



Gabriola Island Local Trust Committee Minutes of a Regular Meeting

Date of Meeting: Thursday, April 2, 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, Regional Planning Manager
Aleksandra Brzozowski, Island Planner
Lisa Webster-Gibson, Legislative Clerk
Karin Kronstal, Island Planner
Jessie Sherk, Recorder

Media and Others: One (1) member of the local media and eight (8) members of the public were in attendance.

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 10:15 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 stated that she was pleased to mix poetry and politics and introduced Naomi Beth Wakan who then read a selection of her work in honor of National Poetry Month. The Local Trust Committee (LTC) thanked Poetry Gabriola and Susan Yates for bringing this opportunity to their attention.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 9.1 Letter from Village Vision dated March 27, 2015
- 9.2 Email from Gloria Hatfield on behalf of the Gabriola Chamber of Commerce, dated March 24, 2015 and Rachel Davie, Executive Director The Haven dated March 27, 2015 regarding North Road signs
- 13.1 New Business – Discussion – briefing from Trust Fund staff regarding eel grass mapping

By general consent, the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Mike Phillips spoke about the Crown Referral on Lease Agreement for Stoney Ridge Aggregate as he lives near the location. He thanked the LTC for presenting the document noting that it brought the issue into the public. He stated that what is happening is large-scale disruption to an environmentally sensitive area. He noted that although, the memo includes that the owner has stated he has never received a noise complaint, there can be significant noise during intermittent periods of time. He also expressed concerns about who will control the use of water, the amount of inspections done on the property, reclamation and the inevitable road damage from the large trucks transporting sandstone blocks. He asked that the LTC request that they be provided with information regarding the inspections of the site including if restoration will be or has been done, and to insist that McGuffies swamp be protected and make a recommendation that drilling should not be allowed on the site.

Paul Metcalf stated that he was speaking as a professional geoscientist but not an expert on aggregate stone. He felt that the issues brought up may not be in the purview of the LTC. He stated that the noise bylaw is clearly the purview of the Regional District of Nanaimo (RDN) and suggested going to the RDN with this. He also stated that the budget has been severely slashed on mining inspection, and if a concern was expressed, it would probably be better to come from an individual or a body of local residents. In regard to the environmental concerns, he stated it was in the purview of the Ministry of Environment.

4. COMMUNITY INFORMATION MEETING

Planner Kronstal introduced the Community Information Meeting and explained the two housekeeping Bylaw Nos. 278 and 279. She noted that the objective was to make the bylaws more easily interpreted by staff and the public and that there are copies of the plain language guide of the proposed amendments available. She asked the public if there were any questions regarding the bylaws and there were none.

By general consent, the LTC continued working through the agenda in order to begin the Public Hearing at the advertised time of 11:00 pm.

6. MINUTES

6.1 Local Trust Committee Minutes Dated February 26, 2015

The following changes to the minutes were presented for consideration:

- Page 4, item 9.1, change second sentence to read, "It was noted that the trustees would consult with the grants coordinator about the potential available grant programs that would be of interest."
- Page 5, item 12.6, add the word "planning" in the seventh line of the paragraph before the word "staff".
- Page 6, item 12.7, in the second to last sentence add an "E" to the end of "GERTIE".

- Page 8. Item 16.3, add an “e” to the end of “Earle” at the beginning of the third line.

By general consent, the minutes were adopted, as amended.

6.2 Section 26 Resolutions-Without-Meeting Report

None.

6.3 Advisory Planning Commission Minutes Dated

None.

6.4 Mudge Island Advisory Planning Commission Minutes

None.

6.5 Agricultural Advisory Commission Minutes

Trustees discussed if Eric Veale would be presenting a report to the LTC on the outcome of the Agricultural Advisory Commission workshop. Regional Planning Manager Simpson indicated she would request he prepare a report for the next agenda.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated March 23, 2015

Planning Manager Simpson gave an update on the second item from July 2014 “LTC allocates \$1500 from the OCP/LUB project budget for development of print and web communications material on the Riparian Areas Regulation”. She stated that since the fiscal year is over, the money is no longer available and a note would be put there to explain that. She noted that a decision regarding budget could be made at the time that the bylaw is adopted. Discussion ensued regarding communication in terms of the timeline of when the bylaw approval would be complete.

Regional Planning Manager Simpson also highlighted the last item on the list regarding the Board of Variance. She stated that since this project requires every LTC in the Northern Region to consider it, she revised the target date to be later.

