

**MINUTES OF THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE MEETING
HELD ON THURSDAY, NOVEMBER 29, 2012 AT 10:15 AM
AT THE WOMEN'S INSTITUTE
476 SOUTH ROAD, GABRIOLA ISLAND, BC**

PRESENT: David Graham Chair
 Sheila Malcolmson Local Trustee
 Gisele Rudischer Local Trustee
 Howard Houle Regional Director
 Chloe Fox Island Planner
 Jessie Sherk Recorder

There were two (2) local media representatives and two (2) members of the public in attendance.

1. CALL TO ORDER

Chair Graham called the meeting to order at 10:19 am. He welcomed the public and introduced Trustees and staff. He acknowledged that the meeting is being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The agenda was adopted by consensus with the following amendments:

- Add item 3.6- Draft Minutes of the Gabriola Island Transportation Advisory Commission Meeting dated Nov 20, 2012
- add to item 4.2 – Memorandum dated November 22, 2012
- add item 6.3 – LTC Expense summary report posted to November 30, 2012

3. MINUTES

3.1 Local Trust Committee Meeting Minutes of November 1, 2012

The minutes were adopted by consensus with the following amendments:

- page 2, item 3.6, change the order of the second sentence to read "... requesting the Local Trust Committee to advocate for a reduction in the income threshold for farm status on parcels less than 2 acres and ask the Regional District of Nanaimo Director Houle to attend the next Agricultural Advisory Commission meeting."
- page 9, item 14.1.3, delete the line "may not have captured all topographic elements and"
- page 11, item 14.3, delete the line "add an additional" and change it to "provide a"

3.2 *Section 26 Resolutions Without Meeting*

There were no resolutions without meeting

3.3 *Gabriola Island Advisory Planning Commission Meeting Minutes*

The Gabriola Island Advisory Planning Commission Meeting Minutes dated November 5, 2012 were reviewed for information and discussed with Planner Fox.

3.4 *Mudge Island Advisory Planning Commission Meeting Minutes – None.*

3.5 *Gabriola Island Agricultural Advisory Commission Meeting Minutes –None.*

3.6 *Gabriola Island Transportation Advisory Commission Meeting Minutes*

The Minutes from the Gabriola Island Transportation Advisory Commission Meeting were discussed with the following points noted:

- The Transportation Advisory Commission recommended that the consultation process be extended or discontinued as it is flawed and there is a lack of detailed financial information from BC Ferries on the breakdown of overhead costs among the various routes
- Many of the questions would be better answered by management and before any changes are made to Route 19 schedules there should be further consultation with the community presenting options by the Ministry of Transportation and Infrastructure
- Excerpts from the Islands Trust Policy Statement and the Mudge and Gabriola Official Community Plans should be attached in the submission to the province by December 21, 2012

Trustee Rudischer distributed draft wording for a submission to the Ministry of Transportation and Infrastructure consultation on ferry services for consideration by the Local Trust Committee.

GB-119-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee use Trustee Rudischer's November 29, 2012 draft as the basis for a LTC submission to the Ministry of Transportation and Infrastructure on ferry service, and consider finalizing a submission by Resolution Without Meeting in December.

CARRIED

4. BUSINESS ARISING FROM MINUTES

4.1 *Follow-up Action List dated November 20, 2012*

Planner Fox indicated that there were no changes to the Follow-Up Action List and responded to questions that arose.

ADOPTED

The topic of using extra funds in the Official Community Plan Review budget this fiscal year was discussed. Trustees Rudischer and Malcolmson discussed funding and what to do about the Official Community Plan climate change policies and Land Use Bylaw.

GB-120-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request a staff report on hiring a consultant to implement Official Community Plan climate change policies into the Land Use Bylaw

CARRIED

4.2 *Staff Advice regarding Eelgrass Mapping Proposal from Topographics –*

Planner Fox and the Trustees discussed the Memorandum dated November 22, 2012 regarding eelgrass mapping. There will be more information about the budgets and discussions at the January Local Trust Committee meeting.

