



## Gabriola Island Local Trust Committee Minutes of Regular Meeting

**Date:** November 26, 2015  
**Location:** Gabriola Women's Institute Hall  
476 South Road, Gabriola Island, BC

**Members Present** Laura Busheikin, Chair  
Melanie Mamoser, Local Trustee  
Heather O'Sullivan, Local Trustee

**Staff Present** Aleksandra Brzozowski, Island Planner  
Teresa Ritemann, Planner 1  
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 10:16 am. 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.

### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 7.3 Postponed Motion Regarding Pacific Pilotage Authority Proposal
- 8.1 John Peirce on Behalf of the Chamber of Commerce
  - 8.1.1 Rainwater as Potable Water
  - 8.1.2 Commercial Demand Forecast
- 9.1 Email from Dede Gaston Regarding Cell Phone Towers

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

### 3. TOWN HALL AND QUESTIONS

**Deb Ferens** spoke about climate change and had the following comments:

- She stated that the upcoming Paris conference starts November 30, 2015 ending December 11, 2015.
- December 11 is also the anniversary date of the United Nations (UN) receiving the World Commission on Environment and Development, also known as the Brundtland Report on December 11, 1987.

- The Vancouver Island and Coast Conservation Society (VICCS) has invited leaders to proclaim December 11 as a day for our common future. She noted that many other governments have already signed this proclamation and next year, the VICCS will be approaching the UN and Pope Francis to sign the proclamation to declare December 11, 2017 as the 30<sup>th</sup> anniversary of the Brundtland Report as a day for our common future.
- She stated that because of the heightened security situation in Paris, the French government has prohibited the Global Climate March that was planned for November 29, 2015. Many communities around the world will still mark that day, including Gabriola and Nanaimo and take to the street to participate in the Global Climate March.
- She noted that real movement on climate change will happen at the local level and that it is up to all of us to pressure our leaders to make sure all land use decisions include climate change considerations.
- In closing, Ferens stated that she would come forward again in 2016, to ask the LTC to sign the proclamation and continue with bringing climate change to the forefront on Gabriola.

**4. COMMUNITY INFORMATION MEETING - none**

**5. PUBLIC HEARING - none**

**6. MINUTES**

**6.1 Local Trust Committee Minutes dated October 22, 2015 – for adoption**

The following amendments to the minutes were presented for consideration:

Page 7, 13.1.2 Replace the word “Local” with “Islands” in the second sentence and correct the spelling of **Valdes** Island.

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

**6.2 Section 26 Resolutions-Without-Meeting - none**

**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 Draft Minutes dated October 28, 2015**

Staff and trustees reviewed the minutes. Trustees noted their appreciation of the discussion had by the Transportation Advisory Planning Commission (TAPC). It was noted that there is an upcoming meeting with the Ministry of Transportation and Infrastructure (MoTI) where this request could be discussed. A member of the TAPC requested that they also bring up having a traffic counter as a topic at the meeting. Discussion ensued.

**GB-2015-119**

**It was MOVED and SECONDED,**

that the Gabriola Island Local Trust Committee request staff to draft a letter for the Chair's signature requesting the Ministry of Transportation and Infrastructure to rebuild the portion of Easthom Road between 100 and 150 meters southwest of the intersection with North Road along the existing right-of-way to make it wide enough for two-way traffic and to eliminate a dangerous traffic hazard.

**CARRIED**

**7. BUSINESS ARISING FROM MINUTES**

**7.1 Follow-up Action List dated November 17, 2015**

Reviewed.

**7.2 Meeting with Regional District of Nanaimo - for discussion**

Planner Brzozowski discussed the upcoming Regional District of Nanaimo (RDN) meeting and asked the LTC if they wanted to have a discussion to prepare for it in advance. Discussion ensued.

**7.3 Postponed Motion Regarding Pacific Pilotage Authority Proposal**

The postponed motion was discussed.

