huxley Park Phase 2;
- Roll out of the new automated waste collection program has begun;
- Regional District of Nanaimo (RDN) participating in the BC Agriculture and Food Climate Action Initiative (CAI);
- RDN conducting community and stakeholder consultation on the Official Community Plan (OCP) and bylaw amendments for Nanaimo Airport lands;
- Replaced beach access stairs at Blue Whale and Hummingbird Community parks; and
- Attending meeting with Trustees and MoTI regarding Barrett/North road.

GB-2019-106

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to initiate protocol meetings with the Regional District of Nanaimo.

CARRIED

5. MINUTES

5.1 Local Trust Committee Minutes dated September 12, 2019 – for adoption

The following amendments to the meeting minutes of September 12, 2019 were presented for consideration:

- Page 3, 7.1 GB-DVP-2019.2, second bullet, change “would require another Development Variance Permit (DVP)” to “would require another DP.”

By general consent the Local Trust Committee meeting minutes of September 12, 2019 were adopted as amended.

5.2 Housing Advisory Planning Commission Minutes dated September 26, 2019 - for receipt

Received.

6. BUSINESS ARISING FROM MINUTES**6.1 Follow-up Action List dated September 17, 2019 –**

Planner Zupanec provided an overview of items.

6.2 Climate Change Adaptation and Mitigation Strategies - Memorandum - for information only

Received for information.

Trustees requested further future discussion around priorities and actions around climate change.

7. APPLICATIONS, BYLAWS AND REFERRALS**7.1 GB-RZ-2019.1 (BC Ferries - Gabriola Ferry Terminal) - Staff Report**

Planner Dubyna summarized the report which documented progress on a number of deliverables requested by Trustees and noted the following:

- Staff have received a copy of the Archeological Impact Assessment (AIA); and
- Snuneymuxw First Nations to submit a written response, not received to date.

Discussion ensued and the following was noted by Trustees:

- Interested in whether the AIA is shared with local First Nations;
- Would like to hear if there are any concerns from Local First Nations;
- Expressed concern with the zoning line down the middle of North Road and who will be responsible for line up issues;
- Enquired whether the emergency dock and access will remain;
- Requested that the word “pedestrian” be referenced as people who walk, bike, e-bike etc.;
- Enquired about water lease; and
- Requested draft bylaws for LTC meeting in November.

John Steil (Stantec) on behalf of BC Transportation Financing Authority and BC Ferry Services Inc. noted:

- Would like to move forward with project and requested LTC expedite wherever possible;

- BC Ferries has a separate First Nations consultation process and will submit contact log;
- Will preserve emergency dock and formalize access; and
- Have submitted water license.

GB-2019-107**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee direct Staff to prepare a draft bylaw to amend Gabriola Island Official Community Plan Bylaw No. 166, 1997, consistent with draft bylaw language presented in Attachment 1, Table 1 of the Staff Report dated October 24, 2019 for GB-RZ-2019.1 (BC Ferries).

CARRIED**GB-2019-108****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee direct Staff to prepare a draft bylaw to amend Gabriola Island Land Use Bylaw No. 177, 1999, consistent with draft bylaw language presented in Attachment 1, Table 2 of the Staff Report dated October 24, 2019, for GB-RZ-2019.1 (BC Ferries).

CARRIED

By general consent the meeting was recessed at 4:35 pm and reconvened at 4:39 pm.

7.2 GB-DVP-2018.6 (Durrance - 538 Wildwood Crescent) - Staff Report

Planner Zupanec provided an overview of the report which asked the LTC to re-consider application GB-DVP-2018.6 for a Development Variance Permit (DVP) to authorize the siting of an existing sewage disposal system, rock wall and stair case, which currently contravene Gabriola Island Land Use Bylaw No. 177, 1999 (LUB) setback regulations and noted the following:

- There is a notice on file; and
- All conditions have been met.

GB-2019-109**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee issue Development Variance Permit GB-DVP-2018.6.

CARRIED**7.3 Telus Cell Tower Proposal – Deferred to November 28th LTC meeting****8. LOCAL TRUST COMMITTEE PROJECTS****8.1 Cannabis Regulations Project (Bylaw No. 303) - Staff Report**

Planner Zupanec summarized the report which asked the LTC to consider a minor amendment to the proposed Bylaw No. 303 at second reading and recommended the bylaw be advanced to a Community Information Meeting (CIM) and public hearing.