5. CORRESPONDENCE

5.1 *Email dated November 18, 2012 from Rachel Davey, of The Haven regarding TEDx Gabriola Island Event – attached*

Received.

Committee members reviewed and discussed the above noted email, which requested ways to partner with the TEDx. The author of the letter, Rachel Davey, says that the TEDx Gabriola event would be one of the very few on a rural island. Davey stated that the intention is that it would be a community event that will showcase the best of the local community as well as bring in speakers from off island to discuss and foster ideas that would bring positive change. She added that there are specifications and rules laid down by the TED organization and that it is not a revenue generating event. Leftover money would go back into the community. Davey stated that that she thinks this will be a wonderful way to put Gabriola on the map. Davey mentioned that VIU is providing financial support and that the Haven is providing food/venue. Davey stated that the main purpose of her email was to let the Local Trust Committee know that this is coming. The focus area is diversity and empathy. Trustee Malcolmson stated that it would be lovely for the Local Trust Committee to be involved in the event in some way.

GB-121-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request staff to advise whether it can fund or provide in kind support as proposed in the TEDx letter of Nov 18, 2012 from Rachel Davey.

CARRIED

6. REPORTS

6.1 *Work Program Reports*

Top Priorities Report and Projects List dated November 20, 2012

The Top Priorities Report and Project list dated November 20, 2012 was discussed with the following points noted:

- In regards to the Integrated Watershed and Shoreline Mapping Workshop – the funder has extended the deadline so there is not a rush to hold the mapping workshop. It has been extended to August 31, 2013. Staff recommends the workshops done by March 31, 2013.
- On page 23 it was discussed that items # 8 and # 10 under Top Priority 2, the Gabriola Planning Area Official Community Plan Review, seemed to be the same

GB-121-2012 It was **MOVED** and **SECONDED** that the Local Island Trust Committee amend its top priorities list to remove 2.8 which reads development of policies regarding cottage densities for density banking.

CARRIED

6.2 *Applications Log
Report dated November 20, 2012*

The Local Trust Committee briefly reviewed the Applications Log dated November 20, 2012

6.3 *Trustee and Local Expenses posted to November 30, 2012*

The Local Trust Committee reviewed the local expense statement with postings to November 30, 2012

7. **NEW BUSINESS**

None

8. **TRUSTEES' REPORT**

Trustee Rudischer reported that November has been a very busy month and due to illness she wasn't able to attend all the meetings. She did attend a meeting of Trust Council's Local Planning Committee at the beginning of the month where they failed to reach a consensus on a model fees bylaw referred by Trust Council. She noted that they also asked staff to develop an updated review of the geothermal approaches being used on other islands to act as a guide. They also considered budget allocations for developing a tool kit to protect water quality, quantity and conservation. A budget request was also made to develop mechanisms for proactive bylaw enforcement of illegal structures on the foreshore.

Trustee Rudischer enjoyed attending the Remembrance Day assembly and laid a wreath on behalf of Islands Trust.

On November 20, 2012 Trustee Rudischer attended the Transportation Advisory Committee meeting. It was an interesting discussion where a number of recommendations were made, which she has compiled and put into a draft submission for review by the Local Trust Committee.

Two days later she attended the Stream Keepers meeting. Trustee Rudischer noted that this was a very enthusiastic group of people who have located funds for the training of volunteers and initiated educational programs.

She also attended a meeting at The Commons regarding a pilot bus service on the island. It was discussed that maybe the only way this will work is if the program is run by volunteers for the first year. It's hoped that the operating costs will be covered by fares.

Trustee Malcolmson also attended the meeting with the Local Planning Committee and added that another priority was to develop a land use tool kit to use in the area of water conservation.

Trustee Malcolmson also attended the Advisory Planning Commission meeting on the draft development permit area to implement the provincial Riparian Areas Regulation. She noted that it was interesting to hear the commission members encouraging the Local Trust Committee to consider broader ecosystem protection goals, rather than just fish habitat. She felt it was a refreshing contrast to reactions on other islands in the Trust Area.