**GB-2015-120**

**It was MOVED and SECONDED,**

that the Gabriola Island Local Trust Committee place the postponed motion regarding the Pacific Pilotage Proposal on to the agenda for the next Gabriola Local Trust Committee meeting on January 14, 2016.

**CARRIED**

**8. DELEGATIONS**

**8.1 John Peirce on Behalf of the Chamber of Commerce**

**8.1.1 Rainwater as Potable Water**

John Peirce attended meetings with Island Health (IH) to discuss the use of rainwater as potable water. The following points were made:

- There are two sources of potable water allowed by IH; ground water and surface water
- As rainwater is not mentioned, it is not permitted
- Determination as to whether rainwater has been omitted is an error or if there is a reason that it is not a good source of potable water

- Peirce subsequently met with RDN Director, Howard Houle and he suggested that the topic be added to the upcoming RDN meeting and that he would ask staff to report out to the Sustainability Committee to take to the Association of Vancouver Island Coastal Communities and onward.
- Island Health (IH) does not allow rainwater as a potable water source. Peirce attended some meetings to discuss this, but there was no movement in that direction. He was told that if he wants IH to change their rules, he would have to go to the Province to change the regulation. Peirce's suggestion is a coordinated effort between the RDN, Islands Trust and the Chamber of Commerce to go to the Ministry of Health and make that request.
- He noted that he had a meeting with RDN Director, Howard Houle, who suggested that this topic be added to the upcoming RDN meeting and that he would ask his staff to make a report to the Sustainability Committee to take to the Association of Vancouver Island Coastal Communities, and then to get a larger group to go to the Union of BC Municipalities.

Discussion ensued and it was agreed that they should present this as a late item at the upcoming RDN meeting.

#### **8.1.2 Commercial Demand Forecast**

John Peirce stated that they have been working on the Village Vision program on Gabriola to look at how we might imagine the development of our village core. The following points were made:

- It is difficult to get a handle on commercial activity. In 2010, the RDN asked for a report on their 18 rural village centres and the amount of detail generated was impressive.
- Peirce stated that he asked the group who completed the report to come up with a similar proposal for Gabriola. He has a copy of the proposal as well as a copy of the 2010 report, which he will send to trustees.
- The Chamber of Commerce would like to ask the Islands Trust together with the Nanaimo Economic Development Corporation (NEDC) to co-fund a similar project with a budget of \$10,122. The Islands Trust share would be \$5,061 and the second payment wouldn't be due until after April 1.

Discussion ensued. It was noted that this is not an item on the LTC's top priorities list and that currently their budget is allocated to other areas. The project could become a top priority item at a later date, but definitely not this fiscal year.

Peirce noted that he would speak to the NEDC about the proposal letting them know it may happen but in the future.

**9. CORRESPONDENCE**

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

**9.1 Email from Dede Gaston Regarding Cell Phone Towers**

Received for information.

Planner Brzozowski noted that the concerns outlined in the email fall outside of the purview of the Islands Trust. She stated that she had followed up with Gaston about this information, who to contact regarding her concerns and where to find out more information about existing towers.

**10. APPLICATIONS AND REFERRALS**

**10.1 GB-DVP-2015.1 (Da Fonseca - Mudge Island)**

10.1.1 Staff Report dated November 26, 2015

Planner Ritemann summarized the staff report. She noted the late correspondence provided from Jes Andersen that is not in support of this application as proposed. She stated that she is not recommending issuance of the permit and summarized the reasons. The applicant was given the opportunity to explain his property and his application request. Discussion ensued. Trustees agreed that they would like the opportunity to make a site visit.

**GB-2015-121**

**It was MOVED and SECONDED,**

that the Gabriola Island Local Trust Committee defer the decision on the Da Fonseca Development Variance Permit application until the next meeting of the Gabriola Island Local Trust Committee in order to allow trustees to schedule a site visit to gather further information.

**CARRIED**

**10.2 GB-LCB-2015.1 (Gabriola Golf and Country Club)**

10.2.1 Staff Report dated November 3, 2015

Planner Ritemann summarized the staff report regarding the application to amend an existing license (structural change to increase total occupant load). Discussion ensued.

