

**MINUTES OF THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE MEETING  
HELD ON THURSDAY, FEBRUARY 21, 2013 AT 10:15 AM  
AT THE WOMEN'S INSTITUTE  
476 SOUTH ROAD, GABRIOLA ISLAND, BC**

**Members Present:**

David Graham, Chair  
Sheila Malcolmson, Local Trustee  
Gisele Rudischer, Local Trustee

**Staff Present:**

Chloe Fox, Island Planner  
Courtney Simpson, Regional Planning Manager  
Jessie Sherk, Recorder

**Media and Others Present:**

Howard Houle, Regional Director, Regional District of Nanaimo  
Media – 2 members  
Approximately 16 members of the public

**1. CALL TO ORDER**

Chair Graham called the meeting to order at 10:15 am. He welcomed the public and introduced Trustees and staff. He acknowledged that the meeting is being held in traditional territory of the Coast Salish First Nations.

**2. APPROVAL OF AGENDA**

The agenda was adopted by consensus with the following amendments:

The report under 14.1.3 should have the label for 14.1.6 and vice versa

**3. MINUTES**

**3.1 *Local Trust Committee Meeting Minutes of January 17, 2013***

The minutes were adopted by consensus with the following amendments:

- Page 3 Change Albert Reid to Albert Reed
- Page 4, 13.1 – add the words “this 10m and 15m SPEA shows that” to last paragraph after “Trustee Malcolmson added that”
- Page 4, first bullet - change MOVEMENT to MOTION

3.2 *Local Trust Committee Community Information Meeting Minutes of January 17, 2013*

The minutes were adopted by consensus with the following amendments:

- Page 6, #7 (Open House) – Change first sentence to “Due to the number of people who spoke during Q & A time, there wasn’t time for a second open house.”

3.3 *Section 26 Resolutions Without Meeting Log dated February 12, 2013*

The Resolutions Without Meeting Log dated February 12, 2012 was reviewed.

3.4 *Gabriola Island Advisory Planning Commission Meeting Minutes dated January 21, 2013 -*

The Gabriola Island Advisory Planning Commission Meeting minutes were reviewed.

3.5 *Mudge Island Advisory Planning Commission Meeting Minutes dated January 21, 2013 - none*

3.6 *Gabriola Island Agricultural Advisory Commission Meeting Minutes – none*

**4. BUSINESS ARISING FROM MNUTES**

4.1 *Follow-up Action List February 12, 2013*

Planner Fox had nothing to report and there were no questions from trustees.

**5. CORRESPONDENCE**

5.1 *Letter dated November 15, 2012 from Ken Wur, President of Gabriola Island Chamber of Commerce regarding Roadside Signage Recommendations*

Received.

Trustee Rudischer shared her thoughts about the letter regarding Roadside Signage Recommendations including the following points:

- That the suggestions in the letter are not in line with the bylaw
- She does not agree with generic signs
- Rural life should mean more freedom concerning things like signage
- There have been no complaints about home occupation signs, who will pay for the enforcement
- She suggests a letter back thanking them for their suggestions

Trustee Malcolmson stated that a lot of the suggestions cannot be implemented by the Local Trust Committee and that perhaps the writer may not

be aware of existing tools already in place by BC Hydro and the Ministry of Transportation.

**GB-010-2013**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee delegate Sheila Malcolmson to discuss with the Chamber of Commerce its November 16<sup>th</sup> 2012 signage proposal and to report back to the Gabriola Island Local Trust Committee.

**CARRIED**

- 5.2 *Email dated January 12, 2013 from Gail Lund regarding Signage*

Received.

- 5.3 *Email dated December 3, 2012 from Alana Tees of BC Water and Waste Association regarding New Dates for Drinking Water Week 2013 and Community Grants Program*

Received.

- 5.4 *Letter received January 22, 2013 from Margaret Taylor to BC Hydro regarding Smart Meters*

Received.

