



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

---

**Date of Meeting:** Thursday, April 17, 2014  
**Location:** Women's Institute  
476 South Road, Gabriola Island, BC

**Members Present:** David Graham, Chair  
Sheila Malcolmson, Local Trustee

**Staff Present:** Sonja Zupanec, Planner  
Jessie Sherk, Recorder

**Regrets:** Gisele Rudischer, Local Trustee

**Media and Others Present:** Howard Houle, Regional Director  
Two (2) local media representatives were in attendance

**1. CALL TO ORDER**

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

**2. APPROVAL OF AGENDA**

The following additions to the agenda were presented for consideration:

- **Late item added: Closed Meeting**
- **Reorder agenda as follows:**
  - 20. Closed Meeting**
  - 21. Adjournment**

**By general consent** the agenda was approved, as amended.

**3. MINUTES**

**3.1 Local Trust Committee Meeting Special Meeting Minutes of March 12, 2014**

**By general consent** the minutes were adopted as presented.

**3.2 Local Trust Committee Public Hearing Record of March 12, 2014**

Received.

**3.3 Local Trust Committee Meeting Minutes of March 13, 2014**

**By general consent** the minutes were adopted as presented.

**3.4 Local Trust Committee Special Meeting Minutes of April 3, 2014**

Not available. Deferred to next meeting.

**3.5 Section 26 Resolutions Without Meeting - None**

**3.6 Gabriola Advisory Planning Commission Meeting Minutes – None**

**3.7 Mudge Island Advisory Planning Commission Minutes – None**

**3.8 Gabriola Island Agricultural Advisory Commission Meeting Minutes**

**4. BUSINESS ARISING FROM MINUTES**

**4.1 Follow-up Action List dated April 8, 2014**

Planner Zupanec explained to the Committee the submission procedure for the Development Approval Information bylaw to Council. It was noted that it would be proceeding at the June Trust Council meeting.

**4.2 October 30, 2014 meeting date to be rescheduled to November 13, 2014**

**GB-2014-074**

It was **MOVED** and **SECONDED**, that the Local Trust Committee amend its 2014 meeting schedule to replace October 30 with November 13.

**CARRIED**

**5. CORRESPONDENCE - None**

**6. REPORTS**

**6.1 Work Program Reports**

6.1.1 Top Priorities Report and Projects List dated April 7 2014 - None

**6.2 Applications Log**

6.2.1 Report dated April 7, 2014

Trustee Malcolmson highlighted for staff, that a new Development Variance Permit application has come in that may be in the Riparian Areas Regulation zone.

**6.3 Trustee and Local Expenses**

6.3.1 Expenses posted to month ending March 2014

Reviewed for information.

**7. NEW BUSINESS**

**7.1 Gulf Islands Groundwater Protection Toolkit**

7.1.1 Memorandum dated March 19, 2014

Discussion ensued regarding the toolkit.

**GB-2014-075**

It was **MOVED** and **SECONDED**,

That the Gabriola Island Local Trust Committee request staff to:

1. Provide the toolkit to the Gabriola Groundwater Management Society and the Regional District of Nanaimo Drinking Water/Watershed Protection Program for information, and
2. Register the toolkit as a resource for the Local Trust Committee Work Program.

**CARRIED**

**7.2 Upcoming Protocol Meeting with Regional District of Nanaimo – agenda items**

Discussion ensued. Trustees had no new items to add.

**8. TRUTEE'S REPORT**

Trustee Malcolmson expressed her happiness with the City of Nanaimo's decision on Monday night and thanked the community members who drew attention to the issue and helped raise the profile of concern regarding the Duke Point Garbage Incinerator. She noted that Metro Vancouver continues to have Duke Point on their short list and if people are still concerned they can write directly to the Metro Vancouver Regional District.

Trustee Malcolmson reported that she was part of a panel discussion at the Association of Vancouver Island Coastal Communities convention on Friday, where they talked about negative impacts of the BC Ferries and Provincial Government policies on local communities. She noted that phase one of an impact study on the service cuts has

already been completed and that she was glad to have the convention almost unanimously endorse further study. She expressed her disappointment that the Province itself did no economic impact assessment.

Lastly, Trustee Malcolmson reported that on the weekend of April 19, 2014, at Pender Island's Sustainability Day, she will be presenting a slide show regarding concerns about shipping safety and oil spill preparedness, on behalf of Islands Trust Council. She will also be doing another presentation for the Georgia Straight Alliance, at Beban Park in Nanaimo, regarding oil tanker issues.

**9. CHAIR'S REPORT**

Chair Graham reported that the Executive was able to comment on the Department of Fisheries and Oceans geoduck integrated management framework on farmed geoduck. He noted that they are composing a letter that will outline their very strong concerns regarding capacity and impact and it will be publicly available tomorrow. He stated they do not have policy direction from the Islands Trust Policy Statement to support an all-out ban, but they have done what they could to represent the Trust on this. Chair Graham also reported that he attended the Association of Vancouver Island Coastal Communities Annual General Meeting.

**10. REGIONAL DIRECTOR'S REPORT**

Director Houle reported that work is ongoing on the trail that will go along North Road. He noted that they are hoping to have everything approved and ready for a spring start.

