



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

**Date of Meeting:** Thursday, January 22, 2015  
**Location:** Women's Institute  
476 South Road, Gabriola Island, BC

**Members Present:** Laura Busheikin, Chair  
Melanie Mamoser, Local Trustee  
Heather Nicholas, Local Trustee

**Staff Present:** Courtney Simpson, Planning Manager  
Aleksandra Brzozowski, Island Planner  
Theresa Ritteman, Island Planner  
Karin Kronstal, Island Planner  
Jessie Sherk, Recorder

**Media and Others** Howard Houle, Regional Director  
One (1) member of the local media and  
Twenty-five (25) members of the public were in attendance.

### 1. CALL TO ORDER

Chair Busheikin called the meeting to order at 10:16 am. Staff and trustees were introduced and the public was welcomed. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. Chair Busheikin noted that her goal was to contribute to meetings that are respectful and lively, with a diversity of opinion and expression; constructive, efficient, and legislatively correct.

### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 9.1 Letter from Penny Sidor dated November 14, 2014
- 10.2.2 Letter regarding Development Variance Permit application
- 11.1.2 Email from Karin Kronstal
- 11.1.3 Email from The Nature Trust of BC
- 13.6 Regular Local Trust Committee meeting on Mudge Island – for discussion
- 13.7 Advertising Regular Local Trust Committee meetings – for discussion

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

**3. TOWN HALL AND QUESTIONS**

**Chris Bowers** spoke on behalf of Bridge Free Salish Sea. She stated that the Gabriola and Mudge Island Official Community Plans (OCPs) and the Islands Trust Policy Statement do not support fixed links to the trust islands; however, a feasibility study on a bridge is being conducted. Bowers requested that that Trustee Mamoser and Chair Busheikin sign a petition against the bridge (Trustee Nicholas had already signed) and that the Local Trust Committee send a letter to Todd Stone supporting the petition.

**Regional Director Howard Houle** addressed Gabriola's Draft housekeeping Bylaw No. 278, stating that if densities are moved there could be severe financial implications for both The Nature Trust and the Regional District of Nanaimo. In regards to Cox Community Park, he noted that he does not believe that the community has been asked whether they would like the densities to go to an affordable housing density bank or to leave them there and allow the Regional District of Nanaimo to leverage them for more parkland. He then discussed a piece of land identified as BIT77409 near Drumbeg Park, stating that there has been some question whether it is a park or Crown land. He noted that is being looked into.

**4. COMMUNITY INFORMATION MEETING**

None.

**5. PUBLIC HEARING**

None.

**6. MINUTES**

**6.1 Local Trust Committee Adopted Minutes Dated November 13, 2014 – for receipt**

Received.

**6.2 Section 26 Resolutions-without-meeting Report Dated January 13, 2015**

Planning Manager Simpson stated that there were four Resolutions Without Meeting that were passed since the last Local Trust Committee meeting. She explained each resolution to the Local Trust Committee (LTC).

**6.3 Advisory Planning Commission Minutes Dated**

None.

**6.4 Mudge Island Advisory Planning Commission Minutes**

None.

**6.5 Agricultural Advisory Commission Minutes**

None.

**7. BUSINESS ARISING FROM MINUTES**

**7.1 Follow-up Action List dated January 13, 2015**

Planning Manager Simpson explained each item on the list in detail for the new trustees.

**8. DELEGATIONS**

None.

**9. CORRESPONDENCE**

**9.1 Letter from Penny Sidor, dated November 14, 2014.**

Reviewed by trustees. The trustees commented that they are aware this is an ongoing problem; the definition of kennel may have been an oversight and they hope to look into this in a timely fashion.

**10. APPLICATIONS AND REFERRALS**

**10.1 Antenna Siting Proposal (Gabriola Radio Society) – verbal update**

Planner Brzozowski gave a verbal update. She reviewed what happened regarding the antenna siting proposal at the last meeting and stated that the applicants have put forward a request to Industry Canada to enter into dispute resolution. Planner Brzozowski then explained the Industry Canada process of dispute resolution. Islands Trust is currently waiting for an update from Industry Canada.

