

**MINUTES OF THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE MEETING
HELD ON THURSDAY, MAY 16, 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:

Courtney Simpson, Regional Planning Manager
Jessie Sherk, Recorder

MEDIA AND OTHERS PRESENT:

Howard Houle, Regional Director
Evan Peterson, CitySpaces Consulting
Brent Elliot, CitySpaces Consulting
Jim Ramsey, Transportation Advisory Commission
Eric Veale, Agriculture Advisory Commission
Jason Youmans, Summer Intern
Seth Wright, Summer Intern
Two (2) media representatives and approximately two (2) members of the public were in attendance

1. CALL TO ORDER:

Chair Graham called the meeting to order at 10:19 am. He introduced staff and trustees and 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 amendment:

- Late items added; 14.1.4 and 4.2.1

3. MINUTES

3.1 *Local Trust Committee Meeting Minutes April 18, 2013*

The minutes of the April 18, 2013 Gabriola Island Local Trust Committee were reviewed and adopted by consensus with the following amendments:

- Chair's report – change “Genetically Modified Organisms” to Genetic Engineering and Agriculture, also change “Smart Meters” to “Operations and Planning”

- 3.3 *Section 26 Resolution 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 Meeting Minutes – none*

4. BUSINESS ARISING FROM MINUTES

4.1 *Follow-up Action List dated May 8, 2013*

Staff and trustees discussed the Follow-up Action List.

4.2 *Request for Eelgrass Mapping Funding*

4.2.1 *Memorandum dated May 9, 2013 regarding additional information to the April 11, 2013 Memorandum*

Regional Planning Manager Simpson reviewed the memorandum. She noted that this decision was deferred from the last meeting in order to provide the trust council with more details. Trustees and staff discussed items in the memorandum.

GB-045-2013

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request that the Gabriola Local Trust Area Eelgrass Mapping Budget be paid from the Scientific Specialty Budget, and if not, that the Local Trust Committee will consider the \$4000 funding request in its 2014/2015 budget.

CARRIED

4.2.2 *Memorandum dated April 11, 2013 (received at April 18, 2013 meeting)*

No discussion.

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 or project is on the Agenda for Consideration.”

5.1 *Email dated April 30, 2013 from Len O'Hara regarding Steep Slopes*

Trustee Malcolmson said she would reply to the email

6. REPORTS

6.1 Work Program Reports

6.1.1 Top Priorities Report and Projects List dated May 8, 2013

Received. There was discussion regarding completion of projects. The rationale behind trying to keep public hearings to a minimum was also discussed. Trustees expressed a desire to plan for a second public hearing for further project work on the Official Community Plan and Land Use Bylaw Review later in this fiscal year rather than saving bylaw amendments to a public hearing in the next fiscal year.

6.2 Applications Log

6.2.1 Report dated May 8, 2013

Planning Manager Simpson gave an update on the Williamson & Associates file noting that they are waiting for more information from the applicant.

6.3 Trustee and Local Expenses

6.3.1 Expenses posted to March 31, 2013 – Final for Fiscal Yearend

Received. The Riparian Area Regulation budget was discussed.

7. NEW BUSINESS

None.

8. TRUSTEES REPORTS

Trustee Rudischer read her report. She discussed the March 23, 2013 Shoreline Mapping Project workshop, the April Community Consultation group meeting where safety of residents was discussed, and the Ferry Advisory Committee meeting that she attended. She noted that the Descanso Bay parking lot and drinking water were topics of discussion in the meeting and that ferry representatives will be looking into both issues. They also discussed consideration about alternative fuels and are looking at compressed natural gas for the Quinsam. Trustee Rudischer also attended a Local Planning Committee meeting where enforcement of illegal structures on the foreshore was discussed. It was decided that Bylaw Enforcement capacities are not sufficient to undertake this initiative and are asking local trust committees if they would pilot a program to address this. Islands Trust staff also met with the Ministry of Transportation and Infrastructure and discussed trails, zero emissions vehicles and third party signs. In closing, Trustee Rudischer mentioned that she spent some time this month compiling recommendations from the Agricultural Advisory Commission into a report to be presented at today's meeting.

