

MINUTES OF THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE MEETING
HELD AT 10:15 P.M. ON THURSDAY, JULY 26, 2012
AT THE WOMEN'S INSTITUTE
476 SOUTH ROAD, GABRIOLA ISLAND, BC

<u>PRESENT:</u>	David Graham	Chair
	Sheila Malcolmson	Local Trustee
	Gisele Rudischer	Local Trustee
	Chris Jackson	Regional Planning Manager
	Chloe Fox	Island Planner
	Stephen Orgill	Recorder

There were two (2) local media representatives and fourteen (14) members of the public attending the meeting.

1. **CALL TO ORDER**

Chair Graham called the meeting to order at 10:15 am. He introduced himself, the Local Trust Committee and staff to the public in attendance. Chair Graham acknowledged that the meeting is taking place on the traditional territory of the Coast Salish People.

2. **APPROVAL OF AGENDA**

Planner Fox distributed additional correspondence concerning agenda item 13.2 that were numbered 13.2.4, 13.2.5 and 13.2.6. The Local Trust Committee adopted the agenda by consensus as amended.

3. **MINUTES**

3.1 *Local Trust Committee Special Meeting Minutes to Hold a Community Information Meeting of June 25, 2012.*

The Local Trust Committee reviewed the minutes of the special meeting held on June 25, 2012 and made the following amendments:

- Page 1, item 2., second paragraph, second sentence, delete “a” insert “*the final*” before “decision”; add “*and would make a final recommendation to Industry Canada*” at the end of the sentence.
- Page 3, item 4., seventh paragraph, last sentence, correct typo “*fort*” to “*for*”.
- Page 4, item 4., correct spelling of “*Coates*” to “*Coats*” where necessary.
- Page 6, item 4., second paragraph, second sentence, end sentence after “*binding*”, delete “*under the circumstances...*”
- Page 7, item 4., second paragraph, correct spelling of “*Denholm*”

The Local Trust Committee adopted the minutes of the June 25, 2012 Community Information Meeting by consensus as amended.

3.2 Local Trust Committee Meeting Minutes of June 28, 2012

The Local Trust Committee reviewed the minutes of the June 28, 2012 Local Trust Committee meeting and the following amendments were made:

- Page 1, attendance notation, change to “There were *two (2)* local media representatives and *six (6)* members of the public attending the meeting.
- Page 2, item 4.2, third paragraph, second sentence, replace “*recommended*” with “*suggested*”.
- Page 3, item 4.2, add new final paragraph; “*The Chamber and Arts Council were each asked to clarify whether their request was site-specific or for all institutional zones, and to indicate which of the three options outlined in the June 11, 2012 memorandum they prefer.*”
- Page 4, item 6.1, second paragraph, delete second sentence, “*Chair Graham summarized... in the permit.*”
- Page 6, item 8., change first part of sentence to: “*Trustee Malcolmson reported that Neighbourhood Zero Emission Vehicles (NZEV) were demonstrated at the June Islands Trust Council meeting, and after mentioning ...*”

The Local Trust Committee adopted the minutes of the June 26, 2012 Local Trust Committee meeting by consensus as amended.

3.3 Section 26 Resolutions Without Meeting

None.

3.4 Gabriola Island Advisory Planning Commission Meeting Minutes

None.

3.5 Mudge Island Advisory Planning Commission Meeting Minutes

None.

3.6 Gabriola Island Agricultural Advisory Commission Draft Meeting Minutes

None.

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-up Action Report dated July 18, 2012

Planner Fox raised the August 19, 2011 item for discussion, suggesting that more context is needed. The item requests that staff consider developing an Islands Trust-wide Official Community Plan review process ‘Best Practices Model’. She

provided several options for the trustees to consider. Trustee Malcolmson agreed to speak to this item at the upcoming Local Planning Committee meeting.

4.2 *Gabriola Rescue of Wildlife Society Living with Eagles Brochure*

The trustees reviewed the brochure produced by Gabriola Rescue of Wildlife Society that was financially assisted by the Local Trust Committee. The trustees thanked Gabriola Rescue of Wildlife Society for the brochure. Chair Graham commented that the brochure is an excellent piece of community driven information.

