



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date:	December 14, 2017
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 (attended by telephone conference call)
Staff Present	Sonja Zupanec, Island Planner Teresa Rittemann, Planner 2 Lisa Millard, Recorder
Others Present	There were approximately 7 (seven) members of the public and 1 (one) member of the media present.

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 10:15 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

9.2 Late Correspondence - Trail on private property on Lockinvar Lane.

13.2 New Business – Letter of congratulations to incoming First Nation Chief, Mike Wyse, and council.

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Chair Busheikin advised those in attendance that in reference to Bylaw Nos. 292 and 293, Housing Options Review Project - *NO WRITTEN OR ORAL REPRESENTATIONS WILL BE RECEIVED BY THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE, OR ITS INDIVIDUAL MEMBERS AS THE PUBLIC HEARING HAS CONCLUDED.*

Chair Busheikin noted that an additional Town Hall will be added during the discussion of the Mudge Island Official Community Plan (OCP) and Land Use Bylaw (LUB).

4. COMMUNITY INFORMATION MEETING - none

5. PUBLIC HEARING – none

6. MINUTES

6.1 Local Trust Committee Minutes dated October 12, 2017 – for adoption

By general consent the Local Trust Committee meeting minutes of October 12, 2017 were adopted as presented

6.2 Local Trust Committee Special Meeting Minutes dated November 8, 2017 – for adoption.

By general consent the Local Trust Committee special meeting minutes dated November 8, 2017 were adopted as presented.

6.3 Local Trust Committee Special Meeting Minutes dated November 16, 2017 – for adoption.

By general consent the Local Trust Committee special meeting minutes dated November 16, 2017 were adopted as presented.

6.4 Local Trust Committee Public Hearing Record dated November 16, 2017 - for Receipt

On page 3 of the Public Hearing Record, in the second to last paragraph of public comments, in the first sentence it should state “Jacinthe Eastick noted that she lives and farms on a five acre property outside of the ALR...”

By general consent the Public Hearing Record dated November 16, 2017 was amended.

6.5 Section 26 Resolutions-Without-Meeting Report dated December 5, 2017

Received for information.

6.6 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated December 7, 2017

Received for information.

7.2 Commercial Vacation Rentals – Memorandum

Discussion ensued regarding the question and answer document and press release and the following points were made:

- A plain language description explaining the difference between a commercial vacation rental and a bed and breakfast operation should be included.

- A revised version of the brochure will be prepared for the next Local Trust Committee (LTC) meeting at which time distribution methods, and budget for distribution, will be determined.

8. DELEGATIONS - none

9. CORRESPONDENCE

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

9.1 Email dated November 08, 2017 from S. Haniszewski regarding Gas Sign at Co-op

Received for information. It was noted that the sign is a legal use within the bylaw.

9.2 Late Correspondence - Trail on private property on Lockinvar Lane.

Received for information.

10. APPLICATIONS AND REFERRALS

10.1 Islands Trust Fund Regional Conservation Plan – Briefing

Trustee O’Sullivan joined the meeting by telephone conference call at 10:51 am.

Ecosystem Protection Specialist, Kate Emmings, summarized the Regional Conservation Plan document. Discussion ensued and the following points were made:

- A LTC can implement tools through land use planning to meet conservation goals.
- The Regional Conservation Plan has some objectives regarding working with LTCs and they invited the LTC to suggest overlapping projects.
- Further information on the Regional Conservation Plan can be found on the Islands Trust Fund webpage.
- The Islands Trust Fund is partaking in parallel planning and mapping processes with the Coastal Douglas Fir Conservation Partnership which is working with the Province in identifying crown lands that require protection.

GB-2017-143

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee extend an invitation to the Trust Fund Board to make a public presentation on Gabriola Island regarding the Regional Conservation Plan in the next fiscal year.

CARRIED

10.2 Islands Trust Fund Five Year Plan – Briefing

The Island Trust Fund Five Year Plan Briefing was included as part of the discussion of the Regional Conservation Plan.

GB-2017-144

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee receive the draft Islands Trust Fund Five Year Plan for information.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Housing Options Review Project - Staff Report

Planner Zupanec summarized the staff report and noted that Bylaw No. 293 will be going back to the LTC to consider the changes that were recommended following the November 16, 2017 Special Meeting.