- 5.5 *Letter dated January 16, 2013 from TC Trades Affiliates Ltd. Regarding Smart Meters*

Trustee Malcolmson noted that people should direct their concerns about Smart Meters to their MLA as the Gabriola Island Local Trust Committee has no ability to affect the outcome.

- 5.6 *Letter dated January 7, 2013 from the Agricultural Land Commission to Mr. J.A. Brown regarding Refusal of Request to Extend ALC Approval of Non-Farm Use*

Trustees reviewed the letter. Trustee Malcolmson said the Agricultural Land Commission's decision was consistent with the Local Trust Committee's advice.

- 5.7 *Letter dated January 7, 2013 from the Agricultural Land Commission to Brian and Belinda Strachan regarding Refusal of Request to Extend ALC Approval of Non-Farm Use*

Received.

**6. REPORTS.**

- 6.1 *Work Program Reports  
Top Priorities Report and Projects List dated February 12, 2013*

The Top Priorities Report and Projects List were reviewed. The Integrated Watershed and Shoreline Mapping Workshop taking place on Saturday, March

23 was discussed. It was noted that it is only for the purpose of education, that there will be experts on eelgrass mapping in attendance and that local groups like the Stream Keepers should be encouraged to attend.

**GB-011-2013**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee invite local Non-Governmental Organization's working on shoreline stewardship to introduce themselves so that islanders at the March 23 workshop can consider participating in local mapping and stewardship projects.

**CARRIED**

6.2 *Applications Log*

*Report dated February 12, 2013*

There were no updates to report.

6.3 *Trustee and Local Expenses*

6.3.1 *Expenses posted to December 31, 2012*

Received.

6.3.2 *Expenses posted to January 31, 2013*

Received.

**GB-012-2013**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee release funds from its Local Expense Account 65210 620 to advertise for one new Advisory Planning Commission member, and request that staff ask previous volunteers not appointed whether they'd still like to serve.

**CARRIED**

**GB-013-2013**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee release up to \$600 from its Local Expense account 65220 620 for trustee newsletter printing and postbox mailing

**CARRIED**

**GB-014-2013**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee release funds from its Local Expense account 65220 620 for advertising the March 23 Shoreline Stewardship workshop in both newspapers, in different weeks.

**CARRIED**

**7. NEW BUSINESS**

7.1 *Proposed National Marine Conservation Area Memorandum dated January 24, 2013*

The Proposed National Marine Conservation Area Memorandum was discussed.

**GB-015-2013**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee invite Silva Bay commentary, via a newsletter, on the proposed National Marine Conservation Area Reserve proposed boundary, and return the January 24 memo to the GBLTC April business meeting agenda.

**CARRIED**

**8. TRUSTEES REPORT**

Trustee Rudischer read her report and reviewed the many meetings she attended over the last month. She noted that she has spent a lot of time reading the many letters from the public and thinking of the concerns regarding the proposed Development Permit Area.

Trustee Malcolmson read her report. She mentioned that she has met with the Advisory Planning Commission and 3 other constituents regarding the Steep Slope draft bylaw. Several other meetings as well as the Film Festival and Food Forum were noted. She spoke of her presentations to the Regional District of Nanaimo on oil spills and shipping concerns, as well as at the Ministry of Agriculture forum. Also mentioned were some upcoming events.

**9. CHAIR'S REPORT**

Chair Graham read his report. He also attended some of the meetings mentioned by the local trustees. He mentioned that Denman Island is about to have their first Advisory Planning Commission meeting. Most of the work he is doing is in preparation for the upcoming Trust Council meeting on Thetis Island.

**10. REGIONAL DIRECTOR'S REPORT**

Regional Director Houle read through his report. He spoke about how the Nanaimo Parks, Recreation and Cultural Commission would be selecting 4 pieces of art to display in the parks and award \$4000 to the artist, he was surprised that no Gabriolan's had submitted. He also spoke of the meetings he attended including a meeting where the lack of oil spill preparedness was discussed.

**11. DELEGATIONS**

None.

