



## Gabriola Island Local Trust Committee Minutes of Regular Meeting

**Date:** October 2, 2014  
**Location:** Gabriola Women's Institute Hall  
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

**Others Present** Teresa Ritteman, Planner

**Two (2) members of the public and one (1) member of the local media 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 People.

### 2. APPROVAL OF AGENDA

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

### 3. MINUTES

#### 3.1. Local Trust Committee Meeting Minutes of September 4, 2014 – for adoption

The following additions/deletions to the agenda were presented for consideration:

- Page 1, add to Staff Present – “Jessie Sherk”
- Page 2, in the resolution at the bottom of the page, change “Chair Malcolmson’s” to “Chair Graham’s”.
- Page 4, Trustees Report, on the first line delete the word “happened” and replace with “she attended”. In the second sentence delete “Stanhope’s wife” and replace with “RDN Chair Stanhopes wife, Jane”
- Page 5, Town Hall Session, delete the end of the last sentence “as it is character building and the pluses strongly outweigh the negatives.”
- Page 7, 15.3, add to the minutes the sentence “ These bylaws were addressed in 14.2”
- Page 7, 15.4, add to the minutes the sentence “These bylaws were addressed in 14.2”

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

**3.2. Section 26 Resolutions Without Meeting**

None

**3.3. Gabriola Island Advisory Planning Commission Meeting Minutes**

None

**3.4. Mudge Island Advisory Planning Commission Meeting Minutes**

None

**3.5. Gabriola Island Agricultural Advisory Commission Meeting Minutes**

None

**4. BUSINESS ARISING FROM MINUTES**

**4.1. Follow-up Action List dated September 24, 2014 - attached**

Planning Manager Simpson had no updates. A short discussion ensued regarding adding the Riparian Areas Regulation Bylaw to the item "Bylaws Awaiting Ministry Approval" noted in the Follow-up Action list.

**4.2. Referral response from the DeCourcy Island Community Association regarding the New Federal Marihuana for Medical Purposes Regulation**

**4.2.1. Memorandum dated September 24, 2014 - attached**

The memorandum was discussed. It was noted that there was an error in the memorandum (page 14 of the agenda); it should read "DeCourcey Island LUB" not Mudge Island.

**GB-2014-149**

**It was MOVED and SECONDED,**

that the Gabriola Island Local Trust Committee direct staff to add to the projects list an amendment to the DeCourcey Island Bylaw No. 44 regarding the production of medical marihuana under the Marihuana for Medical Purposes Regulation.

**CARRIED**

It was explained for the benefit of the public, that staff identified that because of the federal regulation change, there was a potential weakness in all of the bylaws. Since the Gabriola bylaw had already been opened up it made sense to address this now. It was referred to the Mudge Island Advisory Planning Commission and the DeCourcey Island Ratepayers Association and they both agreed that they would like to see the change made.

**5. CORRESPONDENCE**

**5.1. Email dated September 20, 2014 from Penny Sidor regarding Dogsitting and Home Occupation definition of Kennel**

Trustees reviewed the email.

**GB-2014-150**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee add to the projects list a new definition of in-house dog boarding to allow this use in the small rural residential zone.

**CARRIED**

The Local Trust Committee received thirty-two (32) letters in support of Penny Sidor.

**5.2. Letter dated September 22, 2014 from Gabriola Community Hall Association regarding Zoning**

Trustees discussed the email. Trustee Rudischer stated that she would call the author and let her know that this subject was on the agenda today.

**5.3. Email dated September 22, 2014 from Joyce Babula regarding Gabriola Community Hall Variance for Renovation**

Trustees discussed the email. It was noted that the variance application has not been received in the office yet. The possibility of having the fees sponsored was discussed.

**6. REPORTS**

**6.1. Work Program Reports**

6.1.1. Top Priorities Report & Projects List dated September 24, 2014 - attached  
Planning Manager Simpson had no updates.

**6.2. Applications Log**

6.2.1. Report dated September 24, 2014 – attached

The staff report was reviewed for information. Planning Manager Simpson gave a short recap on the Madrona development permit application. It was noted that the planner is working on a staff report for the November Local Trust Committee meeting. Discussion ensued.

**6.3. Trustee and Local Expenses Report - none**

None.

**7. NEW BUSINESS**

**7.1. Gabriola Telephone Directory Renewal - attached for discussion**

Discussion ensued regarding the renewal.

**GB-2014-151**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee spend \$378 from its local expense budget under the communications category to renew its advertising in the 2015 Gabriola Phone Directory.

**CARRIED**

**8. TRUSTEES' REPORT**

Trustee Malcolmson reported on some of the Union of British Columbia Municipalities (UBCM) resolutions that were of community interest. Regarding ferries, she spoke about the UBCM's economic impact study that the province was asked to do but did not. She stated that it has been very important for coastal communities to have UBCM recognize that this is a province-wide problem and to have solidarity of all the local governments. Trustee Malcolmson reported that there was also debate on pipeline policies and oil spill response environmental assessment process, which showed a real coastal/interior split in opinions. She noted that most resolutions won on the floor were things that the Islands Trust has been advocating for. There were also strong resolutions of support for the Agricultural Land Reserve and a well funded independent Agricultural Land Commission, climate change and affordable housing. Also reported on were the weakened regulations regarding pleasure craft sewage noting that Islands Trust would be writing a letter of concern.

