



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date of Meeting:	Thursday, February 11, 2016
Location:	Gabriola Arts & Heritage Centre 476 South Road, Gabriola Island, BC
Members Present:	Laura Busheikin, Chair Melanie Mamoser, Local Trustee Heather O'Sullivan, Local Trustee
Staff Present:	Ann Kjerulf, Regional Planning Manager Aleksandra Brzozowski, Island Planner Rob Milne, Island Planner Teresa Rittemann, Planner 1 Nadia Roch, Recorder
Others Present:	1 member of the local media Approximately 6 members of the public

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 10:15 am. 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.

7.2.2 Additional piece of correspondence regarding GB-DVP-2015.1 (Da Fonseca – Mudge Island)

15.4 Briefing from Clare Frater, Islands Trust Policy Advisor, regarding BC Hydro Woodpole Test and Treat Program 2016

By general consent, the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Bertt Fiddler and Richard Goode spoke to the importance of educating the public about the negative effects of feeding deer on Gabriola Island.

- Noted that the City of Nanaimo passed a bylaw banning the feeding of deer and suggested that a similar bylaw would make sense for Gabriola Island.
- They contacted the Provincial Government and were referred to the Regional District of Nanaimo regarding this issue. They reported that the Regional District of Nanaimo did not wish to examine any regulations currently.

- Goode wanted to emphasize that awareness and education about the issue were important and welcomed assistance from the Local Trust Committee in educating the public further.

4. COMMUNITY INFORMATION MEETING

None.

5. PUBLIC HEARING

None.

6. MINUTES

6.1 Local Trust Committee Minutes dated January 14, 2016 – for adoption

By general consent, the minutes were adopted.

6.2 Section 26 Resolutions-Without-Meeting Report dated February 2, 2016

Received for information.

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. APPLICATIONS AND REFERRALS

7.1 GB-DVP-2015.2 (Dewarle - 565 South Road)

7.1.1 Staff Report dated January 20, 2016

Planner Milne summarized the staff report and noted that one of the applicants was present. Discussion ensued.

GB-2016-019

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee approve issuance of Development Variance Permit GB-DVP-2015.2.

CARRIED

Trustees specified that approval of an accessory cottage is in line with addressing affordable housing as specified in the Official Community Plan.

7.2 GB-DVP-2015.1 (Da Fonseca - Mudge Island)

7.2.1 Memorandum dated February 1, 2016

Planner Ritemann summarized the memorandum. Discussion ensued.

7.2.2 Additional piece of correspondence regarding GB-DVP-2015.1 (Da Fonseca – Mudge Island) dated February 7, 2016

Planner Ritemann summarized the correspondence.

GB-2016-020

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve section 3 of the proposed permit GB-DVP-2015.1 regarding the siting and setback regulation 5.1(6)(b), and amend section 4 of the proposed permit GB-DVP-2015.1 regarding lot coverage regulation 5.1(4) to allow a maximum lot coverage of 11.6% subject to the receipt of a revised site plan showing the structures within the natural boundary of the sea removed with the exception of boat ramp and stairs showing the new lot coverage maximum (11.6%).

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Roadside Signage on Gabriola Island

8.1.1 Memorandum dated February 1, 2016

Planner Ritemann summarized the memorandum and asked for further Trustee input on content and questions for the community outreach survey. Discussion ensued.

GB-2016-021

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request staff bring back a draft survey regarding roadside signage to a future Local Trust Committee meeting.

CARRIED

8.2 Dog Care Regulations on Gabriola Island - for discussion

Planner Brzozowski discussed plans for the upcoming Community Information Meeting and Public Workshop on Proposed Bylaws No. 281 and No. 282 (Dog Care Regulations). Planner Brzozowski also noted that an Advisory Planning Commission meeting would be scheduled at a later date to examine the proposed bylaws.

GB-2016-022

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request staff to schedule a Special Business Meeting for the purpose of receiving comments generated at the Dog Care Temporary Use Permit Guidelines public workshop to be held on Wednesday, February 24, 2016, at the Haven.

CARRIED

9. CLOSED MEETING

9.1 Motion to Close the Meeting

GB-2016-023

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)(f) for the purpose of considering Bylaw Enforcement and s.90(1)(d) Adoption of In-Camera Minutes and that the recorder and staff attend the meeting.

CARRIED

Chair Busheikin recessed the regular meeting at 11:49 am.

9.2 Recall to Order

Chair Busheikin reconvened the meeting at 12:32 pm.

9.3 Rise and Report

Chair Busheikin stated that the minutes of the January 14, 2016 Closed Meeting were adopted and that matters of bylaw enforcement were considered.

10. BREAK

Chair Busheikin recessed the meeting for a break at 12:33 pm. The meeting reconvened at 12:53 pm.

11. BUSINESS ARISING FROM MINUTES

11.1 Follow-up Action List dated February 2, 2016

Planner Brzozowski presented the Follow-up Action List. Discussion ensued.

11.2 Land Use Consultation for Radio Communication Utilities

11.2.1 Memorandum dated January 25, 2016

Planner Brzozowski summarized the memorandum. Discussion ensued.

GB-2016-024

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request Trust Council explore the option of a Trust-wide policy on land use consultation for radio communication utilities.

CARRIED

11.3 Ministry of Transportation and Infrastructure Fixed Link Study

11.3.1 Memorandum dated January 29, 2016

Received for information.

11.4 Descanso Bay Emergency Dock Zoning - for discussion

11.4.1 Correspondence from Gabriola Chamber of Commerce

Received for information.

Discussion about emergency dock zoning in relation to a water taxi service that could service Gabriola Island.