She attended a Salt Spring Island meeting on mapping for the Riparian Areas Regulation. The meeting was a reminder of the importance of the work they are doing.

Trustee Malcolmson also attended the Remembrance Day ceremony and noted the reception afterwards was very nice.

Looking forward to the Trust Council meeting next week, she noted that all 26 trustees would be attending a meeting on Salt Spring Island. There will be a presentation from the Agricultural Land Commission and another on Shoreline Stewardship. There will be US and Canadian examples on what to do to incent waterfront property owners to look after what they have on the shorelines. There were also briefings on the Draft budget for 2013/2014 and a briefing on the Salt Spring Island governance review.

She also reported that decisions would be coming up regarding the National Marine Conservation Area. It is being argued that Parks Canada use the local zoning as a basis for their interim management plan. It will save the federal government a lot of money if they don't have to start from scratch and local zoning has been developed in consultation with the community.

9. CHAIR'S REPORT

Chair Graham reported that he the only thing he had to add was that Trust Council would also be looking at a draft policy around municipal tax requisition calculation at the upcoming meeting.

10. REGIONAL DIRECTOR'S REPORT

Regional Director Howard Houle reported that he attended 19 meetings in November with a few yet to come. During a consultation between the RCMP, City of Nanaimo, and Regional District of Nanaimo the five-year strategic plan was discussed and they all got to know each other. At a meeting with the Parks and Open Spaces Advisory Committee he learned that the management plan for Huxley Park is under way. It was also decided that they are going to start consulting on a beach access for boats, barges, viewpoints and other recreation for Mudge Island. They hope to have some results of surveys by February of 2013.

Regional Director Houle reported that it was his first time placing the Regional District of Nanaimo wreath at a Remembrance Day service. It was a great turn out as it is every year.

Next he noted that the public meeting with BC Ferries didn't seem to give answers to people's questions, it was more about the questions posed by BC Ferries. He mentioned that he personally does not favor increasing property taxes.

He attended a meeting with the Nanaimo Economic Development Corporation regarding the tourism plan for the region. He noted that the Chamber of Commerce has details in their recent newsletter or you may call Jenn at the Nanaimo Economic Development Corporation office (250-591-1551).

Regional Director Houle then discussed the 4-H Appreciation Tea that he attended. He is a 25-year sponsor of 4-H and wanted to recognize Sue Boulton for all her contributions as a 4-H Leader.

He then discussed that the Regional District of Nanaimo, as well as a number of other regional districts have been approached by the Island Corridor Foundation to contribute \$2.3 million to help with the rebuilding of railroads on Vancouver Island. The Regional District of Nanaimo's portion would be \$945,000 with \$39,386 of that coming from Gabriola. On November 27, 2012 the Regional District of Nanaimo passed a motion to fund the Island Corridor Foundation.

He then discussed the public meeting organized by Sustainable Gabriola regarding the proposed bus system and what that may look like. He noted that there would be more information about this in the future.

He then noted that the fire at the Rod and Gun club was very concerning to him and if anyone has information about this to please call the local RCMP. Lastly he mentioned that Wharf road to Green Wharf is now a fully gazetted road.

11. DELEGATIONS

None

12. TOWN HALL DISCUSSION

None.

13. APPLICATIONS AND PERMITS

None.

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Gabriola Island Development Permit Areas (Riparian Areas, Hazardous Areas and Steep Slopes) Revised project Charter and Communications Strategy

14.1.1 Staff Report dated November 15, 2012

Planner Fox discussed the staff report and two attachments.

Trustee Malcolmson added that she thought they should tighten up the timing of first reading of the bylaw and wondered if this would change dates in the work plan.

Planner Fox said that they could consider a special meeting to consider first reading and that wouldn't change anything in the work plan considering the dates are rough anyway.