7.2 Email from Bridge Free Salish Sea Requesting Signatures on Petition, Dated January 29, 2015

The email was reviewed and discussed by the LTC.

GB-2015-021

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

That the Gabriola Island Local Trust Committee delegate Trustee Nicholas to accompany the Bridge Free Salish Sea in submitting their petition for a “Bridge Free Salish Sea” to the BC Legislature on April 13, 2015 and that the Gabriola Local Trust Committee dispense funds to cover travel.

CARRIED

Trustee Mamoser noted that the LTC had discussed this at the last two meetings and that they were waiting for the appropriate time to show support. She stated that this is the right time and that Trustee Nicholas is the right person for the job.

Trustee Nicholas stated that it would be good for the LTC to think about the statement they would like to make and to position it. Discussion ensued.

It was agreed that Trustee Nicholas would work with the communications staff in Victoria and other Gabriola LTC members to draft a statement for the Local Trust Committee Chair’s signature.

5. PUBLIC HEARING REGARDING BYLAW NOS. 278 AND 279

5.1 Recess for Public Hearing

By General Consent, the meeting was recessed at 11:01 am.

5.2 Recall to Order

The meeting was recalled to order at 11:07 am.

7. BUSINESS ARISING FROM MINUTES

7.3 Local Trust Committee Meeting on Mudge Island

7.3.1 Memorandum Dated March 22, 2015

The trustees reviewed and discussed the memorandum. They agreed with staff suggestion to hold an outdoor meeting at the community park on Mudge Island. It was agreed that Trustee Mamoser would take the lead with backup provided by Trustee Nicholas when needed.

8. DELEGATIONS

None.

9. CORRESPONDENCE

9.1 Invitation from Village Vision Gabriola

Received. Discussion ensued regarding who should attend the Village Vision meeting. It was agreed that the LTC should make every effort to attend the meeting and that a staff member should also attend. Chair Busheikin stated that she would be happy to attend the first meeting with a planner. Trustees agreed that the Chair's experience would be very useful.

GB-2015-022

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee appoint Chair Busheikin as a representative to attend the upcoming Cross-Governance meeting hosted by the Village Vision.

CARRIED

GB-2015-023

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request that planning staff attend the upcoming Cross-Governance meeting hosted by the Village Vision.

CARRIED

Trustees discussed the importance of continuity for the staff members attending the meetings.

9.2 Emails from Rachel Davey dated March 27, 2015 and Gloria Hatfield on behalf on Gabriola Island Chamber of Commerce, dated March 24, 2015

Received. Signage on Gabriola and possible solutions to the issues that were raised in the emails were discussed. Trustee Nicholas thanked the Chamber of Commerce for the summary on this issue and also recognized the importance of this subject to the local businesses on Gabriola Island. The May 1, 2015 bylaw enforcement deadline was also discussed and staff made suggestions of how that should be dealt with.

GB-2015-024

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request a bylaw enforcement briefing on the North Road signs on file GB-BE-2012.8 to be presented at the next Gabriola LTC meeting on May 7, 2015.

CARRIED

GB-2015-025

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request that staff provide an update on the status of roadside signage to help establish what options may exist moving forward.

CARRIED

10. APPLICATIONS AND REFERRALS

10.1 GB-OTH-2014.1 Antenna Siting Proposal (Gabriola Radio Society)

10.1.1 Memorandum Dated March 19, 2015

Planner Brzozowski summarized the memorandum, stating that staff had received a letter from Industry Canada indicating that an impasse has occurred regarding this application. She stated that she has drafted a response letter for the LTC to review. Discussion amongst staff and trustees ensued. Trustees wanted to be respectful of the work done last term by the previous trustees; therefore, do not support recovering old ground. The definition of impasse was also discussed.

Trustees reviewed Planner Brzozowski's draft letter of response and made the following additions/amendments:

- The reference to Islands Trust's opinion of an impasse should be removed from page 23.
- Provide reasons why the Islands Trust has deemed the information provided as insufficient (a letter of support is not the same as evidence based reasoning).
- Being clear that this is not supported by the Official Community Plan (OCP) or Land Use Bylaw (LUB)
- Point 4 could be expanded to ask for a report documenting efforts to seek co-location, and to say that proponent has not met procedural requirements.
- Emphasize that the LTC has established and facilitated the consultation process as suggested by Industry Canada.
- Regarding "Cumulative Impact Of Multiple Towers"; make sure that only concerns deemed reasonable by Industry Canada are included
- At the end of report, take out mention of sandstone quarry
- On page 21, an extra sentence or additional information should be added after the first sentence of last paragraph.