**11. DELEGATIONS - None**

**12. TOWN HALL SESSION - None**

**13. APPLICATIONS AND PERMITS – None**

**14. LOCAL TRUST COMMITTEE PROJECTS**

**14.1 Official Community Plan/Land Use Bylaw Review**

**14.1.1 Parks Rezoning – verbal update**

Planner Zupanec gave a verbal update. She stated that no referral responses have been received to date. .

14.1.2 Parks Rezoning

**Email from J. Eastick, March 25, 2014**

The email content and how it should be responded to was discussed. It was agreed that Chair Graham would respond to J. Eastick.

14.1.3 Agriculture Policies – verbal update

Planner Zupanec stated that the new Agricultural Advisory Group would be meeting tonight and she would be attending the meeting to assist with the referral. She noted that she would be coming back with a staff report with the recommendations. Also noted was that it has been difficult to liaise with staff at the Agricultural Land Commission, but the project is on track.

Trustee Malcolmson remarked that she was at a conference where food security was a focus and it was very interesting. Discussion ensued. It was pointed out that the bylaw language should not give the impression that supporting local farmers actually helps people who are food insecure.

14.1.4 Climate Change Policy Implementation  
Staff Report dated April 7, 2014

Planner Zupanec summarized the report. Each recommended revision presented in the report was reviewed and discussed by the Committee.

**GB-2014-076**

It was **MOVED** and **SECONDED**,

That the Gabriola Island Local Trust Committee requests staff to include the first four amendments as proposed in the April 7, 2014 Staff Report in Draft Bylaw 273 and include the fifth amendment with the removal of the word “parking”.

**CARRIED**

**GB-2014-077**

It was **MOVED** and **SECONDED**,

That the Gabriola Island Local Trust Committee requests that staff enquire whether the Regional District of Nanaimo has developed bylaw language to implement rainwater swales to promote storm water infiltration.

**CARRIED**

14.1.5 Climate Change Policy Implementation  
Letter from L. Hellenius, March 26, 2014

The letter was reviewed. Discussion ensued regarding the floor space of mechanical rooms.

**GB-2014-078**

It was **MOVED** and **SECONDED**,  
That the Gabriola Island Local Trust Committee request staff advice on  
bylaw language to exempt from floor area calculations, green building  
system mechanical rooms.

**CARRIED**

14.1.6 Riparian Areas Regulation Implementation  
Staff Report dated April 3, 2014

The Committee reviewed and discussed the exemptions presented in the  
report.

**GB-2014-079**

It was **MOVED** and **SECONDED**,  
that the Gabriola Island Local Trust Committee not amend Proposed  
Bylaw 266 in section f.3.3.1 (e).

**CARRIED**

**GB-2014-080**

It was **MOVED** and **SECONDED**,  
that the Gabriola Island Local Trust Committee give third reading to  
Proposed Bylaw No. 266 cited as “Gabriola Island Land Use Bylaw 177,  
1999 Amendment No. 1, 2012” as revised.

**CARRIED**

**GB-2014-081**

It was **MOVED** and **SECONDED**,  
that the Gabriola Island Local Trust Committee refer Proposed Bylaw No.  
266 cited as “Gabriola Island Land Use Bylaw 177, 1999 Amendment  
No. 1, 2012” to the Islands Trust Executive Committee.

**CARRIED**

It was noted that on Tuesday, the Executive Committee did review  
Proposed Bylaw 265 and found it to be consistent with the Islands Trust  
Policy Statement so it was forwarded to the Minister for approval.

**15. BYLAWS**

- 15.1 Proposed Bylaw No. 266 cited as “Gabriola Island Land Use Bylaw 177,  
1999, Amendment No. 1, 2012” – for consideration of third reading and  
submission to Executive Committee**

**16. ISLANDS TRUST WEBSITE**

No changes were proposed for the Gabriola Island pages. It was noted that there is now  
a faster and easier way to access past minutes.

**17. NEXT MEETING**

The next meeting will take place on Wednesday May 14, 2014 at 10:15 am at the Women's Institute, 476 South Road, Gabriola Island, BC.

**18. TOWN HALL SESSION – None**

**19. CLOSED MEETING**

**GB-2014-082**

It was **MOVED** and **SECONDED**,

that the Gabriola Island Local Trust Committee close the next part of the April 17, 2014 business meeting to discuss matters pursuant to Section 90 (1) (a) of the Community Charter to consider an appointment to the Agriculture Advisory Commission and that staff be invited to attend this meeting.

**CARRIED**

Committee closed the meeting at 11:30 am.

**GB-2014-083**

It was **MOVED** and **SECONDED**,

That the Gabriola Island Local Trust Committee re-open the meeting to the public.

**CARRIED**

**20. RECALL TO ORDER**

Committee reconvened in open meeting at 11:34 am to rise and report.

**20.1 Rise and Report from Closed Meeting**

Chair Graham reported that Elizabeth Nienaber was appointed to the Agricultural Advisory Commission.

**21. ADJOURNMENT**

**By general consent** the meeting adjourned at 11:35 pm.

---

David Graham, Chair

CERTIFIED CORRECT:

---

Jessie Sherk, Recorder