



## Gabriola Island Local Trust Committee Minutes of Regular Meeting

- Date:** November 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:** Jaime Dubyna, Planner 2  
Ian Cox, Planner 1  
Marnie Eggen, Island Planner  
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 10:30 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 to the agenda were presented for consideration:

- Add draft letter to Snuneymuxw First Nations from Lisa Wilcox, Senior Intergovernmental Policy Advisor to 3.4 First Nation Reports; and
- Add 11.1 BC Ferries and Housing.

**By general consent** the agenda was approved as amended.

### 3. REPORTS

#### 3.1 Trustee Reports

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

- Will Sprogis is new Fire Chief and happy retirement to Rick Jackson;
- Open house January 25, 2020 at Albert Reed Memorial Fire Hall regarding emergency planning;
- Inclusion project for individuals with diverse abilities;
- Gabriola Housing Advisory Planning Commission (HAPC) November 4, 2019 event at the Phoenix;

- United Nations Emissions Gap report recommends removing barriers to multi-family units to combat climate change;
- Applying for Union of British Columbia Municipalities for poverty reduction grant;
- Gabriola Land and Trails Trust (GaLTT) shuttle project;
- Rural Islands Economic Forum (RIEF); and
- Island Trust Community Stewardship Awards event January 16, 2020, in celebration of the work of Snuneymuxw Elder Geraldine Manson (C'tasi:a).

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

- HAPC meetings;
- HAPC November 4, 2019 event;
- Trust Programs Committee (TPC);
- Local Planning Commission (LPC);
- Coastal Ferry Vision meeting;
- Discussions with residents regarding saw milling, cutting firewood, illegal tree removal, tree protection, home occupations and bylaws; and
- Trust Council (TC) meeting next week.

### **3.2 Chair's Report**

Chair Rogers reported the following:

- TC meeting next week;
- Bill 41 – 2019: *Declaration on the Rights of Indigenous Peoples Act* was passed;
- Attended Salish Sea Shared Waters Forum – Oil Spill Task Force; and
- Conference call with representatives from the Coast Guard regarding oil spill response planning.

### **3.3 Electoral Area Director's Report**

Director Craig summarized her report and noted:

- Regional District of Nanaimo (RDN) board will support the letter written by TC Chair Luckham;
- RDN meeting and discussing conservation areas within the Coats Marsh Regional Park; and
- December 4, 2019 Park and Trail Strategy open house.

### **3.4 First Nations Report**

Trustees discussed the template letter from Lisa Wilcox, Senior Intergovernmental Policy Advisor, and the process for drafting a letter regarding relationship building with First Nations per Standing Resolution GB-2019-031, and noted the following:

- Trustees to write a separate letter in follow up to Chair's letter with contacts, meeting dates, and projects;
- Interested in a relationship building workshop; and
- Working on screening event of "Dust and Bones" movie.

**GB-2019-116****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to work with Lisa Wilcox, Senior Intergovernmental Policy Advisor to finalize the letter to First Nations as per the Standing Resolution.

**CARRIED****4. TOWN HALL**

A member of the public asked Trustees to support Ecological Protection zoning for Coats Marsh.

A member of the public expressed support over site specific ecological protection provisions for Coats Marsh due to existing trails within the park and location adjacent to the 707 Park.

A member of the public noted to Trustees about prior bylaw discussions regarding public firewood processing and milling and Galiano's wood processing bylaw.

A member of the public asked Trustees to consider that the ecology of Coats Marsh is a major issue and that the Ecological Protection Zone project page on the website be updated.

**5. MINUTES****5.1 Local Trust Committee Minutes dated October 24, 2019 – for adoption**

The following amendments to the meeting minutes of October 24, 2019 were presented for consideration:

- Page 2, 2<sup>nd</sup> bullet, change to “Met with Margaret Taylor to discuss a tour of Burren’s Acres”;
- Page 4, 8.1 Cannabis Regulations, 1<sup>st</sup> bullet, change to “Suggested usage of surface area as a unit of measurement instead of floor area”;
- Page 5, 2<sup>nd</sup> bullet, Definition number 5, change word “implies” to “applies” and after the words “mixed-use buildings” add “if mixed-use buildings are permitted under the *Cannabis Act*, does this height apply to mixed-use buildings as well? Is the height limited to Cannabis use only?”

