



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

**Date:** March 10, 2016  
**Location:** Gabriola Island Agricultural Hall  
 465 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  
 Ann Kjerulf, Regional Planning Manager  
 Sonja Zupanec, Island Planner  
 Teresa Rittemann, Planner 1  
 Lisa Millard, Recorder

**Media and Others:** One (1) member of the local media and 6 (six) members of the public were in attendance

### **1. CALL TO ORDER**

Chair Busheikin called the meeting to order at 10:19 am. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. She welcomed Trustees, Staff, and the Recorder.

### **2. APPROVAL OF AGENDA**

The following additions to the agenda were presented for consideration:

**10.2 Bylaw No. 288, cited as “Gabriola Island Local Trust Committee Fees Bylaw No. 245, 2007, Amendment No. 1, 2016” be considered for adoption.**

**13.4 BC Parks Draft Management Plan for Wakes Cove**

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

### **3. TOWN HALL AND QUESTIONS**

Nancy Heatherington-Peirce, representing the Gabriola Housing Society, spoke to the Attainable Housing agenda item. She expressed that during the September 10, 2015 Regular Meeting of the Gabriola Island Local Trust Committee, it was suggested that Local Trustees consider the definition of attainable housing to be households whose income is the median income on Gabriola Island, and less, as stated by Statistics Canada and that affordable housing be defined as a sub-category within the lower end of attainable housing.

Katherine Robertson spoke to the Dog Care Regulations agenda item. She stated that in Victoria, BC, regulations specify that no more than five dogs are allowed on a property regardless of property size. She also noted that the proper management of dogs was important, that due to the low fees associated with dog sitting it should be considered a neighborly service rather than a business, and that dog barking occurs in many neighborhoods. She suggested that the number of dogs permitted on a property one quarter of an acre in size and smaller be limited.

#### **4. COMMUNITY INFORMATION MEETING**

Planner Brzozowski explained the purpose of the Community Information Meeting and presented Proposed Bylaw 280. She reviewed responses to the bylaw referral, including comments made by the Lyackson First Nation and one member of the public.

Discussion ensued regarding the Lyackson First Nation concerns about light pollution and the minimum distance of the setback proposed for subject properties, schools and parks.

Planner Zupanec arrived at 10:40 am.

#### **5. PUBLIC HEARING**

##### **5.1 Recess for Public Hearing**

###### **5.1.1 Bylaw No. 280**

**By general consent** the meeting was recessed at 10:52 am to conduct a Public Hearing on Bylaw No. 280.

##### **5.2 Recall to Order**

**By general consent** the meeting was recalled to order at 10:56 am

**By general consent** Item 11.4 was added to the agenda.

**By general consent** Item 11.4 was moved to follow Item 5.2.

#### **11.4 Compliance with new Ministry of Agriculture Bylaw Standards**

Discussion ensued regarding adding a 150 metre setback to Proposed Bylaw No. 280. Staff stated that the Local Trust Committee was not required to respond to the Lyackson First Nation about land use bylaws but indicated the decision would be communicated to them. Trustee Mamoser noted for the record that she would like to thank Cheryl Boorer for providing written comments.

**GB-2016-037**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request staff to amend the proposed Bylaw No. 280 Medical Marihuana Production Facilities to include a 150 metre setback from parks and schools and present it at the next regular Local Trust Committee meeting.

**CARRIED**

**6. MINUTES**

**6.1 Local Trust Committee Special Meeting Minutes dated January 28, 2016 - for adoption**

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

**6.2 Local Trust Committee Minutes dated February 11, 2016 – for adoption**

The following amendments to the minutes were presented for consideration:

Page 1, item 3: correct spelling of Burt Fidler.

Page 3, item 7.2: Resolution GB-DVP-2015.1 was written incorrectly and is revised as follows:

**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**

Page 8, item 14.7: strike reference about maternity leave from minutes.

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

**6.3 Local Trust Committee Special Meeting Minutes dated February 24, 2016 - for adoption**

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

**6.4 Section 26 Resolutions-Without-Meeting Report dated March 2, 2016**

Received for information.

**6.5 Advisory Planning Commission DRAFT Minutes dated February 25, 2016 - for receipt**

Received for information.

**6.6 Mudge Island Advisory Planning Commission Minutes - none**

**6.7 Agricultural Advisory Commission Minutes - none**

**6.8 Transportation Advisory Planning Commission Minutes - none**

**7. BUSINESS ARISING FROM MINUTES**

**7.1 Coastal Douglas Fir Conservation Partnership Membership**

**7.1.1 Memorandum dated February 26, 2016**

Chair Busheikin summarized the memorandum. Guest speaker Susan Yates described the forest zones identified on the map of Biogeoclimatic zones of BC, 1988 including the unique Coastal Douglas Fir zone in which Gabriola is located. The Gabriola Island Local Trust Committee signed the membership form for the Coastal Douglas Fir Conservation Partnerships Statement of Cooperation.