In closing, Trustee Malcolmson commented in response to hearing complaints that the Islands Trust does not support bridges, that in fact the policy was not imposed by the Islands Trust but was derived from extensive public consultation and then adopted into Official Community Plans and the Islands Trust Policy Statement by local trustees elected locally by the people. She stated that if anyone thinks these are the wrong policies they should run for election on that platform and try to change it.

No report from Trustee Rudischer.

**9. CHAIR'S REPORT**

Chair Graham reported that he attended his first UBCM general meeting and enjoyed the agricultural tour as well as seeing the Pemberton valley. He noted that it was interesting to speak with interior municipalities about their concerns.

**10. REGIONAL DIRECTOR'S REPORT**

None.

**11. DELEGATIONS**

None.

**12. TOWN HALL SESSION**

Chris Bowers said thank you to Trustee Malcolmson for the great work she did regarding ferries and the UBCM report.

**13. APPLICATIONS AND PERMITS**

None

**14. LOCAL TRUST COMMITTEE PROJECTS**

**14.1. Housekeeping Bylaw Amendments**

**14.1.1. Staff Report dated September 22, 2014 - attached**

Planner Manager Simpson summarized the staff report. She stated that the report goes through all the items where changes or further information was requested at the last meeting. She noted two errors on page 57 of the agenda package – in g) that the letter has not been sent from the Chair yet, and in h) it has been added to the draft bylaw. Discussion ensued regarding tourist accommodation densities, specifically the effects of the amendment to remove density at the Surf Lodge.

*BREAK: 11:10 – 11:20*

**GB-2014-152**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee amend 9 d) of Bylaw 279 to read “to D.3.8.2.a.i, delete the words “area in the zone” and replace with “or where there are one or more or more adjacent TC1 lots, per this group of lots”

**CARRIED**

Discussion ensued regarding the definition of a clubhouse.

**GB-2014-153**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee amend Bylaw 279, 12 b) definition of clubhouse, to add after "means a facility used by a club;" the words “that does not provide for overnight accommodation except in a permitted single family dwelling. “

**CARRIED**

The Local Trust Committee then discussed the requested Land Use Bylaw amendments regarding forestry. In the second paragraph of page 55 in the agenda, under b) Forestry, it was asked that staff clarify that the change requested does not reduce a property owner’s ability to practice forestry.

Group moorage was discussed. The Local Trust Committee agreed with the suggested amendment.

Ms. Robinson’s request to remove density on her property was discussed at length. Planning Manager Simpson stated that it would take some staff

## ADOPTED

time to determine how to amend the Official Community Plan, and that after the discussion today, new options had emerged.

### **GB-2014-154**

#### **It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee direct staff to write a letter to the landowner explaining the options for removing development potential, and ask staff to examine Official Community Plan amendments to achieve the landowners' wish that the density be extinguished and not transferred to a density bank.

**CARRIED**

### **GB-2014-155**

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

that the Gabriola Island Local Trust Committee give first reading to Bylaw No. 278 cited as Gabriola Island Official Community Plan (Gabriola Island) Bylaw 166, 1997, Amendment No. 3, 2014

**CARRIED**

### **GB-2014-156**

#### **It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee give first reading to Bylaw No. 279 cited as Gabriola Island Land Use Bylaw 177, 1999, Amendment No. 2, 2014 as amended.

**CARRIED**

### **GB-2014-157**

#### **It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee refer proposed Bylaw No.s 278 and 279 to the Agricultural Land Commission, Regional District of Nanaimo Building Department, Islands Trust Bylaw Enforcement Department, and the following First Nations: Snuneymux First Nation, Cowichan Tribes, Halalt First Nation, Hul'quimi'num Treat Group, Lake Cowichan First Nation, Lyackson First Nation, Semiahmoo First Nation, Stz'umins First Nation, and Te'Mexw Treaty Association.

**CARRIED**

### **GB-2014-158**

#### **It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee direct staff to prepare an annotated version of Bylaws 278 and 279 to assist the reader in understanding each of the proposed changes.

**CARRIED**

## **15. BYLAWS**

### **15.1. Draft Bylaw No. 278, cited as "Gabriola Island Official Community Plan (Gabriola Island) Bylaw 166, 1997, Amendment No. 3, 2014" - for consideration of first reading - attached**

These were addressed in 14.1.1

**15.2. Draft Bylaw No. 279, cited as "Gabriola Island Land Use Bylaw 177, 1999, Amendment No. 2, 2014" - for consideration of first reading - attached**

This was addressed in 14.1.1

**16. ISLANDS TRUST WEBSITE**

**16.1. Gabriola Pages - for discussion**

No updates.

**17. CLOSED MEETING**

**GB-2014-159**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee close the next part of the October 2, 2014 business meeting to discuss matters pursuant to Section 90(1)(d) of the Community Charter to consider adoption of Closed Meeting Minutes and that Staff be invited to attend the meeting

**CARRIED**

**18. RECALL TO ORDER**

**18.1. Rise and Report from Closed Meeting**

None.

**19. NEXT MEETING DATE**

Thursday, November 13, 2014 at 10:15 am at the Women's Institute, 476 South Road, Gabriola Island, BC

**20. TOWN HALL SESSION - time permitting**

None.

**21. ADJOURNMENT**

**By general consent**, the meeting was adjourned at 12:10 pm.

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David Graham, Chair

Certified Correct:

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Jessie Sherk