



**Gabriola Island
Local Trust Committee
Minutes of a Regular Meeting**

Date of Meeting: Thursday, October 10, 2013
Location: Women's Institute
476 South Road, Gabriola Island

Members Present: David Graham, Chair
Gisele Rudischer, Local Trustee
Sheila Malcolmson, Local Trustee

Staff Present: Courtney Simpson, Regional Planning Manager
Jessie Sherk, Recorder

Media and Others Present: Doug Kalcsics, Nanaimo South Downtown Waterfront Initiative
2 members of the local media and 1 member of the public were in attendance

1. CALL TO ORDER

Chair Graham called the meeting to order at 10:16am. He acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. Staff and trustees were introduced.

2. APPROVAL OF AGENDA

The agenda was approved by consensus with the following amendments:

- Late item added – 7.3 New Business - Briefing: Islands Trust Council Strategic Plan – Local Trust Committee Input
- Late item added – 7.4 New Business - Communications Towers

3. MINUTES

3.1 Local Trust Committee Special Meeting Minutes from the Community Information Meeting of June 26, 2013

The minutes were adopted by consensus.

3.2 Local Trust Committee Meeting Public Hearing Record of July 18, 2013 and September 5, 2013

The records were reviewed for information. Trustee Malcolmson noted that she had made a motion to recess although it did not have record of that in the notes. Deferred, Planning Manager Simpson will look into this.

3.3 Local Trust Committee Public Hearing Record of September 4, 2013

Spelling corrections were made to the following names:

- Vern **Packham** (pages 6 and 8), Nadia **Small** (page 6)
- Wendy **James** (pages 5 and 8), Mark **Coats** (page 8)
- Guy **Mireau** (page 9)

3.4 Local Trust Committee Meeting Minutes of September 5, 2013

The minutes were adopted by consensus with the following amendments:

- Page 3, section 3 – Closed Meeting – insert time the meeting was closed to the public as 10:40am
- Page 7, second paragraph, change “The Trust Committee...” to “The trustees...”
- It was noted that the wording of the motion on page 8 was not correct as it should have read “...request staff to amend...” and “The Nature Trust of BC” should not have been included.
- Page 9, second line in the second paragraph, delete the words “putting in a tax requisition”

3.5 Section 26 Resolutions Without Meeting – none

3.6 Gabriola Island Advisory Planning Commission Meeting Minutes – none

3.7 Mudge Island Advisory Planning Commission Meeting Minutes – none

3.8 Gabriola Island Agricultural Advisory Commission Meeting Minutes – none

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-up Action List dated October 1, 2013

Trustee Rudischer noted that she feels the target dates are unrealistic.

4.2 Gabriola Eagle Nest Mapping Proposal

4.2.1 Staff Report dated September 30, 2013

Trustee Malcolmson stated that she received an email from the Gabriola Rescue of Wildlife Society to confirm that they are definitely partnering on this, and that they would be doing the mapping over the winter. Trustee Malcolmson said she agrees with funding this.

Trustee Rudischer is unsure as she thinks they should wait and see how much money it will cost for the simple assessment for implementing the Riparian Areas Regulation before deciding to fund something else. She stated that it's not that she doesn't think this would be valuable; she is just worried that there won't be enough money.

The money left in each budget was reviewed and discussed.

GB 97/13

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee release \$1000 from its Local Expense Special Projects Budget for eagle nest mapping undertaken by Gabriola Rescue of Wildlife Society and Wildlife Tree Stewardship.

CARRIED

4.3 Mudge Island Advisory Planning Commission Appointments

Planning Manager Simpson gave an update and said that advertisements for the Gabriola position have been sent to the newspaper. She also mentioned that current members would be contacted to see if there is interest.

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 response dated September 5, 2013 to Gabriola Local Trust Committee from Ministry of Forests, Land and Natural Resource Operations regarding the Gabriola Rod, Gun and Conservation Club Potential Water Contamination

Trustees discussed who this email should be forwarded to. Trustee Rudischer said she would forward it to Ode Howard.