- Continued community concern about transportation alternatives on and off Gabriola Island, especially as BC Ferries no longer offers an earlier morning ferry off Gabriola Island resulting in the public no longer able to connect to the earliest ferry to Vancouver.
- Staff noted the complex jurisdictional issues of the dock.
- Trust Council Strategic Plan notes inter-island transportation as a key issue and local water taxi service could address this.
- Local groups on Gabriola Island have expressed interest in facilitating a water taxi service.

- Staff asked if a different location for a water taxi service could be viable. Trustees noted that utilizing existing infrastructure is environmentally responsible and the location is the most convenient option for residents and visitors planning to take BC Ferries one way. Public input on the water taxi service dock location would be important to consider as well.
- Regional District of Nanaimo's Director Houle would like to assess if there is sufficient community support to use the Descanso Bay Emergency Dock for a water taxi service.
- Trustees would like to explore the issue further with full recognition that this could be a long term issue.

GB-2016-025

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee place the following onto the Projects List: review Official Community Plan and Land-Use Bylaw provisions to encourage water taxi service at or near Descanso Bay.

CARRIED

12. DELEGATIONS

None.

13. CORRESPONDENCE

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

13.1 Email dated January 6, 2016 from Timothy Maika regarding Beach Access Stairs Regulations in Bylaw No. 177

Received. Discussion ensued.

GB-2016-026

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee place the following onto the Project List: review Land Use Bylaw regulations before December, 2017 to ensure compliance with Section 5 of the new Building Act.

CARRIED

14. REPORTS

14.1 Work Program Reports

14.1.1 Top Priorities Report dated February 2, 2016

Planner Brzozowski reviewed the status of priorities. Discussion ensued.

GB-2016-027

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 280, cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No.1, 2015".

CARRIED

GB-2016-028

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee change the activity for top priority #2 to "develop roadside signage strategy".

CARRIED

GB-2016-029

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee change item #3 on top priorities list description to read "review of dog care regulations on Gabriola Island".

CARRIED

GB-2016-030

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee change item number #2 on top priorities list description to "review of roadside signage regulations on Gabriola Island".

CARRIED

GB-2016-031

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request staff to research definitions of attainable housing.

CARRIED

14.1.2 Projects List Report dated February 2, 2016

Received.

14.2 Applications Report dated February 2, 2016

No updates.

14.3 Trustee and Local Expense Report dated January, 2016

Received.

14.4 Adopted Policies and Standing Resolutions

Received.

14.5 Local Trust Committee Webpage

No additions.

14.6 Chair's Report

Chair Busheikin reported on the following:

- Executive Committee meeting on February 10, 2016.
- Trust Council decisions regarding the Islands Trust 2016-2017 Budget Proposal will be made in March after public consultation period concludes. Chair Busheikin encouraged the public and media to provide feedback on the budget by visiting the Islands Trust website.
- Upcoming Workshop on First Nation issues will be held at the March Trust Council meeting.
- Proposed new short-term staff position of Senior Intergovernmental Policy Advisor to focus on marine and First Nation issues will be discussed at the March Trust Council meeting.

14.7 Trustee Reports

Trustee Mamoser reported on the following:

- Attendance at:
 - Community Health and Wellness Collaborative meeting.
 - Gabriolans Against Freighter Anchorages Society Town Hall.
 - Roadside signage Community Information Meeting and Public Workshop.
 - Gabriola Land and Trails Trust Annual General Meeting and Gabriola Streamkeepers.
- Welcoming five Syrian refugees to Gabriola Island and Sanctuary Gabriola.
- Thank you to previous Minute Taker Jessie Sherk for service.
- Local Planning Committee Affordable Housing Forum will be held in June.

Trustee O'Sullivan reported on the following:

- Speaking at the Town Hall and celebrating the success of Gabriolans Against Freighter Anchorages Society.
- Attendance at Gabriola's Environmentally Responsible Trans-Island Express (GERTIE) rally, and noting upcoming referendum on February 12, 2016.

14.8 Electoral Area Director's Report

None.

14.9 Trust Fund Board Report

None.

15. NEW BUSINESS

15.1 Advisory Planning Commission - Term Expiration

15.1.1 Memorandum dated January 29, 2016

Planner Brzozowski summarized the memorandum. Discussion ensued.

GB-2016-032

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request staff contact current members by email to ask if they would like to serve another term, and place an advertisement in the Gabriola Sounder for remaining positions.

CARRIED

15.2 Ungulate (Deer) Feeding

15.2.1 Fact Sheet from Wildlife Health

Planner Brzozowski reviewed the fact sheet. Discussion ensued.

- Jurisdictional issues with regulating feeding of deer. Islands Trust does not have jurisdiction or mandate to regulate the feeding of deer.
- The Gabriola Island Local Trust Committee can support distribution of educational material to the public.
- Trustees would like staff to include the Fact Sheet from Wildlife Health in the Islands Trust Regional District of Nanaimo package and have copies available at the Northern Office.

15.3 Review of Projects List - for discussion

Review of Projects List and Strategic Plan to be added to next meeting agenda.

15.4 Briefing from Clare Frater, Islands Trust Policy Advisor, regarding BC Hydro Woodpole Test and Treat Program 2016

Received for information.

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for Thursday, March 10, 2016 at The Agricultural Hall, 465 South Road, Gabriola Island, BC

17. TOWN HALL

Ken Morrison wanted assurances that the public will be able to provide input and feedback on the dog care regulations if they cannot attend the community information meeting on February 24, 2016. Planner Brzozowski explained that the public will have multiple opportunities to provide feedback.

18. ADJOURNMENT

Chair Busheikin adjourned the meeting at 2:56 pm.

Laura Busheikin, Chair

Certified Correct:

Nadia Roch, Recorder