**7.2 Follow-up Action List dated March 2, 2016**

Planner Brzozowski provided an update on her follow-up action list items.

Regional Planning Manager Kjerulf provided an update on her follow-up action list items.

Planner Ritemann arrived at 11:28am.

**8. DELEGATIONS - none**

**9. CORRESPONDENCE**

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

**9.1 Letter dated February 18, 2016 from Gabriolans Against Freighter Anchorages**

Received. Discussion ensued regarding the Pacific Pilotage Authority's update regarding the proposed timing of their community consultation period.

**GB-2016-038**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request staff to recommend to the Pacific Pilotage Authority that community consultation be rescheduled to mid September to ensure the fullest possible community engagement.

**CARRIED**

**9.2 Email dated February 14, 2016 regarding Roosters**

Received. Trustee Mamoser noted that the email was sent by her father-in-law. Discussion ensued and it was noted that noise issues are not within the Local Trust Committee's jurisdiction but rather they are in the jurisdiction of the Regional District of Nanaimo.

**By general consent** the Committee directed Staff to acknowledge receipt of the email.

**10. APPLICATIONS AND REFERRALS**

**10.1 GB-SUB-2010.2 (McCollum & Krul) 1520 McCollum Road, Gabriola**

**10.1.1 Staff Report dated February 23, 2016, 2016**

Planner Ritemann summarized the staff report. Gary McCollum stated that he was in attendance for the purpose of answering any questions that the Local Trust Committee might have regarding the application. Discussion ensued.

**GB-2016-039**

**It was MOVED and SECONDED**

that pursuant to Section 29 of the *Islands Trust Act*, and respecting the proposed subdivision of Lot B, Section 15, Gabriola Island, Nanaimo District, VIP59663 as described in subdivision application referral GB-SUB-2010.2, the Gabriola Island Local Trust Committee shall require cash-in-lieu of parkland dedication in a sum equal to 5% of the value of land to be subdivided.

**CARRIED**

**GB-2016-040**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee requests Staff to advise the Regional District of Nanaimo of the cash-in-lieu requirement for GB-SUB-2010.2, to be held in reserve in accordance with Section 510 of the *Local Government Act*.

**CARRIED**

**10.2 Bylaw No. 288 for Consideration of Adoption**

**GB-2016-041**

**It was MOVED and SECONDED**

that Gabriola Island Local Trust Committee Bylaw No. 288, cited as “Gabriola Island Local Trust Committee Fees Bylaw No. 245, 2007, Amendment No. 1, 2016” be adopted.

**CARRIED**

**BREAK**

**By general consent** the meeting was recessed at 12:01 pm and reconvened at 12:23 pm

**11. LOCAL TRUST COMMITTEE PROJECTS**

**By general consent** Item 11.2 was moved to follow Item 10.2.

**By general consent** Item 11.1 was moved to follow Item 11.3.

**11.2 Attainable Housing**

**11.2.1 Memorandum dated February 22, 2016**

Planner Zupanec summarized the memorandum. Trustee O’Sullivan stated for the record that she appreciated the work that the Advisory Planning Commission had done to date on this project. Discussion ensued and the Committee stated that finalizing definitions of attainable housing and affordable housing will be useful for clarity in public documents.

**11.3 Dog Care Regulations**

**11.3.1 Staff Report dated February 26, 2016**

Planner Brzozowski summarized the Staff Report. Discussion ensued and the following points were made:

- A significant level of community consultation had taken place on the specifics of the proposed dog care regulations, including a Community Information Meeting and an Advisory Planning Commission referral.
- Following community consultation, there continued to be a lack of community consensus for a mandate to expand on the existing bylaw.
- There is significant difficulty in regulating noise issues including noise created by dog barking.

**GB-2016-042**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee proceed no further with Proposed Bylaws No. 281 and 282, cited as “Gabriola Island Land Use Bylaw, Bylaw 177, 1999, Amendment No. 2, 2015” and “Gabriola Island Official Community Plan, 1999, Amendment No. 1, 2015” respectively.

**CARRIED**

**By general consent** the Local Trust Committee agreed to put the definition of kennel on the housekeeping list.

Planner Zupanec left the meeting at 12:43 pm.