**10.2 GB-DVP-2014.3 Kienas & Langran**

**10.2.1 Staff Report Dated January 5, 2015**

Planner Ritemann explained that the applicant is seeking a Development Variance Permit to allow a shed and deck. She gave some background on the file including staff comments and any neighbors' concerns. It was noted that the applicant's request would likely cause minimal visual impact. Discussion ensued amongst the trustees. It was noted that there was an error in the staff report where it stated that the neighboring property was unoccupied when in fact Mr. Carson occupies it.

**GB-2015-001**

**It was MOVED and SECONDED,**

that the Gabriola Island Local Trust Committee approve issuance of Development Variance Permit GB-DVP-2014.3 to Kelli Kienas and Alex Langran for Lot 2, Section 12, Gabriola Island, Plan 23619; PID 003-132-439

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 Housekeeping Bylaw Amendments**

**11.1.1 Staff Report Dated January 13, 2015**

Planner Kronstal summarized the staff report noting its purpose was to provide a brief background on Housekeeping Bylaw Nos. 278 and 279. Discussion ensued.

**GB-2015-002**

**It was MOVED and SECONDED,**

that the Gabriola Island Local Trust Committee amend Proposed Bylaw No. 279, cited as “Gabriola Island Land Use Bylaw 177, 1999, Amendment No. 2, 2012” to include the proposed definition of a Shooting Range as follows:

“Means a place that is designed or intended for the safe discharge, on a regular and structured basis, of firearms for the purpose of target practice or target shooting competitions, that does not operate outside the hours of 9:00 am and 5:00 pm and operates no more than 6 days a week”.

**CARRIED**

Discussion ensued.

**GB-2015-003**

**It was MOVED and SECONDED,**

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

**CARRIED**

**GB-2015-004**

**It was MOVED and SECONDED,**

that the Gabriola Island Local Trust Committee give second reading to Bylaw No. 279, cited as “Gabriola Island Land Use Bylaw 177, 1999, Amendment No. 2, 2012”.

**CARRIED**

**GB-2015-005**

**It was MOVED and SECONDED,**

that the Gabriola Island Local Trust Committee direct staff to schedule a public hearing for Bylaw No. 278, cited as “Gabriola Island Official Community Plan (Gabriola Island) Bylaw 166, 1997, Amendment No. 3, 2014” and Bylaw No. 279, cited as “Gabriola Island Land Use Bylaw 177, 1999, Amendment No 2, 2012 prior to March 31, 2015”.

**CARRIED**

Planner Kronstal suggested that the public hearing be held at the LTC meeting in March.

A member of the public then asked when the items brought up during Town Hall would be addressed. Chair Busheikin indicated that the subject of dog boarding is on the LTC Project List and the bridge issue would be discussed during the Strategic Planning Session. She also noted that the Islands Trust Council and Executive Committee have held a strong position against the bridge and that work is continuing.

**By general consent**, the meeting moved into another Town Hall session.

**Penny Sidor** addressed the LTC again, noting that she is involved with dogs and dog sitting on a small rural residential lot. She asked that the bylaw be revised so that in-home dog boarding is separate from running a kennel.

**Chris Bowers** stated that she was there to get signatures on the bridge petition. She also commented on the discussion about densities proposed to be moved to the density bank from properties rezoned to park, that another option is to create new densities “out of thin air”.

**By general consent**, it was decided that a third Town Hall would be held at the appropriate point in the Strategic Planning Session to give the public the opportunity to provide input and that 13.5 be moved before 13.1 in the order of the agenda.

**12. REPORTS**

**12.1 Work Program Reports**

12.1.1 Top Priorities Report Dated January 13, 2015

Received.

12.1.2 Projects List Report Dated January 13, 2015

Received.

**12.2 Applications Report Dated January 13, 2015**

Planning Manager Simpson summarized the report. Discussion ensued regarding process.

**12.3 Trustee and Local Expense Report**

12.3.1 Report Dated November 2014

Received.

12.3.2 Report Dated December 2014

Received.

**12.4 Adopted Policies and Standing Resolutions**

Planning Manager Simpson explained what an adopted policy and standing resolution is.

**12.5 Local Trust Committee Webpage**

No additions.