**GB-2015-122**

**It was MOVED and SECONDED,**

that the Gabriola Island Local Trust Committee choose Option 3 to inform the Liquor Control and Licensing Branch that it has reviewed and considered application GB-LUB-2015.1, but did not gather the views of residents; and resolves that:

1. The Gabriola Island Local Trust Committee recommends the amendment of the licence for the following reasons:
  - The two regulatory criteria have been adequately addressed
2. The Gabriola Island Local Trust Committee's comments on the prescribed considerations are as follows:
  - a. The potential for noise if the application is approved:
    - Is not expected to be significant
  - b. The impact on the community if the application is approved:
    - Is not expected to be significant
3. The Gabriola Island Local Trust Committee decided not to gather the views of residents for the following reviews:
  - The proposal was deemed not likely to affect nearby residents

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 Dog Sitting Regulations**

**11.1.1 Staff Report dated November 6, 2015**

Planner Brzozowski summarized the staff report. Discussion ensued. The LTC was in support of the flexibility to accommodate various circumstances to try this out as a home occupation.

By general consent, the committee agreed that they would choose Option 1 in the staff report: Revise Draft Language.

The following revisions were made to the Dog Sitting as a Temporary Use guidelines presented in the report.

- i. Amend to read, "...does not adversely affect the character of the surrounding neighbourhood."
- iii. Planner Brzozowski will work on stronger language around noise.
- iv. The LTC should require that the applicant submit a fencing and screening plan for approval.
- v. Remove the word "mitigating" and add at the end "and riparian areas" after "marine environment".
- vii. Landowner should provide a plan with regard to their parking being sufficient.

- viii. An operator OR a representative should be reasonably available or able to respond in a timely fashion.

**12. BREAK**

Chair Busheikin recessed the meeting at 1:00 pm for a break and to have Gabriola Elementary students present their planning projects. The meeting was reconvened at 1:50 pm.

**11.1.1 Staff Report dated November 6, 2015 – continued**

Discussion continued about revising draft language. The following were added to the list of revisions to the Dog Sitting as a Temporary Use Guideline:

- xiii. Remove this item. There is already enough regulation around signs.

Add another item:

- xiv. Ensuring adequate supervision of dogs at all times

**GB-2015-123**

**It was MOVED and SECONDED,**

that the Gabriola Island Local Trust Committee:

1. Request staff to prepare both a draft bylaw for the Official Community Plan (No. 282) to add dog sitting as a Temporary Use Permit designation and a draft bylaw for the Land Use Bylaw (No. 281) to add definitions and include Temporary Use Permit guidelines; and,
2. Endorse the revised Project Charter as presented.

**CARRIED**

It was noted to discuss noise control and barking dogs at the RDN meeting next week, and to bring this topic back as an agenda item at the next Gabriola LTC meeting.

**13. REPORTS**

**13.1 Work Program Reports**

**13.1.1 Top Priorities Report dated November 17, 2015**

Reviewed.

**13.1.2 Projects List Report dated November 17, 2015**

Reviewed.

**13.2 Applications Report dated November 17, 2015**

Staff and trustees reviewed the applications report.

Planner Brzozowski gave a verbal follow-up regarding the Gabriola Radio Society (GRS) antenna-citing proposal. She stated the following:

- November 2, 2015 was the deadline for a final extension for the GRS with the Canadian Radio-Television and Telecommunications Commission (CRTC) and if the Society wanted to continue, it would need to be a new application.
- Industry Canada sent a letter to the GRS to inform them that they were closing the file.
- If the GRS does apply for a new application, it would be conveyed that Industry Canada was heading in the direction that the Islands Trust's concerns were relevant and reasonable.
- Planner Brzozowski noted that the Islands Trust should look into ways that they could be more explicit with what is required on both sides.

Discussion ensued. Planner Brzozowski will write a memo summarizing what happened with this application. It was noted that there would be another conversation with Industry Canada about tower siting proposals in the future.