**By general consent** the Local Trust Committee meeting minutes of October 24, 2019 were adopted as amended.

**5.2 Section 26 Resolutions-Without-Meeting - none****5.3 Advisory Planning Commission Minutes - none****5.4 Housing Advisory Planning Commission Minutes dated October 10, 2019 - for receipt**

Received and Trustees acknowledge Howard Houle for his work on the HAPC.

**6. BUSINESS ARISING FROM MINUTES****6.1 Follow-up Action List dated November 20, 2019**

Received.

## 7. APPLICATIONS AND REFERRALS

### 7.1 GB-DVP-2017.1 and GB-DP-2017.2 (Weston - Acorn Island) - Staff Report

Planner Cox summarized the report which asked the LTC to consider Development Variance Permit (DVP) application GB-DVP-2017.1 and Development Permit (DP) application GB-DP-2017.2 arising out of bylaw enforcement GB-BE-2007.8 for unauthorized development on Acorn Island.

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

- Sechelt First Nations replied that they would comment, however, to date no comments have been received;
- No other comments received from First Nations with interest in Acorn Island; and
- Eagle cabin is not for habitation for residential use, intent is to keep as a storage building.

#### GB-2019-117

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

that the Gabriola Island Local Trust Committee approve issuance of Development Variance Permit GB-DVP-2017.1 conditional upon confirmation of registration of the restrictive environmental covenant as amended by the Local Trust Committee on September 12, 2019 and the registration of a notice on the subject property land title pursuant to Section 32 of the *Heritage Conservation Act* for the protection of archaeological resources.

**CARRIED**

#### GB-2019-118

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

that the Gabriola Island Local Trust Committee approve issuance of Development Permit GB-DP-2017.2 following the issuance of GB-DVP-2017.1.

**CARRIED**

### 7.2 TELUS Cell Tower Proposal - Staff Report

Planner Eggen provided an overview of the report which asked the LTC to consider a review of the 2010 LTC standing resolution on communication towers, in order to clarify process, application, and consultation requirements that would apply to a potential tower proposal from TELUS on Gabriola Island.

The following points were noted by Trustees:

- Requested Staff draw from Model Strategy for Antennae Systems to amend Standing Resolution;
- Questioned what “expanded communications towers” such as 5G meant; and
- Concerned about future changing technology on tower without public consultation.

TELUS representative Doug Anastos noted:

- Reason for possible application is request for service from residents of DeCourcy Island;
- Location identified near to Fire Hall on South Road which is Crown Land;
- Uncomfortable with current requirement to perform public consultation for future upgrades to tower; and

- Can incorporate free rental for emergency equipment to provide emergency services on tower into application.

**GB-2019-119****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to prepare an analysis and recommendations drawing from and considering the Model Strategy for Antennae Systems to amend Local Trust Committee standing resolution GB-025-2010 "Communication Towers and Antennae", in order to clarify consultation requirements for equipment upgrades to a tower; potential cost recovery options and guidelines for applicant-led public consultation.

**CARRIED**

**By general** consent the meeting was recessed at 12:46 pm and reconvened at 12:57 pm.

**8. LOCAL TRUST COMMITTEE PROJECTS****8.1 Gabriola Housing Options and Impacts Review Project - verbal update**

Planner Dubyna provided an overview and noted the following key points:

- HAPC event on November 4, 2019 resulted in wide range input on engagement options;
- Dedicated working session to be held mid-January to solidify intention of draft engagement strategy; and
- LTC to consider final version of strategy by end of February 2020.

Trustees would like the HAPC to consider United Nations Emissions Gap report in their strategy.

**8.2 Ecological Protection Zone - Staff Report**

Planner Cox summarized the report which provided the LTC with updated information concerning the Ecological Protection (EP) Zone project in accordance with the Project Charter V.3 as amended August 15, 2019 and noted the following:

- RDN and the Nature Trust asking that Coats Marsh not be rezoned to EP Zone at this time.