**12.6 Chair's Report**

Chair Busheikin reported on the first Executive Committee meeting noting the announcement on the purchase of Grace Island by the Province of British Columbia. She also noted that there was a verbal report on eSCRIBE and the ways that it is saving staff time. In closing, she noted that the Denman Island Strategic Planning Session was very successful.

**12.7 Trustees Report**

Trustee Mamoser expressed her gratitude on being chosen as Local Trustee. She stated that she is always open to feedback and comments from the public as she feels there is a wealth of knowledge in the Gabriola community that she hopes to draw from. She thanked Trustee Nicholas for putting together a wonderful newsletter, noting that she hopes it will increase outreach into the community and report out on what Trustees are doing behind the scenes. Trustee Mamoser reported on the Trustee Orientation that she attended, stating that it was a great experience and it was very interesting to learn about the priorities on other islands in the Islands Trust. She noted that it is so important for all the islands to work together as they are different than other rural communities.

Trustee Nicholas stated that being sworn-in in Victoria as well as connecting with other members on other islands was a great experience. She announced that she would be joining the Trust Programs Committee noting that Trustee Mamoser is on Local Planning Committee. Trustee Nicholas reported that the Trust Program Committee is concerned with non-regulatory strategies to help advance the preserve and protect mandate of the Islands Trust and that the first meeting will be on February 17, 2015. Also discussed in Trustee Nicholas's report were the important events that have happened on Gabriola Island recently, including: Transition Town Initiative, exploring community currency work, the Health Forum hosted by Sustainability Gabriola and the upcoming Village Vision Session and Food Forum. In closing, she thanked everyone for their confidence

in her as a trustee and noted that her phone/email/door are always open to the public.

**12.8 Electoral Area Director's Report**

Regional Director Howard Houle reported on the Descanso Bay emergency dock, noting that it is in need of repairs, and that consultation has started with the federal government regarding Green Wharf and the need for another emergency exit from the island. He then discussed the work being done in the various community parks on Gabriola Island. Lastly, he noted that the Union of British Columbia Municipalities' grant for asset mapping is not available for the type of mapping Gabriola needs.

Chair Busheikin recessed the meeting at 11:57 am and reconvened at 12:20 pm.

**13. NEW BUSINESS**

**13.5 Gabriola Island Local Trust Committee Work Program 2015**

**13.5.1 Staff Report Dated January 6, 2015**

Planning Manager Simpson summarized the staff report. Discussion ensued amongst staff and trustees. It was noted that the recommendations in the staff report would be revisited after the Strategic Planning Session.

**15. TOWN HALL SESSION**

The meeting then moved into the requested third Town Hall session.

**John Peirce** commented on the staff report, stating that in his opinion, the Riparian Areas Regulation and steep slopes projects took up a lot of time and energy. He stated that the LTC should look back at the recommendations made by the Volunteer Review Committee for the Official Community Plan two years ago as there were thirty-two items that were never addressed, including water and septic.

**Kees Langeris** discussed the format used in the OCP and Land Use Bylaw (LUB) and noted that it would be more ideal to have more of a numbering system as the current system is hard to read.

**Deborah Ferens** commented to the trustees saying that they really need to think about being clear on the different kind of community consultations and what the public expectations are. Staff and trustees discussed.

**Penny Sidor** stated that she has already submitted a letter to the LTC. She discussed her dog sitting services, noting that the dog population on the island continues to increase and every pet owner needs back-up now and then. She noted that there are a lot of people on the island who are being inconvenienced right now. Also noted was that roosters, goats and other noise making animals are allowed and not controlled in rural residential zones and that this should be considered in a wider context. She stated that

there are other neighborhood noises that are allowed and that she hopes to see this law changed quickly.

**Ken Morrison** spoke about the kennel bylaw; he stated that the bylaw was enacted for a reason and already allows for dog kenneling businesses on suitably-sized lots. He noted that he is interested in following the process.

**Penny Sidor** – Stated that in the first meeting regarding this, Trustee Rudischer stated that the way the law was written was an error and that they were intending to prevent breeding and not dog sitting.

