



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

Date of Meeting: Wednesday, June 26, 2014
Location: 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
Sonja Zupanec, Planner
Jessie Sherk, Recorder

Media and Others Present: One (1) member of the public and 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. He acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved.

3. MINUTES

3.1 Local Trust Committee Meeting Minutes of May 14, 2014

By general consent the minutes were adopted as presented.

3.2 Section 26 Resolutions without Meeting

Reviewed for information

3.3 Gabriola Island Advisory Planning Commission Meeting Minutes - none

3.4 Mudge Island Advisory Planning Commission Meeting Minutes of June 8, 2014

Reviewed for information

GB-2014-110

It was **MOVED** and **SECONDED**,
that the Gabriola Island Local Trust Committee add the topic of Medical
Marihuana Zoning in the Mudge Island Bylaws to the Projects List.

CARRIED

3.5 Gabriola Island Agricultural Advisory Commission Meeting Minutes – None

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-up Action List dated June 12, 2014

Planning Manager Simpson stated that everything was up to date. Some discussion ensued regarding the provincial approval of the Riparian Areas Regulation, Official Community Plan.

Planner Zupanec spoke briefly about the Community Information Meeting held on June 25, 2014. She advised the Local Trust Committee that they should proceed with the Public Hearing in July and that they will be receiving a staff report with recommendations,

5. CORRESPONDENCE - None

6. REPORTS

6.1 Work Program Reports

6.1.1 Top Priorities Report and Projects List dated June 12, 2014

The Top Priorities Report and Projects List were reviewed. It was noted that the housekeeping bylaw would be pushed back. The draft bylaw will be ready by the September 4, 2014 meeting. Discussion ensued and trustees asked for a next report on the housekeeping bylaw project at the July meeting.

6.2 Applications Log

6.2.1 Report dated June 12, 2014

The applications log was reviewed and discussed.

6.3 Trustee and Local Expenses

6.3.1 Expenses posted to month ending May 2014

Reviewed for information.

7. NEW BUSINESS

8. TRUSTEE'S REPORT

Trustee Rudischer reported that she attended meetings related to BC Ferries and the problem with the ferry line-up. She noted that the Ministry of Transportation and Infrastructure and BC Ferries are working together to come to a solution to the issue of safety in the ferry line up. She stated that one of the questions people asked was how is the new schedule a cost savings if you have to hire people to control the traffic? She also added that she asked why the 11:40 am ferry, which follows the break, is always late. The answer she received is that the Captain and Mate used to be paid overtime monies instead of receiving a break, but now they are having a dedicated lunch break.

Trustee Malcolmson reported that the ferry economic impact study that the Union of British Columbia Municipalities has been working on would be ready in draft form next week. She noted that it would be released in conjunction with the Union of British Columbia Municipalities Convention in September. She stated that the economic consultant that was hired is optimistic that he could make a strong case on the impact that the increased fares and service cuts are having on coastal communities. Trustee Malcolmson added that she hopes he chose Gabriola Island as one of the example communities.

Trustee Malcolmson also reported on Islands Trust's submission to the National Energy Board on the Kinder Morgan pipeline process. She discussed the meeting she attended with the Capital Regional District. Trustee Malcolmson reported on Trust Council last week stating that they met on Saturna Island. She stated that the highlights included a presentation from a scientist from the University of British Columbia and from the Coastal Douglas Fir partnership on the importance of the Islands Trust Area in protecting this endangered eco-system. She noted that they also met with the San Juan Council who gave them a power point presentation on their community issues. She also noted that the stewardship awards were announced and that they enjoyed a local foods dinner with food from every island except for Gabriola.

9. CHAIR'S REPORT

Chair Graham reported that the presentation at Trust Council on the effects of deer grazing and the destruction of songbird nests by the cowbird was very informative. Also very interesting was that the current habit of shooting the male deer as opposed to the female deer, actually results in an increase in population. Chair Graham added that the Department of Fisheries attended the Trust Council meeting over the phone. Lastly he noted that the geoduck presentation at Trust Council was very interesting and that the San Juan Islands had not felt the threat of industrial expansion of geoduck aquaculture until they were showed how it can move very quickly from a small operation to large scale.

10. REGIONAL DIRECTOR'S REPORT - None

11. DELEGATIONS - None

12. TOWN HALL SESSION - None

13. APPLICATIONS AND PERMITS

13.1 GB-DVP-2014.1 (Vertlieb and Briscoe)

13.1.1 Staff Report dated May 23, 2014

Planning Manager Simpson introduced the staff report. She explained the purpose of the application. Trustees and staff reviewed the photos provided and discussed the application. It was noted that in the pictures it looks as though there is already a garage there. Also noted was that an archaeological study was encouraged prior to this development. Planning Manager Simpson stated that the study is only a recommendation and not a requirement. It was decided to come back to this item after they had a confirmation of what exactly was being shown in the pictures provided.