It was noted that the letter would be completed by April 16, 2015.

Chair Busheikin recessed the meeting at 12:40 pm for a Lunch Break, and reconvened at 1:00 pm.

10.2 Crown Referral on Lease Amendment for Stoney Ridge Aggregate

10.2.1 Memorandum Dated March 16, 2015

Planner Kronstal briefly summarized the referral. She thanked Mr. Phillips and Mr. Metcalf for speaking on this issue in the Town Hall. She noted that it is not the LTC's decision whether to issue the permit. Noise is something that the Islands Trust does not have jurisdiction over, that lies with the RDN. Discussion ensued.

Mike Phillips urged the LTC to send a letter. Discussion amongst staff and trustees ensued regarding zoning and jurisdiction. Planning Manager Simpson noted that there is a policy in the OCP that directs a referral to the LTC for comment on any mines application.

The following additions to the referral letter of March 16, 2015 were discussed:

- Highlighting that there are community concerns regarding environmental impact, noise produced and impact on the water table.
- Emphasizing the need for appropriate reclamation and monitoring of that.
- Request that previous inspections on the mine be provided for review.
- Ask whether public consultation had occurred and request notification to the community.
- Being clear that this activity is occurring in a residential community.
- Being clear that Gabriola is a groundwater sensitive area.

GB-2015-026

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request that staff provide an addendum to the referral letter of March 16, 2015 regarding file # 1029117 adding comments as discussed at the April 2, 2015 Local Trust Committee meeting for Chair Busheikin to sign and that said letter be forwarded to Front Counter BC.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Official Community Plan/Land Use Bylaw Review

11.1.1 Staff Report Dated March 20, 2015

Planner Kronstal summarized the staff report. A general discussion regarding the OCP review and its future ensued amongst staff and trustees. Trustee Mamoser suggested that the OCP review be closed and that they celebrate the great accomplishments that came out of it. Staff recommended that the review stay open until such time that the bylaws that are awaiting approval from the Minister have been adopted. Trustee Nicholas was concerned about the number of items they can have on the

priorities list, and the potential for them to get lost when they move from that list. Discussion ensued.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated March 23, 2015

Discussed in conjunction with 12.1.2

12.1.2 Projects List Report Dated March 23, 2015

The top priorities report and the Projects List Report were reviewed and discussed at great length.

GB-2015-027

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee move from the Top Priorities List under “Gabriola Planning Area OCP Review”, items 5, 6, 7 and 8 to the Projects List.

CARRIED

GB-2015-028

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee amend the description of the Projects List item “Density transfer from cottage densities for affordable housing” to “Consideration of affordable housing strategies”.

CARRIED

GB-2015-029

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee remove the project item “Update the 2010 build out map and report (including the number of existing and potential residential cottages and a list of forestry parcels with the potential for density transfer) from the projects list.

CARRIED

GB-2015-030

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee rename the item on the project list “Review DP7 form and character guidelines for village core, and review OCP/LUB to make village more pedestrian friendly and to consider passive solar renewable energy and energy efficient design” to read “Village core review”.

CARRIED

GB-2015-031

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee rename the item formerly known as “Implement First Nations and Archaeological Protection policies, including improved engagement on land use referrals” that is on the project list to read “Strengthen relationships with first nations”

CARRIED

GB-2015-032

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee add as a project item “Including the eagle nesting mapping in Gabriola’s Official Community Plan”

CARRIED

Speaking to the motion, Trustee Mamoser noted that this is good information to have and it is important information to have captured in the OCP.

Planning Manager Simpson updated the LTC on some work that is ready to deliver including a recommendation to issue a press release about the Agriculture and Climate Change policies. She noted that a press release about the completion of the project in general might be appropriate.

GB-2015-033

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee request staff to develop a press release to celebrate the achievements of the OCP/LUB Review at a future date.

CARRIED

GB-2015-034

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee place “Initiatives to encourage green and renewable energy” on the projects list.

CARRIED

GB-2015-035

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee add a review of food truck regulations to the projects list.

CARRIED

12.2 Applications Report Dated March 23, 2015

Received.

12.3 Trustee and Local Expense Report Dated February 2015

Received.

12.4 Adopted Policies and Standing Resolutions

No comments.

12.5 Local Trust Committee Webpage

No additions.