Trustee Malcolmson noted that she was involved in a Save Our Shores Oil Spill Awareness movie day, gave a presentation on pipeline impact, went to the Spring Fair at the Commons, presented at the Island Studies Conference and saw a presentation on the history of Gabriola Island's geology and industrial past. She also attended the Trust Programs Committee Meeting where a program to gather materials about water quality and quantity stewardship was discussed. On May 14, 2013, Trustee Malcolmson rode the bus on Gabriola Island for the first time. She travelled to the Community Hall to vote and she gave congratulations to the community groups who made that happen. Yesterday, she pulled broom with the Gabriola Garden Club and noted that if you cut it now when it's in its full bloom it is at its most vulnerable and less likely to return.

9. CHAIRS REPORT

Chair Graham attended the Local Trust Committee Meetings on Hornby, Lasqueti and Denman Islands. He also attended the Local Planning Committee meeting via the web.

10. REGIONAL DIRECTORS REPORT

Regional Director Howard Houle read his report. The report was handed out to those in attendance and is also available online.

11. DELEGATIONS

None.

12. TOWN HALL SESSION

Eric Veal from the Agricultural Advisory Commission spoke of the proposal placed in June of 2012, for Gabriola to be a Genetically Modified Organism free zone noting that it has not yet come to fruition. He also shared that on April 14, 2013 the Association of Vancouver Island and Coastal Communities put forward a declaration to commit the entire island as a Genetically Modified Organism free zone. He has started petitioning and has over 400 hard copy signatures including one from Member of the Legislative Assembly, Doug Routley. The objective of his petition was to increase the dialogue and bring it into the public realm.

The trustees discussed this with him and thanked him for his work.

Chair Graham called a recess at 11:10 am.

Chair Graham reconvened the meeting at 11:15 am.

13. **APPLICATIONS AND PERMITS**

None.

14. **LOCAL TRUST COMMITTEE PROJECTS**

14.1 *Official Community Plan/Land Use Bylaw Review*

14.1.1 *Climate Change Policy Implementation
Report dated May 7, 2013 from CitySpaces Consulting*

Planning Manager Simpson spoke of the background that led to the hiring of CitySpaces Consulting to put together a report to implement Official Community Plan changes. The two consultants from CitySpaces Consulting, Evan Peterson and Brent Elliot, summarized the report.

Trustee Rudischer discussed her concerns with the report at great length, noting that what was presented went way beyond the scope of what was requested. She feels having off-island consultants doing Official Community Plan work is unproductive as they are unfamiliar with Gabriola, the character of the community, the work we've already done and the Official Community Plan.

Trustee Malcolmson also discussed her concerns, noting that she was hoping for more specific direction on what to do. She would like a document that is more punchy and clear.

Both trustees agreed that there were some good ideas in the report.

Planning Manager Simpson responded to the trustees' concerns.

Chair Graham called a recess at 12:15 pm.

Chair Graham reconvened the meeting at 12:25 pm.

After the break, the consultants, trustees and staff discussed what, in the report, to focus on in moving forward.

GB-046-2103

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request a follow-up report to Climate Change Policy Implementation recommendations pairing Land Use Bylaw recommendations with adopted Official Community Plan Climate Change Policies.

CARRIED

14.1.2 *Agriculture Policies
Agriculture Advisory Commission Recommendations Report
Prepared by Trustee Rudischer*

Trustee Rudischer gave a brief background of how this report came to be, noting that she had attended all the meetings and could see that these recommendations needed to be compiled in order to move forward with this. Trustees and staff went through the report and discussed each item at great length to make the following decisions on action:

Recommendations Consistent with the Official Community Plan or Land Use Bylaw

1. *Roadside stands; small scale marketing and agricultural processing, and agricultural education and research shall be permitted uses* – **No action**
2. *Subdivision regulations should prohibit severance of agricultural land by linear developments, such as roads and utility corridors.* – **Seek staff advice on advocacy policy and whether a Land Use Bylaw would be helpful**
3. *Applications to include land in the Agricultural Land Reserve should be supported* – **Already done.**

Recommendations Referred to in the Official Community Plan or Land Use Bylaw but Need Tweaking

1. *To allow agriculture on all Small Rural Residential lots with upper limits on numbers of food animals* – **No action**
2. *Local Trust Committee should investigate the possibility of the creation of a moratorium on all land removed from the Agricultural Land Reserve on Gabriola Island.* – **No action**
3. *The average parcel size on land within the Agricultural designation shall be 16 hectares (40 acres) and density shall be limited to one dwelling and one cottage per parcel.* – **Ask for staff advice on possible amendments**

GB-047-2013

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request staff advice on average parcel size in the agricultural designation, and on changing accessory use to “suite or cottage”.

