



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: April 12, 2018
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: David Marlor, Director, Planning Services
 Sonja Zupanec, Island Planner
 Teresa Rittemann, Planner 2
 Jaime Dubyna, Planner 1
 Vicky Bockman, Recorder
 Nadine Mourao, Recorder

Others Present: There were approximately twenty-three (23) members of the public and one (1) member of the media in attendance

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Busheikin called the meeting to order at 10:20 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations, welcomed the public and introduced Trustees, staff and recorders.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

9.2 Email correspondence dated April 12, 2018 from Marc Herrmann re: Silva Bay Rebuild

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Reminder: Bylaw No. 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.

Doug MacDonald spoke for the Chair of the Gabriola Island Advisory Planning Commission (APC) who was unable to attend today, and the following points were noted:

- Request was made that the Local Trust Committee (LTC) move forward with drafting Land Use Bylaw (LUB) amendments regarding definition of lot coverage and maximum lot coverage as recommended by the APC report; and
- He recognized the unintentional procedural contravention of the APC guidelines; however requested that the LTC nonetheless consider options that would allow the APC referral report to form a part of the public record and historical narrative on this project. Such approaches might include granting a retroactive extension of the timeline allowed for receipt of the report or sending the original referral back to the APC in order to allow the report to be received.

The public was invited to speak regarding this matter; however there were no comments at this time.

4. COMMUNITY INFORMATION MEETING - none

5. PUBLIC HEARING - none

6. MINUTES

6.1 Local Trust Committee Minutes dated March 1, 2018 – for Adoption

The following amendments to the minutes were presented for consideration:

- Page 3, item 6.1, third bullet, change to read: “Options regarding allowing additional options for the existing densities were discussed.”
- Page 9, item 13.7, first bullet: delete text after “(LPC)”.

By general consent the minutes were adopted as amended.

6.2 Local Trust Committee Public Hearing Record dated March 1, 2018 - for receipt

Received for information.

6.3 Section 26 Resolutions-Without-Meeting - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated April 4, 2018

Received for information.

Director, Local Planning Services Marlor joined the meeting at 10:42 am.

8. DELEGATIONS

8.1 Silva Bay Resort and Marina – Redevelopment

Proponents Mark Sager and Gaetan Brousseau made a verbal submission that included the following key points:

- An overview of the Resort and Marina’s history, the economic benefits it provides to Gabriola Island businesses as well as employment opportunities for locals, and the challenges to rebuilding after the fire;

- The seasonal nature of the business was noted and their desire to reopen in a temporary manner by the May long weekend;
- They recognized that zoning changes will have to be addressed; however requested that the LTC consider allowing operation of a temporary facility on a deck for the summer, explaining that the upper deck is considered to be unsafe;
- They asked the LTC to consider the issuance of a Temporary Use Permit (TUP) to expedite the process.

Trustees responded with the following points noted:

- They acknowledged that there is no application before the LTC for consideration at this time;
- Support for the redevelopment of the Resort within the framework of legal requirements was indicated; and
- Staff was asked to provide input on any option that might be considered to facilitate this request.

Planner Zupanec provided input that included the following:

- Proposal as presented would require amendments to the Official Community Plan (OCP) and LUB;
- The existing TUP guidelines are specific and do not include the proposed use;
- Any development below the natural boundary of the sea would also require a Development Permit and Provincial approval;
- The statutory process was explained and these options would not ameliorate the time sensitivity involved.

Trustees encouraged the proponents to explore options that would not extend the operation into the natural boundary of the sea, utilizing an approach that complies with the LUB.

9. CORRESPONDENCE

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

9.1 Email dated March 14, 2018 from J Mallett regarding the Speculation Tax and Rental Accommodation

A Trustee noted that since the writing of this email, the Chair of Trust Council wrote a letter on this matter and the Gulf Islands have been excluded from the tax.

9.2 Email correspondence dated April 12, 2018 from Marc Herrmann re: Silva Bay Rebuild

Received for information.

10. APPLICATIONS AND REFERRALS - none

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Water Taxi Zoning Review Project - Staff Report

Planner Dubyna reported that the draft community survey and amended draft Project Charter for this Top Priority item are presented with the Staff Report for the LTC's consideration. She advised of a new process for budgetary considerations that is being implemented and removed recommendation no. 3 from the report.

Trustees discussed the draft public survey and the following key points were noted:

- Concern was expressed regarding the anonymous nature of the survey approach; it was considered to be contradictory to the Communication Policy and would make it difficult to assure process validity;
- Staff was requested to solicit Legislative Services' input regarding providing personal information on the survey;
- Several changes to the draft survey were identified for staff to implement and bring to the next LTC meeting for consideration of endorsement and discussion of distribution; and
- It was confirmed that the Project Charter is not impacted by the revision of the draft survey.