Discussion ensued and the following points were noted by Trustees:

- Request that Coats Marsh conversation continue with RDN and Nature Trust for site specific variant of the EP Zone;
- Interested in designation of areas with greater restriction of human activity in Coats Marsh while possibly keeping the park open for community uses; and
- Would like protocol meeting with RDN.

**GB-2019-120****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee amend the Ecological Protection Zone Project Charter V.3 to include the rezoning of Elder Cedar Nature Reserve.

**CARRIED**

**GB-2019-121****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to prepare draft amendments to the Gabriola Island Official Community Plan that will:

- a) Establish a new Ecological Protection Land Use Designation for the purposes of protection of the natural environment, its ecosystems and biological diversity;
- b) Designate the Burren's Acres Nature Reserve parcel as Ecological Protection;
- c) Designate the Elder Cedar Nature Reserve parcel as Ecological Protection.

**CARRIED****GB-2019-122****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to draft amendments to the Gabriola Island Land Use Bylaw that will:

- a) Create a new zoning designation entitled Ecological Protection which will regulate permitted uses, buildings and structures, height, siting requirements including setbacks and lot coverage, parking, and subdivision;
- b) Rezone LOT 3, SECTION 12, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 26561 (PID:002-803-925) to Ecological Protection; and
- c) Rezone BLOCK A SECTION 16 GABRIOLA ISLAND NANAIMO DISTRICT (PID: 026-664-453) to Ecological Protection.

**CARRIED****GB-2019-123****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to consider options (including split zoning or site-specific zoning) for recognizing the ecological sensitivities and the management plan of Coates Marsh and consult with the Regional District of Nanaimo and The Nature Trust of British Columbia regarding those options.

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

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

**10.1 Letter dated October 21, 2019 from Bruce Thomson regarding Bylaw No. 177 (Home Occupations)**

Trustee Colborne to respond to correspondence.

**11. NEW BUSINESS****11.1 British Columbia (BC) Ferries and Housing**

Trustee Colborne requested that allowable accessory dwelling unit be included in the draft bylaw for BC Ferries application to assist with need for employee housing.

**12. REPORTS**

**12.1 Climate Change Action Update**

Received.

**12.2 First Nations Relationship Building - none**

**12.3 Trust Conservancy Report dated October, 2019**

Received.

**12.4 Applications Report dated November 20, 2019**

Received.

**GB-2019-124**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to prepare a report indicating when referrals such as subdivisions are provided to Trustees and when they can be made public.

**CARRIED**

**12.5 Trustee and Local Expense Report dated September, 2019**

Received.

**12.6 Adopted Policies and Standing Resolutions**

Received.

**12.7 Local Trust Committee Webpage**

Project page has been updated.

**13. WORK PROGRAM**

**13.1 Top Priorities Report dated November 20, 2019**

Received.

**13.2 Projects List Report dated November 20, 2019**

Received.

**GB-2019-125**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to Remove number 3 Forge Fish Mapping Workshop, number 4 Land Based Aquaculture, number 5 Biodiversity Protection, number 7 Water Protection, number 13 Food Trucks, number 14 Eagle Nest Mapping from the Local Trust Committee Projects List and amend number 8 First Nations cultural references to end at the word "mapping".

**CARRIED**

**14. CLOSED MEETING**

**14.1 Motion to Close the Meeting**

**GB-2019-126**

**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) and (i) for the purpose of considering Adoption of In-Camera Meeting Minutes dated October 24, 2019 and Legal Advice/Bylaw Enforcement and that the recorder and staff attend the meeting.

**CARRIED**

**14.2 Recall to Order**

**By general consent** the meeting was recalled to order 2:36 pm.

**14.3 Rise and Report**

The minutes from October 24, 2019 In-Camera meeting were adopted.

**15. UPCOMING MEETINGS**

**15.1 Next Regular Meeting Scheduled for Thursday, January 16, 2020 at 10:30 AM at The Gabriola Arts and Heritage Centre, 476 South Road, Gabriola Island, BC**

**16. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:57 pm.

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Dan Rogers, Chair

Certified Correct:

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Nadine Mourao, Recorder