4.3 *Velo Village Cycling and Rural Mobility Conference*

4.3.1 *Report from Steven Earle and Fay Weller , dated July 2012*

The trustees reviewed the report received from the Velo Village Cycling and Rural Mobility Conference held on June 21-23, 2012 on Salt Spring Island and agreed to discuss this item in greater detail following the delegation from Steven Earle scheduled for later in the meeting.

4.3.2 *Email from Steven Earle dated July 7, 2012*

The Local Trust Committee considered a request for support received from Steven Earle in an email dated July 7, 2012 to offer a one-day version of the Can-Bike Rural Cycling course to people on Gabriola Island and agreed to discuss this item in greater detail following the delegation from Steven Earle scheduled later in the meeting.

5. CORRESPONDENCE

Correspondence specific to an active development application and/or project will be received by the Gabriola Island Local Trust Committee when that application and/or project is on the agenda for consideration.

5.1 *Letter dated July 3, 2012 from Jim Ramsay of the Gabriola Transportation Association to the Ministry of Transportation and Infrastructure*

The Local Trust Committee reviewed the letter for information from Jim Ramsey addressed to the Ministry of Transportation and Infrastructure. The trustees commented that they had appreciated that the community group had documented some of the items heard at the public meeting for discussion of road related issues on June 18, 2012. The meeting with Ministry of Transportation and Infrastructure also included representatives of the Gabriola Chamber of Commerce, Gabriola Ratepayers Association and the Gabriola Transportation Association. Director Houle pointed out that the opinions in the letter are of the Gabriola Ratepayers Association, the Gabriola Chamber of Commerce and the Gabriola Transportation Association.

6. **REPORTS**

6.1 *Work Program Reports*

The Local Trust Committee reviewed the Top Priorities Report and Projects List dated July 18, 2012. Trustee Malcolmson commented on the ordering priority.

6.2 *Applications Log dated July 18, 2012*

The Local Trust Committee briefly reviewed the Applications Log dated July 18, 2012. Planner Fox noted that application GB-RZ-2010.1 for rezoning on Mudge Island has been withdrawn and the file will be closed.

6.3 *Trustee and Local Expenses posed to June 30, 2012*

The Local Trust Committee reviewed the local expense statement with postings to June 30, 2012. There was a question concerning account 65210 expenses for the Advisory Planning Commission.

7. **NEW BUSINESS**

There was no new business on this agenda.

8. **TRUSTEES' REPORTS**

Trustee Rudischer provided a report about the meetings she had attended since the last Local Trust Committee meeting. She thanked the members of the Save the Shores group who had made their presence known in Nanaimo at the Ocean Days Festival to draw attention to the passage of oil tankers through the coastal waters. Trustee Rudischer reported that she had made a site visit to the proposed radio transmission tower and felt that the beauty of McGuffie's Swamp is the sort of place that is important to protect. She congratulated the Gabriola Health Care Foundation, Society and Auxiliary on behalf of the Local Trust Committee on receiving the Islands Trust Stewardship Award for building the Gabriola Medical Clinic, noting that the award will be officially presented on September 6, 2012. Trustee Rudischer had participated in a webinar hosted by BC Sustainable Energy Association and commented on the presentation by Mathias Wackernagel, president of Global Footprint Network and an international think-tank working on bringing about a sustainable world economy in which everyone can live well within the means of our planet. Trustee Rudischer concluded by reporting that the Ministry of Transportation and Infrastructure is hiring a consultant to undertake a public consultation process in the near future that will provide the community with the opportunity to comment on transportation to the Gulf Islands. She said that the Ferry Advisory Committee would let the community know what to expect as soon as information as to what form the consultation will take is received.

Trustee Malcolmson added that there would be a meeting this evening at the Agricultural Hall to discuss the possible creation of a streamkeepers group on Gabriola Island. Trustee Malcolmson reported that Trust Council had been experimenting with a new internet

technology called Place Speak to garner public input on the Strategic Priorities that Trust Council should take on such as whether time should be spent on advocating for shipping issues and keeping more oil tankers out of the Gulf Islands waters. She said there were ten big areas identified and Trust Council is looking for public input on what priorities should be considered. Trustee Malcolmson urged the constituents to go to Islands Trust website before the end of July, locate the link for “Have Your Say”, register, and fill out the survey. She also asked that if it doesn’t work well to please give feedback.