GB-122-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request that staff schedule a special meeting for the purpose of considering first reading of the Gabriola Island Development Permit Area bylaw after the January 17, 2012 community information meeting.

CARRIED

GB-123-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee endorse the revised Gabriola Island Development Permit Areas (Riparian Areas, Hazardous Areas & Steep Slopes) Project Charter, dated November 5, 2012 and the revised Gabriola Island Development Permit Areas (Riparian Areas, Hazardous Areas & Steep Slopes) Communications Strategy, dated November 5, 2012.

CARRIED

*14.1.2 Development Permit Areas and Development Approval Information Official Community Plan Amendments
Staff Report Dated November 15, 2012*

Planner Fox reviewed the report and stated that the purpose of this report was to present draft ideas for the amendment of the Gabriola Official Community Plan to designate circumstances and/or areas for which development approval information may be required to present

staff recommendations regarding the relocation of development permit area guidelines from the Official Community Plan to the Land Use Bylaw and to discuss the inclusion of Mudge and Decourcy Islands in the Developmental Approval Information Bylaw.

Discussion followed and it was noted that it would be neater and save time overall to include Mudge and Decourcy Islands in the Development Approval Information Bylaw now.

GB-124-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee direct staff to prepare amendments to the Gabriola Island Official Community Plan and the Gabriola Island Land Use bylaw to move the existing development permit area guidelines from the OCP to the Land Use Bylaw

CARRIED

GB-125-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee direct staff to include the Mudge and Decourcy Island planning areas in the draft development approval information bylaw and to prepare amendments to the Mudge Island Official Community Plan and the Decourcy Island Official Community Plan to designate circumstances for which development approval information may be required.

CARRIED

14.1.3 Letter Dated November 1, 2012 from Gavin Coford and Karen Curry regarding Development Permit Area 6

The Trustees discussed the letter dated November 1, 2012 from Gavin Coford and Karen Curry regarding Development Permit Area 6 and noted the following points:

- There are already steep slope development permit areas in place on the island
- The mapping that has been done uses standard methodology which is better than what the current steep slopes development permit area is based off of.
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- Trustee Malcolmson will write a letter back to Gavin Coford and Karen Curry

14.2 Rezoning of Regional District of Nanaimo Parks Staff report dated November 14, 2012

Planner Fox reviewed the report and noted that the purpose of this report was to present a Project Charter and Communications Strategy for this project and to identify three new park areas: Petroglyph Way Trails, the Sandwell Provincial Park parking area, and Whalebone Community Parks accesses that are recommended for inclusion in the project scope.

The Trustees discussed the issue of catching other park areas that may not yet be identified and the issue of allowing community gardens in parks.

GB-126-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee remove the word preliminary from page 48 and remove the 2nd sentence starting “as such” on page 49 and then endorse the Gabriola Island Parks Rezoning Project Charter, dated November 9, 2012 and the Gabriola Island Parks Rezoning Communications Strategy, dated November 9, 2012

CARRIED

15. **BYLAWS** – None.

16. **ISLANDS TRUST WEBSITE**

16.1 *Gabriola Page*

There were no changes requested to the Gabriola page of the website.

17. **NEXT BUSINESS MEETING**

The next meeting of the Gabriola Island Local Trust Committee will take place on Thursday, January 17, 2013 at 10:15 am at the Women's Institute, 476 South Road, Gabriola Island, BC.

18. **TOWN HALL SESSION**

Trustee Malcolmson used this time to share that this week, December 4, 2012 is the consultation on the Kinder Morgan pipeline in Nanaimo and that she hopes other Gabriolans will attend. It will be held at Beban Park and is expected to be like the BC Ferries meeting but with more consultants. She hoped that Gabriolans would attend and ask questions.

There were no other comments or questions from the public.

19. **ADJOURNMENT**

Chair Graham adjourned the Gabriola Island Local Trust Committee meeting at 12:20 pm.

Recorder

Chair