6. REPORTS

6.1 Work Program Reports

6.1.1 Top Priorities Report and Projects List dated October 1, 2013

The Top Priorities Report, Projects List and target dates were discussed.

6.2 Applications Log

6.2.1 Report dated October 1, 2013

Reviewed for information.

6.3 Trustee and Local Expenses

6.3.1 Expenses posted to September 30, 2013

Reviewed for information.

7. NEW BUSINESS

7.1 2014 Meeting Schedule – Change May 15 to May 14, 2014

The 2014 meeting schedule and the option of moving the May, 2014 meeting date was discussed.

GB 98/13

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee amend its 2014 meeting schedule by replacing May 15 with May 14.

CARRIED

7.2 Gabriola Telephone Directory Renewal

GB 99/13

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee release three hundred and seventy-eight dollars (\$378.00) from its Local Expense account (65220) and request that staff renew the Local Trust Committee page in the Gabriola directory by October 31, 2013.

CARRIED

7.3 Briefing: Islands Trust Council Strategic Plan – Local Trust Committee Input

Trustees noted that they have not yet been able to read this briefing as it was a late item. Deferring this item was discussed. It was decided that the trustees

would initiate a Resolution Without Meeting if they have ideas they want to submit.

7.4 Communications Tower – Discussion

Planning Manager Simpson gave an update on the Gabriola Co-op Radio tower application and what stage submission of a new application was at. She stated that when a complete application is received, it will become an item on an agenda.

With regard to the proposed Rogers communication tower, it was discussed that at the last town hall there was a concern expressed by a member of the public about this. It was noted that Trustees Rudischer and Malcolmson had met with Rogers at Rogers' request and recommended that they look into their files about what the results were of their last attempt to site a new tower on Gabriola. Rogers said they did not yet have a location in mind but wanted to know if Gabriola had an interest in having Rogers' services. Trustees stated that they were clear in saying that they have not heard that Gabriolans want more cell service. Trustee Malcolmson had suggested that Rogers speak to the Chamber of Commerce.

8. TRUSTEES' REPORT

Trustee Rudischer read her report. She noted that the Streamkeepers will be holding a first year anniversary party on October 19, 2013 at the Commons and anyone wanting to find out more about this group or streams on Gabriola should attend. Trustee Rudischer attended the Truth and Reconciliation Day at Vancouver Island University on September 20 and was moved by the stories that she heard from First Nations people who survived residential schools. Also noted was the meeting with Rogers to discuss the pre-application consultation process, the opening of the new north end fire hall, and the meeting of the Community Safety Collaborative group.

Trustee Malcolmson noted that most of her activity was off-island. She attended the Trust Council meeting on Lasqueti Island noting that decision highlights from the meeting are on the Islands Trust website. The next meeting she attended was with the Union of British Columbia Municipalities where the derelict vessel issue was discussed. She also attended BC Ferries meetings with the Premier and the Transportation Minister. Trustee Malcolmson also attended the Truth and Reconciliation Commission in Vancouver and was very moved and impressed by the emotional articulateness of the people telling these stories. Locally she is glad to see the bike path going in on Taylor Bay Road. She also took part in the bus video that is to be submitted in the BC Hydro funding competition. Trustee Malcolmson also mentioned the People for a Healthy Community fundraising drive for Thanksgiving, the Save Our Shores Community Forum about oil tankers and preventing spills in the Salish Sea, and she said she hopes to receive input from the public about the Islands Trust website as they are in the evaluation phase right now. Lastly she noted that on November 21, 2013, there would be a Public Hearing on the Ballenas-Winchelsea Official Community Plan.

