



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: October 22, 2015
Location: Gabriola Women's Institute Hall
476 South Road, Gabriola Island, BC

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

Staff Present Aleksandra Brzozowski, Island Planner
Ann Kjerulf, Regional Planning Manager
Teresa Ritemann, Planner 1
Rob Milne, Island Planner
Jessie Sherk, Recorder

Media and Others Present 1 member of the local media
Approximately 10 members of the public

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 10:17 am. Members of the public were welcomed and staff and trustees were introduced. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. Chair Busheikin also extended a special welcome and congratulations to Sheila Malcolmson on her election success. Sheila gave thanks to islanders who supported her.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

14.4 Circulation of Motions – for discussion

By general consent, the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Penny Sidor stated that she was there in support of a dog sitting bylaw amendment that would allow in home dog sitting.

Julie Olson stated that she was in support of in home dog sitting. She wondered if anything had been decided. She also noted that the bylaw should be more in tune with noise rather than the number of dogs.

Susan Whitton stated that she was in support of dog sitting on the island. She noted that it is wonderful to have Penny Sidor to look after dogs.

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Minutes dated September 10, 2015 – for adoption

The following amendments to the minutes were presented for consideration:

Page 3, Item 7.1 Correct spelling of **Easthom** Road in the third bullet
Page 4, Item 8.1.1 Correct spelling of Steven **Earle**

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-without-meeting Report dated October 8, 2015

Reviewed.

6.3 Advisory Planning Commission Minutes - none

6.4 Mudge Island Advisory Planning Commission Minutes - none

6.5 Agricultural Advisory Commission Minutes - none

6.6 Transportation Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated October 14, 2015

Island Planner Brzozowski updated the LTC on the items marked as ongoing. She also noted that the item under September 10, 2015 regarding the revision of the project charter for the roadside signage project should have been marked as complete. Discussion ensued.

7.2 Pacific Pilotage Authority Anchorage Proposal

7.2.1 Memorandum dated October 13, 2015

Staff and trustees reviewed the memorandum. Discussion ensued regarding the motion that was tabled at the last meeting and what action should be taken next.

GB-2015-107

It was MOVED and SECONDED,
that the Gabriola Island Local Trust Committee defer the motion requesting the Chair to write a letter in response to the Pacific Pilotage Authority anchorage proposal until the November meeting, after the November 4, 2015 Pacific Pilotage Authority meeting.

CARRIED

Advocacy and the role of Islands Trust with the anchorage proposal issue was discussed.

GB-2015-108

It was MOVED and SECONDED,
that the Gabriola Island Local Trust Committee coordinate its advocacy actions towards freighter anchorages with the Executive Committee as per Trust Council's advocacy policy.

CARRIED

7.3 Correspondences and Public Comment

7.3.1 Memorandum dated October 13, 2015

Island Planner Brzozowski summarized the memorandum. Discussion ensued.

7.4 Response from Executive Committee Regarding Fire Protection Services

7.4.1 Memorandum dated October 13, 2015

The memorandum was reviewed. Trustees expressed their appreciation that this was shared with the Local Trust Committee (LTC) but also their disappointment that the Executive Committee (EC) did not decide to write a letter. Discussion ensued. Chair Busheikin noted that the discussion at EC was thorough and the decision was made based on respecting the decisions of the BC Wildfire Service and trusting that their decisions are based on evidence.

8. DELEGATIONS - None

9. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

9.1 Letter dated September 29, 2015 to Joan Calderhead, Manager, Environment & Natural Resources, Lands and Economic Development regarding Hardy Island Granite Quarries Ltd. Operation on Valdes Island

Chair Busheikin summarized the rationale behind including the letter in the agenda. Discussion ensued. Island Planner Brzozowski noted that there was a meeting with the Lyackson First Nation yesterday and that they would be writing a response letter in support of the Hardy Granite application.

9.2 Letters regarding airplane traffic over Gabriola Island

9.2.1 Letter from Trustee Nicholas to Transport Canada dated August 31, 2015

9.2.2 Email response from Robert Dick, Regional Director of Transport Canada

9.2.3 Email from Donna Kydd to Trustee Nicholas dated September 27, 2015

The letters were reviewed. Trustee Nicholas updated the committee with the information she has received regarding air traffic over Gabriola. Discussion ensued regarding what action should be taken.

GB-2015-109

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request the Chair to write a letter to the Nanaimo Airport Commission regarding air traffic noise over Gabriola Island and add the documents: "Gulf Island BC Noise Sensitive Areas", "A.I.P Canada Supplement" and "Welcome to Gulf Islands Information for Pilots and Aircraft Operators", to the letter.