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Official Community Plan/Land Use Bylaw Review

14.1.1 Climate Change Policy Implementation
Staff Report dated June 3, 2014

Planner Zupanec explained the purpose of the staff report. She discussed the definition of green space and open space to ensure the intention of the report is clarified. The wording recommended in the report as well as some of the public's suggestions from the Community Information Meeting, was reviewed and discussed by staff and trustees.

GB-2014-111

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee direct staff to bring back prior to consideration of second reading of Proposed Bylaw 273, draft guidelines for DP-7 requiring a percentage of public open space for Local Trust Committee consideration, consistent with the June 3, 2014 staff report.

CARRIED

13.1 GB-DVP-2014.1 (Vertlieb and Briscoe)

13.1.1 Staff Report dated May 23, 2014

Planning Manager Simpson confirmed that what appears to be a garage door in the photograph is indeed a garage door. She stated that the applicant must be looking to expand the house and that the new garage would be adjacent to the door in the picture.

GB-2014-112

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee approved issuance of Development Variance Permit GB-DVP-2014.1 to Beverly Briscoe and Arthur Vertlieb for Lot 7, Section 30, Gabriola Island, Nanaimo District, Plan VIP54635 (2931 Dragon's Lane).

CARRIED

Trustee Rudischer opposed

Speaking to the motion, Trustee Malcolmson stated that she is willing to take the staff recommendations as the change to the side lot line is not enormous and the neighbors are not opposed.

14.1.2 Climate Change Policy Implementation
Staff Report Dated June 3, 2014

Planner Zupanec explained the purpose of the staff report. Discussion ensued. Trustee Malcolmson stated that she supports the intention of this as it is in line with the Official Community Plan. She noted that this is just a mechanical piece and that it is consistent with what is desired for the village core, which is to make it more walk-able and not entirely car reliant.

GB-2014-113

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee advise the Executive Committee that it has reviewed the Policy Statement Directives Only Checklist and determined that Draft Bylaw No. 276 is not contrary to or at variance with the Islands Trust Policy Statement

CARRIED

GB-2014-114

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee give first reading to Draft Bylaw No. 276, cited as "Gabriola Island Official Community Plan Bylaw 166, 1997, Amendment No. 2, 2014"

CARRIED

GB-2014-115

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee direct staff to follow up on the notification pertaining to the changes proposed in Proposed Bylaw No. 276 that relate to the referral of Proposed Bylaw No. 273 with the following agencies and First Nations:

- Regional District of Nanaimo Building and Sustainability
- Thetis Island LTC
- Penelakut Tribe
- Snuneymuxw First Nations
- Cowichan Tribes
- Halalt First Nation
- H'ul'qumi'num Treaty Group
- Stz'uminus First Nation
- Lake Cowichan First Nation
- Lyackson First Nation
- Te'Mexw Treaty Association

CARRIED

GB-2014-116

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request that staff schedule a public hearing for Proposed Bylaw No. 276.

CARRIED

14.1.3 Riparian Areas Regulation – fees bylaw amendment
Staff Report dated June 3, 2014

Planning Manager Simpson explained the staff report. Discussion ensued.

GB-2014-117

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee gives first, second and third readings to Bylaw No. 277, cited as “Gabriola Island Local Trust Committee Fees Bylaw, 2007, Amendment No. 1, 2014” and refer it to Executive Committee.

CARRIED

Trustee Malcolmson stated that they had received a number of recommendations from members of the public and the Advisory Planning Commission that Islands Trust should subsidize the cost of the biologist report or pay for the mapping, however legislatively they are not allowed to spend taxpayer's money on this. This was the one way that they could help with the financial burden; on that basis she supports the motion.

15. BYLAWS

15.1 Proposed Bylaw 276 cited as “Gabriola Island Official Community Plan (Gabriola island) Bylaw No. 166, 1997, Amendment No. 2, 2014”

15.2 Proposed Bylaw 277 cited as “Gabriola Island Local Trust Committee Fees Bylaw, 2007, Amendment No. 1, 2014

BREAK – 11:25 – 11:35

16. CLOSED MEETING

GB-2014-118

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee close the next part of the June 26, 2014 business meeting to discuss matters pursuant to Section 90 (1) (d) of the Community Charter to consider adoption of closed meeting minutes and 90 (1) (f) of the Community Charter to consider a Bylaw Enforcement update; and that staff be invited to attend this meeting.

CARRIED

Committee closed the meeting at 11:30 am.

17. RECALL TO ORDER

Committee reconvened in open meeting at 11:55 am.

18. ISLANDS TRUST WEBSITE - Gabriola Pages

No updates.

19. NEXT MEETING

The next meeting will take place on Thursday, July 17, 2014 at 10:15 am at the Women’s Institute, 476 South Road, Gabriola Island, BC.

20. TOWN HALL SESSION – None

21. ADJOURNMENT

By general consent the meeting adjourned at 12:00 pm.

David Graham, Chair

CERTIFIED CORRECT:

Jessie Sherk, Recorder