9. CHAIR’S REPORT

Chair Graham followed up on Place Speak, advising that Trust Council do want public feedback, and invited the public to visit the website and provide comments on the strategic priorities until the next Trust Council meeting on Bowen Island in early September. He said that any local initiatives that are on the strategic plan can benefit with support from the federation.

10. REGIONAL DIRECTOR’S REPORT

Regional District of Nanaimo (RDN) Director Howard Houle reported that building permits were slow in June with only two permits to build houses, one to move a house onto a lot and four permits under the “other” category. He reported on some road improvements on Wharf Road and the Ministry of Transportation and Infrastructure had created a parking area by widening, grading and resurfacing the first part of the road. He noted that there had also been road edge posts and reflectors installed. Director Houle reported that the directional signs for the 707 Acre Park should be installed by the end of the month and thanked Randy Young and his team at the Gabriola Lands and Trails Trust for their work on the trails. Director Houle reported that the Regional District of Nanaimo had been reviewing the design of the stairs that will be built at the South Road Park. Director Houle also reviewed with Regional District of Nanaimo staff the upgrading of the driveway and parking lot at the Rollo McClay Park. He concluded his report with information about work the Regional District of Nanaimo had started this week.

Trustee Rudischer asked Director Houle what the cost of stairs would be. Director Houle responded that Regional District of Nanaimo staff is presently working on a materials list and that the project had been budgeted for \$25,000.

Trustee Malcolmson asked Director Houle for his comment about funding the rural cycling program that arose previously on this agenda and the foot/bicycle path plan in the village area.

Chair Graham requested that the meeting proceed to hearing from the delegation.

11. DELEGATIONS

11.1 Steven Earle regarding Velo Village Cycling and Rural Mobility Conference

Steven Earle thanked the Local Trust Committee for their encouragement and assistance in attending the Cycling and Rural Mobility Conference on Salt Spring

Island. He described the conference as the rural version of a conference that had been held in Vancouver. He reviewed the list of speakers and said that 75 people attended the conference. Steven Earle told the Local Trust Committee that the message of the conference is that cycling is good for us and it is good for the health of individuals and the community's economy and environment. He elaborated that about 2% of Canadians cycle regularly compared with 30% in Denmark. He said that 2% is an increase over the past 50 years and that cyclists report Canadian weather and the road risk perception are the main obstacles preventing more people from using a bicycle. He provided some recommendations derived from the conference; safe cycling course, improve infrastructure, reduction in speed limits, and use whatever tools available to motivate people to get around with non-motorized transportation.

Trustee Rudischer thanked Mr. Earle for having attended the conference and commented that it was a good report he had provided about the conference.

Trustee Malcolmson commented on speed limit reduction on Gabriola. Trustee Malcolmson also noted that the Official Community Plan has language that supports the idea of a course to educate cyclists and motorists on road safety. She explained how funding may be arranged and it would not be within the Local Trust Committee's budget to provide financial support for a course. However, the Local Trust Committee can be enthusiastic with a letter of support. There was further discussion.

GB-074-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee provide a letter of support to Steven Earle for a Rural Cycling Safety course, citing Gabriola Official Community Plan advocacy policy 7.1v ("programs to educate cyclists, motorists and pedestrians on road safety issues shall be supported") and Objective 7.1.1 ("To provide a network of bicycle routes and ensure island roads are able to accommodate cycling safely").

CARRIED

12. TOWN HALL SESSION

Judith Graham commented on the staff report concerning the radio transmission tower. She asked what type of format the report would be in that will go to Industry Canada and said that she would like to see the report when it is available. She said that McGuffies Swamp is identified as a sensitive eco-system and the swamp has been seriously degraded over the last ten years.

Linnet Kartar asked if there would be a Town Hall after the radio tower issue had been discussed on this agenda. Chair Graham responded that, time permitting, there would be a Town Hall session at the end of this meeting where the public can address the Local Trust Committee.

Trustee Malcolmson asked Steven Earle about the Madrona Marketplace Phase 2 application and asked if he could speak to the map that was included in terms of the connection of trails. Mr. Earle showed a map with the tentative route of the Gabriola Village trail. He pointed out that the intention is to reduce the number of cars in the village.