9. CHAIR'S REPORT

Chair Graham gave a report on one of the topics that were covered at the Trust Council meeting on Lasqueti Island which was a mid-term report on how they are doing with their strategic plan. He stated that the strategic plan directs the work of Trust Council. He noted that it is always a very ambitious strategic plan, as they also must carry on a number of projects and activities from previous terms. From the policy statement there are 4 goals. Under the first:

- Ecosystem Preservation and Protection, they identified 49 activities or phases. Out of those 49 activities, they have completed 9 and have 22 on target;
- Stewardship of Island Resources, they have identified 11 activities, completed 3, and 2 are on target for completion;
- Sustaining Island Character and Healthy Communities, all 7 activities identified are on target for completion; and
- In Cooperation With Others, has 13 activities identified, 2 are completed and 5 are on target.

Chair Graham feels that they are right on track with all their goals.

Trustee Rudischer commented how long the derelict vessel problem has been going on. The chair and trustees discussed how this problem is getting worse.

10. REGIONAL DIRECTOR'S REPORT - none

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Official Community Plan/Land Use Bylaw Review

14.1.1 Parks Rezoning

Staff Report dated September 19, 2013

Planning Manager Simpson introduced the staff report. She noted that there is an amended draft bylaw to review but not recommended for further readings today.

Trustee Rudischer pointed out some errors in the draft bylaw saying that references to Map 11 are incorrect. All references to schedule C Map 11, should say Map 16. It was noted that staff will go through the maps and plans to make the corrections. Other possible errors were discussed.

Trustee Rudischer stated that she didn't agree with the report recommendations regarding special events in parks. Staff and trustees discussed at length. Chair Graham asked staff to bring more information to the trustees so they can make a better-informed decision. It was noted that part of the confusion is a lack of definition on what is a special event versus what is a public assembly, and this needs to be clarified. Trustee

Malcolmson stated that people should be able to use the parks, and that the Regional District of Nanaimo is the appropriate body, through their permitting process, to say yes or no, and she doesn't want Gabriola's zoning to stand in the way of that.

Planning Manager Simpson stated that if everything else was ready for early referral, she could keep with the schedule and include a cover sheet describing any outstanding issues.

Trustees and staff continued discussing the report including the topics of sign exemptions and ecological reserve requirements.

It was noted that further information is needed regarding where the request for ecological reserve requirements came from.

GB 100/13

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request staff to clarify ecological reserve requirements from the Regional District of Nanaimo, to recommend changes to Land Use Bylaw Table 1 B.4.1 to reduce the aggregate signs total by half and ask the Regional District of Nanaimo what sorts of activities would need a special events or park use permit on Gabriola parks, and staff advise on adding a fourth point under Land Use Bylaw D.4.1.2A "Temporary structures for special events use".

CARRIED

GB 101/13

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request that staff make amendments to Draft Bylaw 272 to correct references to maps 11 and 12 on page 70 of the agenda.

CARRIED

GB 102/13

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee direct staff to refer draft Bylaw No. 271 and Draft Bylaw No. 272 to the Regional District of Nanaimo Parks Department, BC Parks, The Nature Trust of BC and the Agricultural Land Commission.

CARRIED

11. DELEGATIONS

11.1 City of Nanaimo – Presentation regarding the Nanaimo South Downtown

Doug Kalcsics presented information about the Nanaimo South Downtown Waterfront Initiative. He explained its framing principals, areas included, who the committee is made up of, as well as the process involved.

The committee is advisory and is expected to deliver a product to city council. He noted that they have no power, no authority and it will only be as good as the community commitment to it. Their focus is to create a framework and long-term vision to the lands, so that everyone using it has a better direction of where they want to go.

Doug stated that they have four key framing principals; economic, connection, cultural/social and environmental, noting that there are some fundamental themes they want to protect in this process:

- This is a working harbor;
- Committed to public accessibility; and
- In terms of environment, committed to being a steward.

Lastly he noted that this committee is very well resourced and that city council is committed to this. He also mentioned that there is significant information on the website for anyone who is interested.