GB-2017-145

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Bylaw No. 292, cited as “Gabriola Official Community Plan (Gabriola) Bylaw No 166, 1907, Amendment No. 1, 2017”, be read a third time.

CARRIED

GB-2017-146

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Bylaw No. 292, cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2017” be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

11.2 Mudge Island Official Community Plan (OCP) Targeted Review - Staff Report

TOWN HALL AND QUESTIONS

The following comments and questions were made:

- A resident of Mudge Island noted that the staff report mentioned a Special Area in the Gabriola OCP and LUB and he cannot locate information in regard to this area.
 - Planner Ritemann clarified that it does not yet exist and, if pursued, would have to be written.
- A resident of Mudge Island stated that he had concerns about the Staff Report recommendation against an increase in maximum lot coverage permitted and he

ADOPTED

encourages the LTC to bring this back to the Mudge Island Advisory Planning Commission (APC) for further comment.

Planner Ritemann summarized the staff report and discussion ensued. Trustees noted that they support the recommendations in the report and look forward to working with the Mudge Island APC.

GB-2017-147

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse the Mudge Island Targeted Official Community Plan / Land Use Bylaw Review Project Charter, v.1.

CARRIED

GB-2017-148

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee allocate \$300 from the 2017/2018 Local Trust Committee Special Projects budget for the Mudge Island Targeted Official Community Plan / Land Use Bylaw Review Project.

CARRIED

GB-2017-149

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to schedule a meeting for the Mudge Island Advisory Planning Commission to discuss and provide recommendations to the Local Trust Committee on potential amendments to the Mudge Island Official Community Plan and Land Use Bylaw in relation to Lot Coverage including:

- a) Modifying the definition of lot coverage to exempt cisterns or other structures to support water conservation;
- b) Modifying maximum lot coverage in the rural residential zone;
- c) Regulating the size of dwellings and accessory buildings and structures;
- d) Regulating impermeable surface coverage;
- e) Incorporating Mudge Island as a "Special Area" under the Gabriola Official Community Plan and Land Use Bylaw.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated December 5, 2017

Received for information.

GB-2017-150

It was MOVED AND SECONDED

that the Gabriola Island Local Trust Committee request a report on the first nation relationship building project for the next Local Trust Committee meeting.

CARRIED

12.1.2 Projects List Report dated December 5, 2017

Received for information.

12.2 Applications Report dated December 5, 2017

Planner Zupanec indicated that the bylaws related to the Potlach application would be coming back to the LTC for endorsement once the covenant is finalized and registered on title. Trustees requested that the covenant language be sent to them as soon as it became available.

12.3 Trustee and Local Expense Report dated October, 2017

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

No changes or additions at this time.

12.6 Chair's Report

Chair Busheikin reported the following:

- At the recent Trust Council meeting discussion topics included the *Islands Trust Act*, the ocean protection plan and the national conservation fund and plan.
- She was pleased to hear about the temporary moratorium on new anchorages and indicated that the Trust Council Chair would be working on a response regarding the temporary anchorages protocol.
- Tomorrow is the deadline for responding to the housing needs survey which is a Trust-wide initiative.

12.7 Trustee Reports

No reports were given.

12.8 Electoral Area Director's Report - none

12.9 Trust Fund Board Report dated November, 2017

It was noted that vandalism to protective barricades continues to occur in the Elder Cedar area and that there is increased impact from mountain biking and horse riding also occurring and further protection for this area should be determined.

13. NEW BUSINESS

13.1 Housing Agreement Administration – Briefing

Discussion ensued and Trustees commented that Trust Council was working on affordable housing and that recommendations and resources are being looked at in regard to housing agreements.

13.2 New Business – Letter of congratulations to incoming First Nation Chief Mike Wyse and council

GB-2017-151

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to assist in the preparation of a letter of congratulations to incoming Chief and Council when they take office early next year.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Thursday, January 18, 2018 at The Gabriola Arts and Heritage Centre, 476 South Road, Gabriola Island, BC

15. TOWN HALL

A member of the public announced that a Healthy Transportation Network had been formed on Gabriola. The group will advocate around issues regarding cycling and pedestrian access. The network will be an umbrella organization and their first meeting will take place in late February.

16. CLOSED MEETING - none

17. ADJOURNMENT at 12:00 pm

Laura Busheikin, Chair

Certified Correct:

Lisa Millard, Recorder