12.6 Chair's Report

Chair Busheikin reported on the Executive Committee Meeting in Victoria and stated that they are planning for June's Trust Council on Galiano Island. They have been spending a lot of time on the strategic planning process, as there have been many comments from people not happy with or clear on the process. She noted that they have decided to get an outside facilitator and that what is being fed into the draft has not come from staff. She also reported on some of the ferry advocacy that staff was requested to do, noting that they have put in a request to have a 25% fare decrease on minor routes. Also around advocacy, she reported that BC Ferries was asked verbally if there would be any reports on how successful the schedule cuts have been and any actual results, the response was that they "had a good feeling". Lastly, she discussed the draft communication plan for the year adding that staff has been very busy with the upcoming release of the impact study about the Saltspring Island potential governance study and where that will go. She was very happy to see on the plan for the year, that they would be taking a step back to look at our communications and do a needs assessment and evaluation and develop a suite of tools and tactics that can be employed.

12.7 Trustees Report

Trustee Mamoser reported on Trust Council saying it was a very busy three days where the theme of discussions was focused around the budget. She stated there was interesting discussion and that there was a push to ensure that Islands Trust is fiscally responsible. Next, she reported on the Gabriola Commons and GERTIE presentation and dinner stating that it was very well received. She noted that one of the first trustees, Nelder Boulton was at the dinner and that Naomi Beth Wakan recited poetry. On March 8, 2015 Trustee Mamoser participated in Gabriola Museum's Agriculture and Sustainability Forum noting that she continues to be impressed with the work they do. She thanked Trustee Nicholas for putting together a wonderful Trustees Report and she looks forward to continuing work with her on that.

Trustee Nicholas reported on Trust Council saying it was great to have it here and was interesting to be involved with the budget conversation. She stated that it was an honor to be joined by Chief John Wesley of the Snuneymuxw First Nation and his visit gave them a great opportunity to start building personal relationships at a local level. She hopes to continue to build on the momentum they established. She thanked everyone involved with presenting for the community groups. Next, she reported on the first informal Ferry Advisory Committee (FAC) meeting this month noting it was about getting new members

up to speed and discussing the need for creative responses to the BC Ferries situation. She noted that she would be missing the first FAC as it coincides with the next LTC meeting. She stated that this month the ferry cap was announced and that Minister Stone presented this as a victory but as our local FAC chair accurately pointed out, it fails to address the fundamental problems. Trustee Nicholas then reported on the food forum at the Haven, noting that the main takeaway from that was that if we want local agriculture we need to support it and listen to what our farmers are saying. She then stated that she had the opportunity to meet last month with the detachment commander of the Gabriola RCMP where they discussed the challenges of local policing and the ongoing priorities. Lastly, she stated that Islands Trust is still looking for nominations for the Islands Trust Council Community Stewardship Awards. She noted that there are so many groups and people that could be recognized and this is an opportunity to help those people shine.

12.8 Electoral Area Director's Report

None.

12.9 Trust Fund Board Report

13. NEW BUSINESS

13.1 Briefing from Trust Fund staff regarding eelgrass mapping

Deferred to next agenda.

14. UPCOMING MEETINGS

The next regular business meeting is scheduled for Thursday, May 7, 2015 at 10:15 am at the Women's Institute, 476 South Road, Gabriola Island, BC.

15. TOWN HALL SESSION

Mike Philips thanked the LTC for listening to his comments about the quarry and taking some action. He also noted that statistics on the new medical clinic were just published and that the benefit to Gabriola has been fantastic, he recommended the LTC review this. Next, in regards to Gabriola Radio Society, he feels that they are nowhere close to an impasse and that this tower is nothing to do with Gabriola Radio at all but to do with a tower that will make money.

16. CLOSED MEETING

16.1 Motion to Close Meeting

GB-2015-036

It was **MOVED** and **SECONDED**, that the Gabriola Island Local Trust Committee close the meeting to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(a) for the purpose of considering appointment of Advisory Planning Commission and Transportation Advisory Planning Commission Members; AND that the recorder, and staff attend the meeting.

CARRIED

16.2 Recall to Order

The meeting was recalled to order at 2:48 pm.

16.3 Rise and Report

Chair Busheikin reported that a motion was passed that the following people be appointed to the Advisory Planning Commission: Madeleine Ani, Deb Ferens, Anne Landry, Kees Langereis, James Prunty, Stuart Denholm and Bob Andrew and in addition, a motion was passed that Rick Jackson be appointed to the Transportation Advisory Planning Commission.

17. ADJOURNEMENT

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

Laura Busheikin, Chair

CERTIFIED CORRECT:

Jessie Sherk, Recorder