**12. TOWN HALL SESSIONS**

Albert Reed, spoke about the Gabriola Fire Protection and Improvement District Board and how they are all concerned about the fire hazards related to steep slopes mapping. He feels that the wrong questions have been asked to the wrong consultants as there should be more emphasis on soil, ecological preservation, vegetation management, wildfires and wind-throw rather than just geological slope. He feels the DP6 would inadvertently create fire hazard for the island with no gain. Rick Jackson, Fire chief added that Steep Slopes and Fire Hazards are interlocking and that we need to work together and start over.

Some other concerns relating to steep slopes brought up by members of the public in attendance included:

- 1 day was not enough time to cover the whole island and create an accurate map
- The Federal government should be funding proper mapping and research
- The DP6 expansion project should be rescinded as of this day
- The DP6 is pointless because there are measures already in place
- The DP6 would lower property values
- The word "hazard" should be removed from discussion and documents as it labels things in a very negative context.
- The DP6 has created too much anxiety and concern for Gabriolans

Trustee Malcolmson noted that the Local Trust Committee has not had a chance to meet since the January 17<sup>th</sup> meetings and that today is their first opportunity to discuss and decide.

**13. APPLICATIONS AND PERMITS**

None.

**14. LOCAL TRUST COMMITTEE PROJECTS**

14.1. *Gabriola Island Development Permit Areas (Riparian Areas, Hazardous Areas & Steep Slopes)*

14.1.3 *Public Consultation Results and next steps Steep Slopes*                      *Staff Report Dated February 8, 2013*

Planner Fox provided a summary of the report. She noted the common themes in the public feedback were: to rethink or abandon the project, concerns about the draft mapping, effects on property values, development freedom, and costs.

Trustee Rudischer stated that she did not want to spend any more staff time or money when there are more urgent things to deal with. She does not see any public support and would like to focus on something more meaningful to the community.

Trustee Malcolmson asked about the impact of leaving the project in limbo and having a map out there that people are nervous about.

Planner Fox replied that the Regional District of Nanaimo and Islands Trust planning staff won't use the map and that it has no status.

Staff and Trustees discussed the implications of postponing the project.

**GB-016-2013**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee defer the proposed development permit area – DP 6 for Steep Slopes, until such time as other more urgent Official Community Plan review topics are complete and a budget amount is identified to review the proposed regulations, consult with landowners and engage professionals to provide accurate mapping.

**CARRIED**

14.1.4. Compilation of Correspondence – Steep Slopes to January 20 2013

Received for Information.

14.1.5 Compilation of Correspondence – Steep Slopes to February 12, 2013

Received for Information.

*14.1.1 Project Charter (January 2013)*

The trustees and the planner discussed and noted that project charters don't always help with risk assessment and that there should be a substantial amount of time to really think about these charters, strategies and risks involved.

*14.1.2 Communications Strategy (November 2012)*

Received for information.

**LUNCH BREAK 12:00 – 12:30**

Staff and Trustees reviewed the Top Priorities List.

**GB-017-2013**

It was **MOVED** and **SECONDED** that the hazardous areas and steep slopes DPA be moved from # 2 on the Priorities List to the Project List.

**CARRIED**

Staff and Trustees discussed how they would convey this motion to the public.

**GB-018-2013** It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee release funds from the local expense account # 65220 620 to put a message in the two local newspapers on Steep Slopes. **CARRIED**

14.1.6. Public Consultation Results and Introductions of Bylaws – Riparian Areas and Development Approval Information.

Staff Report Dated Feb 8, 2013

Planner Fox reviewed the Staff Report. There was discussion between trustees and staff regarding Development Permit Area 3 - Riparian Areas in the draft bylaws. It was agreed that there should be changes to clean up the wording to make things clearer for landowners.

***BREAK at 2:20 – 2:30***

Trustees and Staff resumed discussion of the bylaws.