CARRIED

4. *Applications to the Agricultural Land Commission for subdivision that are consistent with average parcel size may be supported.* – **Remove, as it is redundant**
5. *Removal of soil suitable for agricultural purposes from a parcel (may) shall be prohibited* – **Seek staff advice**

6. *Pursuant to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, aggregate extraction of a volume less than 500 m³ per parcel should be permitted – **Seek staff advice.***
7. *The Local Trust Committee may consider regulating greenhouses, land based aquaculture facilities, and pet boarding and breeding facilities in order to limit and mitigate the impacts of these uses on groundwater, the environment and surrounding properties, provided the regulations are consistent with provincial legislation and regulation – **Ask staff if there can be stronger/clearer regulations to these.***
8. *The Local Trust Committee supports the preservation and maintenance of the island's agricultural land base and applications for exclusion of land from the Agricultural Land Reserve will not be considered. – **Applications have to be considered. Planning Manager Simpson added that it would be useful to have a policy available that lists criteria where an application would be more supported.***
9. *The Local Trust Committee may consider regulating agri-tourism activities. – **Ask for staff advice.***
10. *The Local Trust Committee may request that the Subdivision Approving Officer consider the effect of any proposed subdivision on farming, and if the proposed subdivision is within or adjacent to agricultural land, and require the applicant to provide an examination and report on the proposed subdivision to address any potential conflict with farming. – **No action.***

Recommendations Not Covered in the Official Community Plan or Land Use Bylaw

1. *That land outside of the Agricultural Land Reserve including old homesteads, be identified and protected from subdivision and soil removal etcetera along the lines of Agricultural Land Reserve regulations. – **Ask for staff advice.***
2. *An Inventory of Agricultural land on Gabriola should be established. – **Ask staff advice on a way to address this.***
3. *Development permit areas should be placed around all farmland. – **No action.***
4. *The “right to farm” shall be respected by not permitting land use on adjacent, or nearby properties that could adversely affect farming activities and by requiring buffers and/or setbacks on the adjacent properties. – **Ask for staff advice.***

5. *Roadside stands; small scale marketing and agricultural processing, and agricultural education and research shall be permitted use. – Ask for staff advice.*
6. *Pursuant to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, aggregate extraction of a volume less than 500 cubic metres per parcel should be permitted. – Take out, already covered.*
7. *Subject to local government jurisdiction, commercial use of airstrips and helipads should be prohibited. – Ask for staff advice.*
8. *No consideration may be given to applications to rezone land within the Agricultural designation that would result in the transfer of density. – Take out.*
9. *Except where specifically authorized elsewhere in this plan, consideration may not be given to applications to rezone land within the Agricultural designation that would result in an increase in density. – Take out.*
10. *When it considers rezoning applications for land that borders agricultural land, the Local Trust Committee will ensure that zoning changes are not made in a way that would have a negative effect on farming and the applicant may be required to provide qualified professional advice on the potential impacts of farming. – Ask for staff advice.*
11. *Zoning changes should not be considered that would allow multi-family, industrial, institutional or commercial developments in the Agriculture designation. (Except for agri-tourist accommodation which is accessory to a working farm operation) - Ask for staff advice.*
12. *The Local Trust Committee may undertake or support an initiative to identify properties not currently in the Agricultural Land Reserve and Agricultural designation but which have agricultural potential and are primarily used for farming, so that these properties may be protected for future agriculture. – Ties in with #1 and #2. Ask for staff advice on how to incorporate into the Official Community Plan.*
13. *That bulk groundwater extraction for commercial sale should not be an accepted use on Agricultural Land Reserve lands. – Support the intention of this. Ask staff advice on how to carry it out.*

Advocacy Policy Recommendations Not Covered in the Official
Community Plan or Land Use Bylaw