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

- Suggested usage of surface area as a unit of measurement instead of floor area;

- Definition number 3, definition of cannabis products, add “topicals”, and add to the end of the sentence “personal use”;
- Definition number 5, define that height only applies to cannabis production and not mixed-use buildings if mixed-use buildings are to be included in the *Cannabis Act*, does this height apply to mixed-use buildings as well? Is the height limited to Cannabis use only?; and
- Requested Staff to prepare track changes document for LTC consideration before CIM.

GB-2019-110**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to prepare draft amendments for proposed Bylaw 303, taking into account input from the October 24, 2019 Gabriola Island Local Trust Committee meeting and provide a “track changes” version of the existing Bylaw for the Community Information Meeting.

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

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

10.1 Petition regarding Proposed Model Strategy for Antenna Systems

Received.

11. NEW BUSINESS**11.1 2020 Local Trust Committee Meeting Schedule – Memorandum****GB-2019-111****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee schedule its regular business meetings on the following dates in 2020: January 16, February 27, April 2, May 14, June 25, July 30, September 10, October 22, and November 26.

CARRIED**11.2 Gabriola Sounder Calendar - for discussion****GB-2019-112****It was MOVED and SECONDED**

that the Gabriola Local Trust Committee authorize the expenditure of \$315.00 plus Goods and Services Tax for publication of Gabriola Island Local Trust Committee meeting dates in the Gabriola Sounder calendar.

CARRIED**11.3 Grant Opportunity – 2020 Poverty Reduction Planning & Action Programs – for discussion**

Trustee Colbourne asked the LTC to consider a grant opportunity for a Poverty Reduction Strategy through the UBCM and noted the following points:

- LTC to work collaboratively with Angela Pounds, Gabriola Social Worker, local agencies and community groups to apply for grant;
- Internal expression of interest due December 30, 2019;
- Grant application deadline February 28, 2020;
- Grant will help identify gaps in why community needs housing and inform the HAPC;
- UBCM will only consider one application from local government; and
- Grant may potentially address Gabriola's high child poverty rate.

GB-2019-113**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to create a project to draft an application for Poverty Reduction Strategy grant through the Union of British Columbia Municipalities.

CARRIED**11.4 Response from Minister of Transportation regarding Gabriola Island Active Transportation Plan**

Trustees noted the following key points:

- Felt the response from the Minister of Transportation was unsatisfactory;
- Requested that Executive Committee are given copy of correspondence from the Minister of Transportation and write a letter in response; and
- Requested updates regarding meeting with MoTI attended by David Marlor, Director of Local Planning Services.

12. REPORTS**12.1 Trustee and Local Expense Report dated August, 2019**

Received.

12.2 Adopted Policies and Standing Resolutions

Received.

12.3 Climate Change Action Update

Received.

12.4 First Nation Relationship Building

Discussion ensued and the following points were noted by Trustees:

- Expressed interest in having "First Nations Report" in "Reports" section of agenda;
- Interested in continuing to develop an authentic dialogue with Snuneymuxw First Nations;
- Requested Lisa Wilcox, Senior Intergovernmental Policy Advisor, to do presentation and/or outreach; and
- Trustee Langereis to do some exploratory research and budget analysis.

GB-2019-114

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to add a standing item to the Agenda for "First Nations Reports" in section 4.4 under Reports.

CARRIED

12.5 Trust Conservancy Report - none

12.6 Local Trust Committee Webpage

No updates requested.

13. WORK PROGRAM

13.1 Top Priorities Report dated October 17, 2019 - none

13.2 Projects List Report dated October 17, 2019 – none

Trustees requested that they would like to go through the projects list at the next meeting and prioritize.

14. CLOSED MEETING

14.1 Motion to Close the Meeting

GB-2019-115

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) (a), (c) and (d) for the purpose of considering Advisory Planning Commission Appointments, Labour Relations or other Employee Relations and Adoption of In-Camera Meeting Minutes dated September 12, 2019 and that the recorder and staff attend the meeting.

CARRIED

Chair Rogers closed the meeting to the public at 6:06 pm.

14.2 Recall to Order

By general consent the meeting was recalled to order 6:22 pm.

14.3 Rise and Report

Angela Pounds, Jeff Malmgren, Susan Yates, Robert Plowright, Don Elkington, Deb Ferens, Peter Maidstone, Jennefer Laidley and Lisa Webster-Gibson were appointed to the Advisory Planning Commission and that the minutes from September 12, 2019 *In-Camera* meeting were adopted.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled at 10:30 am, Thursday, November 28, 2019 at The Gabriola Arts and Heritage Centre, 476 South Road, Gabriola Island, BC

16. ADJOURNMENT

By general consent the meeting was adjourned at 6:23 pm.

Dan Rogers, Chair

Certified Correct:

Nadine Mourao, Recorder