**13.3 Trustee and Local Expense Report dated October 2015**

Reviewed.

**13.4 Adopted Policies and Standing Resolutions**

Reviewed.

**13.5 Local Trust Committee Webpage**

No updates.

**13.6 Chair's Report**

Chair Busheikin reported on the following:

- Islands Trust's use of technology. She stated that she had met with the representative of KPMG, the company that will be doing an audit and study of the use of technology.
- Executive Committee (EC) has been getting ready for December Trust Council. The new Chief Administrative Officer (CAO), Russ Hotsenpiller, will attend for one day. There will also be a celebration for current CAO Linda Adams who will be retiring in January.
- The EC met with Peter Fassbender, Minister of Community, Sport and Cultural Development and staff earlier in the month. The main reason to meet was to make a plea for a name change to the Islands Trust Fund which would allow it to be more successful for fundraising as it is not a

trust fund, but a conservancy. Minister Fassbender said he would make note.

### **13.7 Trustee Reports**

Trustee Mamoser reported on the following:

- She attended the Local Planning Committee meeting where attainable housing was discussed. A workshop conference with the RDN, Islands Trust and local non-governmental organizations (NGO's) to discuss what has been done in the past in terms of the affordable housing toolkit and what to do moving forward is being planned for September 2016. This will be open to the public. She noted that anyone on Gabriola who may be interested could attend.
- She attended the Gabriola Island Recycling Organization's (GIRO) celebration of the grand opening of the new building and for 25 years of recycling on the island. It was an honour to be there and hear about the history.
- She attended the Chamber of Commerce Annual General Meeting (AGM). She noted that there might be opportunities in the future to obtain data pertaining to regulation and zoning challenges, which would be useful when looking at village planning and sustainable economic development.

Trustee O'Sullivan reported on the following:

- She attended the Ferry Advisory Committee (FAC) meeting. She is somewhat hopeful about BC Ferries' willingness to talk to the FAC about the missing afternoon sailings on the weekend.
- She attended the EMCON meeting noting that Gabriola is well served and in good shape for the coming winter.
- She also attended the anchorage meeting in Victoria and thanked the local media for their coverage. She noted the strong leadership displayed in the meeting and appreciated Peter Luckham's involvement.
- She attended the Remembrance Day ceremony, stating that it was an honour to lay the wreath.
- She attended the Trust Programs Committee meeting this month. The focus was on advocacy. Discussions also included the Islands Trust Policy statement.
- In closing, she noted that there would be a year-end trustee report available in December.
- On a personal note, she has changed her last name to O'Sullivan following her marriage last weekend. Her email address and other contact information will be transitioned over the coming month.

### **13.8 Electoral Area Director's Report**

None.

**13.9 Trust Fund Board Report dated October 2015**

Received.

**14. NEW BUSINESS**

**14.1 Coastal Douglas-Fir Conservation Strategy**

**14.1.1 Briefing Report - November 10, 2015**

Planner Brzozowski introduced and summarized the report. Discussion ensued. It was decided to defer and bring back next month.

**15. UPCOMING MEETINGS**

**15.1 Next Regular Meeting Scheduled for Thursday, January 14, 2015 at The Gabriola Women's Institute Hall, 476 South Road, Gabriola Island, BC**

**16. TOWN HALL**

None.

**17. CLOSED MEETING**

**17.1 Motion to Close the Meeting**

**GB-2015-124**

**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)(d) for the purpose of considering adoption of In-Camera Meeting Minutes dated June 11, 2015 and that the recorder and staff attend the meeting.

**CARRIED**

Chair Busheikin closed the meeting to the public at 2:40 pm.

**17.2 Recall to Order**

Chair Busheikin reopened the meeting to the public at 2:43 pm.

**17.3 Rise and Report**

Chair Busheikin reported that the minutes of the closed meeting of June 11, 2015 were adopted.

**18. ADJOURNMENT**

Chair Busheikin adjourned the meeting at 2:45 pm.

---

Laura Busheikin, Chair

Certified Correct:

---

Jessie Sherk, Recorder