GB-2018-023

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse the Project Charter v.2 Gabriola Island Water Taxi Zoning Review, dated April 12, 2018.

CARRIED

David Marlor, Director, Local Planning Services left meeting at 11:10 am and returned at 11:25 am.

11.2 Mudge Island Targeted OCP/LUB review for Lot Coverage - Staff Report

Planner Ritemann summarized the recommendations and options to advance the project.

Trustee Mamoser corrected a point in the Background section of the Staff Report, advising that it was Trustee O'Sullivan who had noted that Mudge Island residents had expressed a lack of interest in integrating Mudge Island as a Special Area within the Gabriola Island OCP.

Trustees discussed potential bylaw amendments and next steps with the following noted:

- Proceeding with drafting bylaw amendments for community consultation was preferred, rather than circulation of a questionnaire, given the timing of gathering input from the non-resident population during the off-season;
- Adding cistern coverings to the definition of structure was proposed and it was pointed out that this would require setback provisions review; and
- A "sliding scale" to address maximum lot coverage, such as 10, 15, or 20 percent expressed in hectares, was potentially considered to be a fair approach to address varying size of lots.

GB-2018-024

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to amend the Mudge Island Targeted OCP/LUB Review Project Charter, v.2 to proceed with drafting a bylaw.

CARRIED

GB-2018-025

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.2 as amended.

CARRIED

GB-2018-026

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to prepare draft bylaw amendments to the Mudge Island Land Use Bylaw to address lot coverage through amendments to regulations and/or definitions, including a potential amendment to maximum lot coverage that is dependent on lot size.

CARRIED

Discussion continued on a referral of the draft bylaw to the APC with the following noted:

- Referral may be made at the next LTC meeting, subsequent to the LTC's review of the draft bylaw;
- This would be a new referral with new, specific instructions to the APC; and
- Staff was requested to ensure that the referral includes a reference to allow the capturing of the information provided by the APC previously that was disallowed due to procedural error.

By general consent the meeting was recessed at 11:59 am and reconvened at 12:14 pm.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated April 4, 2018

Chair Busheikin reported that Executive Committee has approved Bylaw No. 293, Housing Options Review Project.

12.1.2 Projects List Report dated April 4, 2018

Received for information.

12.2 Applications Report dated April 4, 2018

Received for information with no updates to report.

12.3 Trustee and Local Expense Report dated February, 2018

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

No changes were requested.

12.6 Chair's Report

Chair Busheikin reported the following:

- Executive Committee has been focusing on advocacy efforts; and
- Consideration is being given as to how to make climate change more of a focus.

12.7 Trustee Reports

Trustee O'Sullivan reported the following:

- She attended the Islands Freshwater Forum, a conference held in Cowichan Bay;
- She participated in a Blanket Exercise, sponsored by the Truth and Reconciliation Steering Committee and Gabriola Arts Council; and
- She will be attending a Trust Programs Committee meeting on Salt Spring Island where the topic of discussion will be service integration.

Trustee Mamoser reported the following:

- She attended the Islands Freshwater Forum; and
- She presented information at a special meeting with Sheila Malcolmson on derelict vessels.

12.8 Electoral Area Director's Report - none**12.9 Trust Fund Board Report - none****13. NEW BUSINESS****13.1 Land-use planning implications of Fisheries and Oceans Canada Integrated Geoduck Management Framework 2017 – Briefing**

Received for information.

13.2 Approval Process for Water Supply Systems on Salt Spring Island – Memorandum

Received for information.

14. UPCOMING MEETINGS**14.1 Next Regular Meeting Scheduled for Thursday, May 3, 2018 at The Gabriola Arts and Heritage Centre, 476 South Road, Gabriola Island, BC**

Trustees confirmed the next regular meeting date and location.

15. TOWN HALL - none

16. CLOSED MEETING

16.1 Motion to Close the Meeting

GB-2018-027

It was MOVED and SECONDED

that the meeting be closed to the public in accordance with the *Community Charter*, Part 4, Division 3, s.90(1)(c),(d),(f) and (j) Labour Relations; Adoption of *In-Camera* Meeting Minutes dated January 18, 2018; Bylaw Enforcement and the receipt of Advice subject to Solicitor-Client Privilege, including communications necessary for that purpose and that the recorder and staff attend the meeting.

CARRIED

Chair Busheikin closed the meeting to the public at 12:21 pm.

By general consent the meeting was recessed at 12:22 pm.

16.2 Recall to Order

By general consent the meeting was recalled to order at 1:44 pm.

16.3 Rise and Report - none

17. ADJOURNMENT

By general consent the meeting was adjourned at 1:44 pm.

Laura Busheikin, Chair

Certified Correct:

Vicky Bockman, Recorder