CARRIED

10. APPLICATIONS AND REFERRALS

10.1 GB-DP-2014.3 Madrone Marketplace Phase 2

10.1.1 Staff Report dated September 29, 2015

Island Planner Milne summarized the staff report. Discussion ensued.

By general consent, the LTC accepted the report for information.

11. BREAK

Chair Busheikin recessed the meeting at 11:30 am for a break, and reconvened at 12:00 pm.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Roadside Signage on Gabriola Island

12.1.1 Staff Report dated October 1, 2015

Planner Ritemann summarized the staff report. Discussion ensued. It was noted that Islands Trust and the Ministry of Transportation and Infrastructure (MoTI) should be having bi-annual meetings as per their letter of understanding. The different forms of community consultation were discussed. It was noted that the original goals for this project were to address the following issues:

- signs outside the jurisdiction
- signs that exceed maximum size
- signs that have become obsolete

GB-2015-110

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request staff to add the implementation of an online and physical survey to collect public feedback on the roadside signage issue.

CARRIED

GB-2015-111

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request staff to draft a Terms of Reference for the roadside signage strategy.

CARRIED

GB-2015-112

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee endorse the Draft Project Charter, Version 2.0, for the Roadside Signage Project as amended.

CARRIED

12.2 Dog Sitting Regulations

12.2.1 Staff Report dated October 8, 2015

Island Planner Brzozowski summarized the staff report. She noted that she would not be reading any threads on Facebook pertaining to this issue as that may complicate the process. Staff and trustees reviewed the recommended options. Discussion ensued.

By general consent, another town hall was opened for 5 minutes.

Peter Phillips stated that he had concerns about the direction of the bylaw and that the neighbourhood would not have any input if dog sitting is allowed as a home occupation. He stated that home occupations are not allowed to make any noise; however, dogs bark and it would be hard to tell which dog is barking – the owner's dog or the client's dog? Size of dogs may also be a consideration. He strongly advised this be dealt with by way of temporary use permits designed to deal with specific issues and areas.

Susan Yates stated that she has been following this issue since it began and has considered many of the variables. She would like to see the LTC consider this matter as a temporary use permit matter. If it works well, then the bylaw could be changed. She stated that she feels this would be a good compromise.

Ken Morrison stated that he has submitted a comment and that he appreciates all the hard work put into this. He noted that this occupation is

already allowed on lots larger than 5 acres so he does not see the need for a bylaw change as it could affect the business of other individuals.

Penny Sidor stated that she highly suggests regulating the amount of noise allowed. She believes that there would be no difficulty in documenting the amount of barking happening and stopping it. She suggested that thirty minutes a day could be a maximum amount of barking. She also suggested making fencing mandatory. She also stated that she has done everything she can to minimize the affect of her dog sitting activities on the neighbourhood. She then stated that she would be happier if six dogs were allowed on the property at a time rather than five. Lastly, she noted that there are a number of dog owners on the island who allow their dogs to bark excessively and that there should be barking regulation for all dogs on the island.

Discussion ensued regarding noise from home occupations as well as other impacts on the environment and neighbourhoods that dog sitting as a home occupation could generate. How dog sitting is dealt with in other municipalities was also discussed.

GB-2015-113

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request staff amend the project charter and draft a bylaw that allows dog-sitting through a temporary use permit.

CARRIED

GB-2015-114

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request staff to consult with Island Health on potential impacts of dog waste on neighbouring properties.

CARRIED

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated October 14, 2015

Received.

13.1.2 Projects List Report dated October 14, 2015

GB-2015-115

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee add “Explore use of soil relocation bylaws” to the Project List

CARRIED

Trustee Mamoser spoke to the motion noting that a Soil Relocation Bylaw can be enacted locally, which would provide local governments some powers over the relocation of soil, which would include quarrying activities. She stated that in light of the activities happening in the Islands Trust Area, specifically on Valdes Island, it would be beneficial to look into the possibility of having those powers in order to preserve and protect the area.

13.2 Applications Report dated October 14, 2015

Reviewed.

13.3 Trustee and Local Expense Report dated September, 2015

Regional Planning Manager Kjerulf summarized the updated expense report that she received from Finance today noting that there is very little money remaining in the Gabriola Official Community Plan/Land Use Bylaw budget. She stated that there is not enough money for the roadside signage project and the dog-sitting project, noting a shortfall of \$1500. Discussion ensued.

GB-2015-116

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request an allocation of \$1,500 to add to our special projects budget.

CARRIED

13.4 Adopted Policies and Standing Resolutions

Received for Information.

13.5 Local Trust Committee Webpage

Staff and trustees discussed implementing a way to direct the public to the appropriate place when wanting to comment on a particular issue or idea.