13. **APPLICATIONS AND PERMITS**

13.1 *GB-DP-2012.3 (Intrascaple Developments Inc.)*

Planner Fox summarized the application for the commercial development of 7300 square feet located in the Development Permit Area 7 – The Village Centre as per the Gabriola Island Official Community Plan, No. 166, 1997. She described the site and proposed building style. Planner Fox summarized the ten development guidelines that apply to Development Permit Area 7 – The Village Centre. In conclusion, Planner Fox recommended that the Local Trust Committee instruct staff to issue the development permit to the applicant.

Trustee Rudischer asked whether the trees on the plan are on the setback. Chris Hock, the applicant, responded that many of the trees straddle the property line. Trustee Rudischer also asked if a trail could be incorporated into the area of the landscaping. Chris Hock explained what the plan for the trail would be, but would need approval from the Ministry of Transportation and Infrastructure.

Trustee Rudischer asked whether the driveway is shared with Phase 1 of the development. Chris Hock explained that the driveway is a temporary driveway and would be incorporated. He explained further the Ministry of Transportation and Infrastructure regulation that prohibits left turns at that location.

Trustee Rudischer asked about the green space on the plan. The applicant responded and discussion included cisterns collecting roof water, the landscaping, parking areas, setbacks, and public walkways.

Trustee Malcolmson commented on the removal of trees on the property and expressed concern that the second guideline in Development Permit Area 7 is not met in the proposed plan. She asked for further explanation. Chris Hock and Lana Pearson, the applicants, provided explanations to the trustees. Trustee Malcolmson said that she agrees with the walkway that is proposed in the plan and would like to refer the application to the Advisory Planning Commission for feedback on whether or not it meets the development guidelines. Chris Hock remarked that the application either meets the guidelines or it doesn't. He observed that the trustees are questioning whether the development guidelines had been met and acknowledged that the process builds better support for the development.

GB-075-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee refer Madrona Marketplace Phase 2 (GB-DP-2012.3) to the Advisory Planning Commission for comment on whether it considers the Development Permit Area 7 guidelines for the Village Centre to have been met.

CARRIED

13.2 *Gabriola Radio Society Tower Application*

13.2.1 Staff Report dated July 18, 2012

Planner Fox reviewed the staff report dated July 18, 2012. She said that the deadline for comments to the Local Trust Committee was July 25, 2012 at 4:00 pm. She said there had been only one agency referral response received by the deadline. Planner Fox provided a number of options for the Local Trust Committee to consider.

Trustee Rudischer said that she has concerns with the federal regulations override in the local zoning. She said that Gabriola bylaws don't allow the tower. Trustee Malcolmson said that she supports the option to defer consideration of a resolution until the September 6, 2012 Local Trust Committee meeting to allow for additional time for submission of a legal survey, information on environmental impacts and mitigation and responses from referral agencies. She remarked that there is still some outstanding information that had been asked for. Trustee Malcolmson continued that the application has been taking up a lot of planning time, but it would be the most responsible move to be given more time to get the necessary information.

Trustee Malcolmson expressed some concern that had been heard from the public that the Gabriola Radio Society might not be operating in the future due to the financial viability of the operation that may give rise to the incentive to lease out space on tower to corporate interests to cover operating costs. She asked if the landowner would voluntarily be willing to restrict the lease to the Gabriola Radio Society. She suggested that the landowner could sign a covenant restricting the transmission tower to the Gabriola Radio Society's exclusive use for broadcasting a community radio station. Trustee Rudischer said that she is not willing to make a decision today because she hasn't been able to read the late correspondence received this week.

GB-076-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request that staff report on whether the Lorettes would voluntarily restrict the proposed radio tower to broadcast by the Gabriola Radio Society alone, and require that the tower be dismantled if the Gabriola Radio Society ceased to exist, and advise the Local Trust Committee at its September meeting on mechanisms to secure such a commitment in perpetuity if the landowner is willing.

CARRIED

13.2.2 Compilation of Correspondence to July 18, 2012

The Local Trust Committee received correspondence for information

13.2.3 Email dated July 9, 2012 from John Hague regarding Legal Survey Request

The Local Trust Committee reviewed the request from John Hague, Director, Gabriola Radio Society, for financial assistance to cover

professional fees in providing a legal survey of the leased section of the property.