**13. NEW BUSINESS (continued)**

13.5.2 Strategic Planning Session

Planning Manager Simpson gave a short presentation and Planner Brzowski introduced the strategic planning exercise. Discussion ensued regarding planning priorities. Each member of the LTC was asked to make a “wish list” of what they would like see or get out of the next four years. Next, Planner Brzowski and the LTC discussed what items, projects, and priorities are already in existence and/or desired by the community. In particular, the Projects List was reviewed to ensure that they were still relevant.

The discussion then returned to the recommendations in the Work Program staff report.

**GB-2015-006**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee move the Snuneymuxw First Nation Protocol Agreement Implementation Project from the Top Priorities List to the Project List.

**CARRIED**

Speaking to the motion, Trustee Mamoser stated that First Nation engagement is very important and wanted to be clear that the LTC is looking forward to having stronger relationships despite it being removed from the Top Priorities list and that this change is not indicative of our level of commitment.

**GB-2015-007**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee direct staff to provide an update on the Gabriola Official Community Plan review incorporating the results of the previous terms Advisory Planning Committee report.

**CARRIED**

**GB-2015-008**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee remove the Development Approval Information Bylaw from the Top Priorities list as it has been completed.

**CARRIED**

**GB-2015-009**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee amend the Top Priorities list to include as No. 3 "In-house dog boarding definition".

**CARRIED**

**GB-2015-010**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Financial Planning Committee consideration of a new 2015/16 budget request of \$6250 for the second and final contribution to the Regional District of Nanaimo/Simon Fraser University Groundwater Mapping Project.

**CARRIED**

**GB-2015-011**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee amend the 2015/16 budget request to remove the request for money for the DeCourcy Official Community Plan review and direct staff to forward this to financial planning staff.

**CARRIED**

Discussion ensued regarding the local expense account and projects requiring funds.

**13.1 Gabriola Ferry Advisory Committee appointment**

13.1.1 Email from J Hodgkins, Gabriola Ferry Advisory Committee dated December 12, 2015

13.1.2 Letter from D. Guenette, BC Ferries dated December 2014

Discussion ensued regarding both emails.

**GB-2015-012**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee appoint Trustee Heather Nicholas to sit on the Gabriola Ferry Advisory Committee.

**CARRIED**

Trustee Nicholas stated that she looks forward to the opportunity. It was noted that staff would send a letter to BC Ferries regarding Trustee Nicholas' appointment.

**13.2 Wildlife Tree Service (WiTS) Report on Eagle Nesting Dated 2014**

Received.

**13.3 Advisory Planning Commission Staff Report dated January 12, 2015**

Discussion ensued.

**GB-2015-013**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee direct staff to advertise for expressions of interest for up to seven (7) vacant positions on the Gabriola Island Advisory Planning Commission and up to two (2) expired Transportation Advisory Commission positions and send letters to those appointees whose terms have expired thanking them for their service and inviting them to submit expressions of interest if they wish to be reappointed to the Gabriola Advisory Planning or Transportation Advisory Commissions.

**CARRIED**

**13.4 Ministry of Agriculture Workshop Invitation to Agricultural Advisory Committee memorandum**

Discussion ensued. It was noted that Food Forum is happening soon after this workshop.

**GB-2015-014**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee consider releasing up to \$600 from their local expense account to subsidize the travel of one member of the Gabriola Agricultural Advisory Committee to attend the Agricultural Advisory Committee workshop on February 18, 2015.

**CARRIED**

It was noted that staff would contact the Agriculture Advisory Committee to inform them of this decision and ask them to decide who will be attending.

**13.6 Regular Local Trust Committee meeting on Mudge Island**

Deferred to next meeting.

**13.7 Advertising Regular Local Trust Committee meetings**

Deferred to next meeting.

**14. UPCOMING MEETINGS**

The next regular business meeting is scheduled for Thursday, February 26, 2015 at 10:15 am at the Women's Institute, 476 South Road, Gabriola Island, BC.

**15. TOWN HALL SESSION**

Discussed earlier, after 13.5.1.

**16. CLOSED MEETING**

None.

**17. ADJOURNEMENT**

**By general consent**, the meeting adjourned at 2:50 pm.

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Laura Busheikin, Chair

CERTIFIED CORRECT:

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Jessie Sherk, Recorder