13.6 Chair's Report

Chair Busheikin reported on the Union of BC Municipalities (UBCM) convention in Vancouver. She noted that it was very interesting and made her realize yet again how unique we are. She also noted that in speaking with others it was apparent to her that the Islands Trust has a good reputation.

There were two separate meetings with Minister Todd Stone at the convention; one with an ad hoc group of regional district chairs that did not go as well as hoped, and the other with Islands Trust, where the Minister was much more receptive. In the meeting it was conveyed that the hope for savings is being achieved on the ferries and it may lead to lowered fares in the next performance term. He did not sound open to the 25% fare reduction although he was very collaborative and respectful.

Chair Busheikin also reported on the Comox Valley Regional District (CVRD) resolution to encourage the province to extend the Natural Area Protection Tax Exemption Program (NAPTEP) to the rest of the Province. Other highlights of the convention included an address by Marie Wilson, a Commissioner with the Truth and Reconciliation Commission, who talked about what reconciliation really means.

There was a keynote address by Astronaut, Roberta Bondar, who was very inspiring.

Chair Busheikin commented on an interesting debate regarding an inquiry into the proliferation and causes of rape culture.

She then reported on the Executive Committee (EC) meeting with the Agriculture Land Commission Chair and also that the EC made a decision that they would be sending the agendas to each trustee before each meeting.

Lastly she noted that she was excited about the upcoming Anchorage meeting on November 4, 2015 in Victoria.

13.7 Trustee Reports

Trustee Nicholas reported on highlights from the Trust Council on Bowen Island:

- Reviewed terms of reference for the Victoria office location
- Adopted the draft Strategic Plan
- Expansion of NAPTEP to Bowen Island, and
- Advocacy about Canada's role in the United Nations (UN) Climate Change Conference.

One of the notable motions that arose from delegations was that the Islands Trust Council encouraged the EC to identify and act upon appropriate opportunities for advocacy in respect to increased freighter anchorages in the trust area. She noted that she is proud of the position and the movement that Trust Council and EC have made and that she is very hopeful for the Anchorage meeting on November 4, 2015.

Trustee Nicholas reported on the other activities she participated in this month including the Terry Fox Run and the Bash for Democracy.

Lastly she noted the upcoming meetings with EMCON next week, the Ferry Advisory Committee (FAC) and the Anchorage meeting in Victoria.

Trustee Mamoser noted that it was a lot of hard work preparing for the LTC meeting back to back with the Trust Council meeting.

She reported on the development of the strategic plan and stated that it was amazing to see so many people around the table agreeing on things.

She also participated in the Village Vision workshop that focused on sewer and water.

In closing, she stated that it is great to have a Gabriolan elected as a Member of Parliament.

13.8 Electoral Area Director's Report

None.

13.9 Trust Fund Board Report

October, 2015 report was received for information.

14. NEW BUSINESS

14.1 Remembrance Day Ceremony - for discussion

14.1.1 Letter from Gabriola Island Veterans' Association dated October 5, 2015

The letter was reviewed. It was agreed that Trustee Nicholas would place the wreath at the Remembrance Day ceremony.

14.2 Gabriola Island Telephone Directory Ad Renewal for 2016

14.2.1 Memorandum dated October 7, 2015

The memorandum was discussed.

GB-2015-117

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee spend \$378 from the LTC Local Expense Communications budget to renew advertising in the 2016 Gabriola directory.

CARRIED

14.3 Tentative Meeting Schedule for 2016 - to be distributed at meeting

The meeting schedule was discussed.

GB-2015-118

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee schedule its 2016 regular business meetings at the Gabriola Women's Institute Hall, 476 South Road, Gabriola Island, beginning at 10:15 am on the following dates with the exception of the the July 14, 2016 regular meeting, which will be held on Mudge Island:

- Thursday, **January 14**, 2016
- Thursday, **February 11**, 2016
- Thursday, **March 10**, 2016
- Thursday, **April 14**, 2016
- Thursday, **May 26**, 2016
- Thursday, **July 14**, 2016
- Thursday, **September 8**, 2016
- Thursday, **October 13**, 2016
- Thursday, **November 10**, 2016

CARRIED

14.4 Circulation of Resolutions

Discussion ensued regarding the earliest that the resolutions could be distributed to trustees.

15. UPCOMING MEETINGS

**15.1 Next Regular Meeting Scheduled for Thursday, November 26, 2015
at 10:15 am at the Women's Institute, 476 South Road, Gabriola Island, BC**

16. TOWN HALL - None

17. CLOSED MEETING - None

18. ADJOURNMENT

Chair Busheikin adjourned the meeting at 2:35pm.

Laura Busheikin, Chair

Certified Correct:

Jessie Sherk, Recorder