Trustees then engaged in conversation with Doug regarding the map, next steps in the process, and different modes of transportation that may be incorporated into the vision.

12. TOWN HALL SESSION

A member of the public had questions regarding the eagle nest mapping. She wanted to know the process that is followed in letting landowners know that people are going to be going around the island doing this. Are there intentions on entering private property? She stated that it seems that islanders have been concerned about people entering private property without permission.

Planning Manger Simpson noted that she has not received any information from the Gabriola Rescue of Wildlife Society or Wildlife Tree Stewardship about what their plans are.

Trustee Malcolmson stated that with respect to the perch mapping from a few years ago, they had a protocol that they followed regarding notification to landowners. They were not allowed to enter private property without permission.

She also stated that they have a whole system set up for eagle nest mapping and politically she cannot tell them what to do.

The member of the public felt that a written request to landowners is a good idea and since Islands Trust is providing money to them, they should be able to dictate this.

13. APPLICATIONS AND PERMITS - none

15. BYLAWS

14.1.2 Riparian Areas Regulation Implementation

Staff Report dated September 30, 2013

Planning Manager Simpson stated that in response to community concern and local trust committee direction, staff is seeking clarification and support from the Province before recommending next steps.

Trustee Rudischer thanked Planning Manager Simpson for the list of people that said they didn't receive notification that someone would be entering their property for the riparian area mapping, noting that some of the people that said they weren't on the list actually were.

Trustee Malcolmson asked staff to advise about any precautions on engaging with the public about this, post public hearing.

Planning Manager Simpson stated that in print media, it would be a good idea to get advice from staff as it may be more appropriate for a staff member to provide the response rather than a trustee. She also noted that there are no policies regarding Facebook, and that they have been monitoring comments on the Gabriola page. She stated that on a case-by-case basis, they should be asking staff advice before addressing any comments or questions.

Staff and trustees discussed putting something in the newspaper to reassure the public as well as the possibility of scheduling a special meeting rather than waiting until the next regular meeting at the end of November.

GB 103/13

It was MOVED and SECONDED,

that the Gabriola Island Local Trust committee request that staff schedule a special meeting to consider further readings on proposed Bylaws 265 and 266 when the staff report is ready.

CARRIED

16. ISLANDS TRUST WEBSITE

No updates. Trustee Malcolmson thanked staff for all the updates on the site.

17. NEXT MEETING:

Thursday, November 28, 2013 at 10:15am at the Women's Institute, 476 South Road, Gabriola Island, BC

18. TOWN HALL SESSION

Bart Jessup of 776 Roxanne Boulevard stated that he was speaking on behalf of the Property rights Action Group (PRAG) and that they are concerned that the Advisory Planning Commission are not representative of Gabriolans.

Trustee Rudischer stated that they have had an Advisory Planning Commission on Gabriola since the beginning of the Trust. The way it is chosen is that they ask for volunteers, people apply and that is who they must choose from.

Bart Jessup stated that he feels that capable people are reluctant to apply because of the past performance of the Advisory Planning Commission.

Trustee Rudischer stated that the recommendations that the Advisory Planning Commission makes are only recommendations and that there are many times when the Local Trust Committee has disagreed with those recommendations.

Bart Jessup urged the trustees to examine normal decision-making procedures involving multi-million dollar decisions on people's property and thousands of lives. He also noted that he doesn't know how decisions are reached.

Trustee Rudischer noted that the Advisory Planning Commission meetings are open to the public and people should attend.

Trustee Malcolmson noted that she appreciates the volunteer input of people in the past and they do good work. Lately they haven't had an abundance of people to choose from and she encourages anyone who is interested to look out for the next opportunity.

Trustee Rudischer added that the Advisory Planning Commission input is only one of the things they consider when decisions are being made.

19. ADJOURNMENT

By general consent the meeting adjourned at 12:45pm.

David Graham, Chair

CERTIFIED CORRECT:

Jessie Sherk, Recorder