**11.1 Roadside Signage Strategy**

11.1.1 Memorandum dated February 25, 2016

Planner Ritemann summarized the memorandum. Discussion ensued. Recommendations were made for consideration prior to finalizing the survey format.

**GB-2016-043**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee direct Staff to proceed with the community outreach survey for the Roadside Signage Project.

**CARRIED**

**GB-2016-044**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee approve Version 3.0 of the Roadside Signage Project Charter, including the updated timeline as amended.

**CARRIED**

**GB-2016-045**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to advertise the Roadside Signage Survey with an insert in the Gabriola Sounder subject to budget availability.

**CARRIED**

Planner Ritemann left the meeting at 1:15 pm.

**12. REPORTS**

**12.1 Work Program Reports**

12.1.1 Top Priorities Report dated March 2, 2016

Reviewed and discussed.

12.1.2 Projects List Report dated March 2, 2016

Reviewed and discussed.

**12.2 Applications Report dated March 2, 2016**

Received for information.

**12.3 Trustee and Local Expense Report dated February, 2016**

Received for information.

**12.4 Adopted Policies and Standing Resolutions**

Received for information.

**12.5 Local Trust Committee Webpage**

A suggestion was made that information about the eagle trees, ungulate feeding information, and the Coastal Douglas Fir Conservation Partnership be added to the local community resources webpage.

**12.6 Chair's Report**

Chair Busheikin reported on the following:

- That the Executive Committee (EC) had met on March 9, 2016 and reviewed the upcoming Trust Council Meeting Agenda. Topics of discussion are set to include:
  - adding more time for debate on decisions to be made during the meeting
  - a session inviting Trustees to provide input on Trust Council agenda scheduling
  - a final review of the proposed budget, including a proposed new position of Interim Governmental Policy Advisor on Marine Issues and First Nations Liaison.
- Other EC projects include working with the Friends of the San Juans to get the Salish Sea designated as a Particularly Sensitive Sea Area.
- She reported that a new staff member had been hired to fill the position of Executive Coordinator.
- She attended a two hour webinar on public consultation titled *Beyond The Usual Suspects*.



## 12.7 Trustee Reports

Trustee O’Sullivan reported on the following:

- She attended the launch of the Gabriola Fund Foundation which is part of the Nanaimo Foundation. The Foundation’s purpose is to provide a way in which philanthropic donations can be designated to specific local projects.
- She attended the Community Information Meeting regarding dog sitting.
- She went to the Trust Programs Committee Meeting in which the new Policy Advisor on Marine Issues and First Nations position was discussed as well as the initiative to work towards a State of the Islands Report.
- She attended the media training meeting about effective communications.
- She was a guest at the Nanaimo Port Authority’s demonstration of the Domain Awareness System Technology which takes images of ships offshore and tracks movement.
- On March 9, 2016 she attended the Gabriola Island Economic Summit hosted by the Chamber of Commerce which presented the results of a survey in which 300 local businesses participated.

Trustee Mamoser reported on the following:

- She attended both the Community Information Meeting and the Advisory Planning Commission Meeting regarding dog sitting.
- She attended the Local Planning Committee meeting in which the agenda for the upcoming June 13, 2016 Forum on Housing Needs was discussed.
- She attended the media training meeting about effective communications in her role as a Trustee.

## 12.8 Electoral Area Director's Report - none

## 12.9 Trust Fund Board Report - none

## 13. NEW BUSINESS

### 13.1 Request to Change May 26, 2016 Meeting Date - for discussion

**By general consent** this item will be dealt with by resolution without meeting.

### 13.2 Review of Strategic Goals 2014-2018 and Projects List - for discussion

Reviewed. Discussion ensued

#### **GB-2016-046**

#### **It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee change the “Forage Fish Mapping Workshop” project to read “Forage Fish Mapping” on the Project List.

**CARRIED**

**13.3 Village Vision March 12, 2016 Workshop - for discussion**

Trustee Mamoser will attend the Workshop.

**13.4 Wakes Cove Provincial Park**

13.4.1 Memorandum dated March 2, 2016

Planner Brzozowski summarized the memorandum. Discussion ensued. It was noted that the Local Trust Committee was not required to provide a formal response to BC Park's draft management plan. It was suggested this information be added to the latest news section of the local Islands Trust website so that the public is aware of the consultation process.

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for Thursday, April 14, 2016 at The Gabriola Women's Institute Hall, 476 South Road, Gabriola Island, BC**

**15. TOWN HALL - none**

**16. CLOSED MEETING - none**

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:40pm

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Laura Busheikin, Chair

Certified Correct:

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Lisa Millard, Recorder