**GB-019-2013** It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee direct staff to amend draft Bylaws 265 and 266 as directed and return to the Gabriola Island Local Trust Committee for consideration of first reading by Resolution Without Meeting. **CARRIED**

**GB-020-2013** It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee give first reading to Amendment Bylaw 267, cited as Mudge Island Official Community Plan Bylaw 227, 2007, Amendment No. 1 2012' **CARRIED**

**GB-021-2013** It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee give first reading to Amendment Bylaw 268, cited as "Decourcy Island Official Community Plan Bylaw 16, 1981, Amendment No. 1, 2012 **CARRIED**



**GB-022-2013**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee refer Amendment Bylaw 267, cited as “Mudge Island Official Community Plan Bylaw 227, 2007, Amendment No.1, 2012” and Amendment Bylaw 268, cited as “Decourcy Island Official Community Plan Bylaw 16, 1981, Amendment No. 1, 2012”, to the following agencies and First Nations

- Regional District of Nanaimo
- School District #68 (Nanaimo-Ladysmith)
- Provincial Ministry of Community, Sport and Cultural Development
- Islands Trust Fund
- Cowichan Tribes
- Halalt First Nations
- H’ul’qumi’num Treaty Group
- Stz’uminus First Nations
- Lake Cowichan First Nation
- Penelakut Tribe
- Snaw’Naw’As Nation
- Te’Mexw Treaty Association
- Seminahmoo First Nation, and
- Snuneymuxw First Nation

**CARRIED**

**GB-023-2013**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request staff support to develop a cover letter introducing First Nations newly on the Gabriola Island Local Trust Committee referral list to the Islands Trust and the Gabriola Island Local Trust Committee, to help follow the Strategic Plan item 5.1

**CARRIED**

**GB-024-2013**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request that staff develop a guide to proposed bylaws 265, 266, 267, 268, to explain in plain language for the public how the bylaws fit together, what is new regulatory content, and what administratively implements existing bylaws.

**CARRIED**

**GB-025-2013**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request that staff recommend visual aids to the Riparian Area Regulation and Streamside Protection and Enhancement Area process, such as an existing video that illustrates how stream buffers are established and how development can proceed within the Riparian Area Regulation setback, and post to the Gabriola Island Local Trust Committee website.

**CARRIED**

**GB-026-2013**

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request that staff schedule a Community Information Meeting to introduce the proposed bylaws and invite Ministry of Environment staff to attend in a resource capacity.

**CARRIED**

**15. BYLAWS**

- 15.1 *(Development Approval Information, Development Permit Area 3 – Riparian Areas, and Moving Existing Development Permit Area Guidelines)*  
*Draft Bylaw No. 265 cited as “Gabriola Island Official Community Plan (Gabriola Island) Bylaw 166, 1997, Amendment No. 1, 2012” – for consideration of first reading*
- 15.2 *(Development Permit Area 3 – Riparian Areas and Moving Existing Development Permit Area Guidelines)*  
*Draft Bylaw No. 266 cited as “Gabriola Island Land Use Bylaw 177, 1999, Amendment No. 1, 2012 – for consideration of first reading*
- 15.3 *(Development Approval Information)*  
*Draft Bylaw No. 267 cited as “Mudge Island Official Community Plan Bylaw 227, 2007, Amendment No. 1, 2012” – for consideration of first reading*
- 15.4 *(Development Approval Information)*  
*Draft Bylaw No. 268 cited as “Decourcy Island Official Community Plan Bylaw 16, 1981, Amendment No. 1, 2012” – for consideration of first reading*

Bylaws were discussed with 14.1.6

**16. ISLANDS TRUST WEBSITE**

16.1 *Gabriola Page*

No changes.

**17. NEXT MEETING:**

The next meeting of the Gabriola Island Local Trust Committee will take place on Thursday, March 14, 2013 at 10:15 am at the Women's Institute, 476 South Road, Gabriola Island, BC.

**18. TOWN HALL SESSION**

A member of the public wanted to clarify the development permit process.

**19. ADJOURNMENT**

The Gabriola Island Local Trust Committee meeting was adjourned by consensus at 3:12 pm.

---

Recorder

---

Chair