1. *Ask the Local Trust Committee to investigate the possibility of getting small lots (SSR) into the ALR. – **No action***
2. *The Local Trust Committee will work with the local farming community, the Ministry of Agriculture and Lands and the Agricultural Land Commission to develop common policies to the benefit of farming on Gabriola Island. – **No Action***
3. *The Local Trust Committee will encourage partnerships with the farming community, senior governments and private enterprise to promote development of the agricultural sector. – **Ask for staff advice on whether or not this is an appropriate policy.***
4. *The Local Trust Committee will support application of the Canada – BC Environmental Farm Plan Program. – **Ask for staff advice.***
5. *Production methods should be selected to maintain soil quality and to ensure surface and groundwater recharge areas are not contaminated by agricultural activities. – **Ask for staff advice on wording.***
6. *Pre-purchase of crops, co-ops and local farmers markets are encouraged as a means to support the island farm economy. – **Ask for staff advice.***
7. *Physical barriers, including fencing and appropriate indigenous vegetation are encouraged to restrict access by farm animals to watercourses. – **Ask for staff advice on wording.***
8. *Where there is a potential for conflict related to the regulation of agriculture and environment protection, the Agricultural Land Commission and the Ministry of Agriculture and Lands and the Ministry of Environment shall be consulted. – **Take out.***
9. *Sound environmental practices shall be encouraged in accordance with current best practices. Landowners and farmers are encouraged to preserve and protect seasonally flooded agricultural fields, which are considered an important ecosystem providing resting and feeding opportunities for migratory bird species. – **Say yes.***
10. *Advocate BC Assessment Authority for changes in farm tax assessment to include the sale of value added products in determining primary production gross income – currently only the sale of raw farm products are included in the calculation of*

income, and this threshold is often too high for small farms to achieve farm status for tax purposes. – Ask for staff advice.

11. *Local Trust Committee to advocate the following: In order to build food security it would be helpful for the British Columbia Assessment Authority to reduce from \$10,000 to \$2500 (annually) the income threshold for farm status on parcels under two acres. - Ask for staff advice.*
12. *That the Local Trust Committee place an advocacy statement in the Official Community Plan to resolve to work towards becoming a Genetically Modified Organism free zone: this would include the recommendation that no Genetically Modified Organism food or nut trees, shrubbery, Genetically Modified vegetables, Genetically Modified commodity crops and any and all field tests for medical and experimental Genetically Modified crops be grown in the Gabriola Local Trust Area. – Ask for staff advice on rewording.*

Advocacy Policy Recommendations That Need Tweaking

1. *Amalgamation of lots and limiting the subdivision of agricultural land is encouraged. – Ask for staff advice on wording.*
2. *Collection of rainwater for irrigation purposes is encouraged. – Ask staff advice.*

GB-048-2013

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request staff advice on what zones on Gabriola could be amended to include agriculture and horticulture.

CARRIED

14.1.3 Approved Project Budget for 2013-2014
Memorandum dated May 8, 2013

Planning Manager Simpson reviewed the memorandum noting that there was a similar memorandum at the last meeting, however, the Local Trust Committee wanted more details. Trustees and staff discussed the recommendations in the memorandum. It was agreed by the trustees that this might be something to take up after some of the other projects have been completed.

GB-049-2013

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee direct staff to delay spending the \$2000 protocol budget this year until Official Community Plan and Land Use Bylaw amendment bylaws have gone to public hearing.

CARRIED

14.1.4 *Gabriola Island Development Permit Area (Riparian Area)*
Staff responses to Bylaws 265, 266, 267, 268
Staff Report dated May 16, 2013

Regional Planning Manager Simpson summarized the staff report.
There were no outstanding issues and no changes.

GB-050-2013

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee direct staff to schedule a public hearing for the following bylaws:

- Bylaw 265 cited as “Gabriola Island Official Community Plan (Gabriola Island) Bylaw 166, 1997, Amendment No. 1, 2012”;
- Bylaw 266, cited as “Gabriola Island Land Use Bylaw 177, 1999, Amendment No. 1, 2012”;
- Bylaw 267, cited as “Mudge Island Official Community Plan Bylaw 227, 2007, Amendment No. 1, 2012”;
- Bylaw 268, cited as “Decourcy Island Official Community Plan Bylaw 16, 1981, Amendment No. 1, 2012”

CARRIED

14.1.5 *Gabriola Island Development Permit Area (Riparian Areas)*
Referral of Bylaws 265, 266 and Trust Council Bylaw 150 to the
Advisory Planning Commission

GB-051-2013

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee refer to the Advisory Planning Commission proposed Bylaws 265 and 266 on Riparian Areas Regulation.

CARRIED

15. BYLAWS

None.

16. ISLANDS TRUST WEBSITE

16.1 *Gabriola Page*

None.

17. NEXT MEETING:

The next meeting of the Gabriola Island Local Trust Committee is Thursday, June 27, 2013 at the Women’s Institute, 476 South Road, Gabriola Island, BC

18. TOWN HALL SESSION

None.

19. ADJOURNEMENT

The meeting was adjourned by consensus at 2:30 pm.

Recorder

Chair