13.2.4 Comment Forms and Correspondence Post July 18, 2012

Received.

13.2.5 Letter dated July 25, 2012 from Regional District of Nanaimo

13.2.6 Email dated July 25, 2012 from Ken Zakreski

Received.

13.2.7 Email dated July 23, 2012 from John Hague

Received.

GB-077-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee defer consideration of a resolution on the Gabriola Radio Society application until the September 6, 2012 Local Trust Committee meeting to allow additional time for submission of the following materials:

- a. A legal survey, as per resolution GB-067-2012;
- b. Additional information on environmental impacts and mitigation;
- c. Responses from referral agencies.

CARRIED

GB-078-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee extend the deadline for public and agency comment on the Gabriola Radio Society radio tower proposal until 4:00 pm, Friday, August 24, 2012.

CARRIED

There was discussion on disseminating the notice of extending the deadline for submissions.

GB-079-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee release up to (\$200) two hundred dollars from the local expense budget to advertise that public input on the radio tower is extended to August 24, 2012.

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Gabriola Island Development Permit Areas (Riparian Areas, Hazardous Areas and Steep Slopes)

Planner Fox reviewed the staff report dated July 13, 2012 regarding the revised Project Charter and Communications Strategy.

Trustee Malcolmson asked the planner if there would be a recommendation to put some of the items on the long-term project list. Discussion continued with questions and answers from the planner about the timeline and project list and risk assessment.

Planner Fox provided the Local Trust Committee with four options with respect to the recommendations of the report. The Local Trust Committee discussed the four options.

GB-080-2012 It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee endorse the July 13, 2012 Gabriola Island Development Permit Areas (Riparian Areas, Hazardous Areas and Steep Slopes) Project Charter and the Gabriola Island Development Permit Areas (Riparian Areas, Hazardous Areas and Steep Slopes) Communication Strategy.

CARRIED

GB-081-2012 It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee refine the scope of the hazardous areas and steep slopes component of the Gabriola Island Development Permit Areas (Riparian Areas, Hazardous Areas and Steep Slopes) project to include consideration of the following hazard categories identified in the report prepared by EBA Engineering Consultants, dated January 28, 2011, only: low hazard terrain, moderate/high hazard terrain, other potential terrain issues (gentle over steep and areas proximal to toes of moderate/high hazard terrain).

CARRIED

GB-082-2012 It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request staff advice on how to address areas of potentially problematic soils, shoreline erosion, and localized areas of steep terrain in future Local Trust Committee project work.

CARRIED

15. BYLAWS

There were no bylaws for consideration on this agenda.

16. ISLANDS TRUST WEBSITE

The Local Trust Committee reviewed the Gabriola Island Local Trust Committee page of the Islands Trust website.

17. NEXT BUSINESS MEETING

The next Local Trust Committee will be at 10:15 am on September 6, 2012 at the Women's Institute, 476 South Road, Gabriola Island.

The Local Trust Committee considered the following items to include on the next meeting agenda:

- Follow-up on Ministry of Transportation and Infrastructure meeting and Regional District of Nanaimo meeting.
- Presentation of stewardship award.

18. TOWN HALL SESSION

Theresa Beers said that she is shocked that the Local Trust Committee will be making a decision on the tower on September 6, 2012 and asked why it is necessary. Chair Graham explained the reasons for extending the deadline and noted that at a certain point the decision will have to be made. He said that the Local Trust Committee has an obligation to the applicant. There was further discussion regarding the application between Ms. Beers and the trustees.

John Hague responded to Ms. Beers' question and elaborated on the Radio Society's status report and the response from the Fire Improvement District. He asked the trustees about the question to the owners of the property and said it would deny the first responders the benefit of the tower. He suggested asking the Lorrettes to restrict use to the first responders community (fire, ambulance, medical). He explained the value of the license in the marketplace and said that values are hard to measure.

Mike Philips added some comments on emergency broadcasting service paid by Canadian taxpayers.

Linnnet Kartar believed that the public should have seen the recent Ken Zakreski (13.2.6) letter prior to the meeting and would have given more community response.

19. ADJOURNMENT

The Local Trust Committee adjourned the meeting by consensus at 1:12 pm.

_____ Chair

_____ Recorder