



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: September 27, 2018
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
Sonja Zupanec, Island Planner
Jaime Dubyna, Planner 1
Teresa Rittemann, Planner 2
Fiona MacRaild, Senior Intergovernmental Policy Advisor
Nadine Mourao, Recorder

Others Present: There were approximately nine (9) 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 10:16 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 Recorder.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Add 9.4 Letter dated September 18, 2018 from A. Lessard regarding BC Heritage Registry - Gabriola Community Hall;
- Move 12.2 Mudge Island Lot Coverage Review Project – Staff Report following 11 Closed Meeting; and
- Move the 12.3 First Nation Relationship Building – Briefing prior to 11 Closed Meeting

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Nancy Hetherington Pierce from the Board of the Gabriola Housing Society requested a status update on 7.1 Follow Up Action Report 12-July2018 Housing Options Review Project Phase 2.

- Staff noted that last week the budget was approved, a package will be sent to the Advisory Planning Commission (APC) for referral on a communications and engagement strategy and returned to the Local Trust Committee (LTC) for approval.

John Pierce thanked the Trustees and Staff for all their hard work over their term.

4. COMMUNITY INFORMATION MEETING - None**5. PUBLIC HEARING - None****6. MINUTES****6.1 Local Trust Committee Minutes dated August 16, 2018 – for Adoption**

By general consent the Local Trust Committee meeting minutes of August 16, 2018 were adopted.

6.2 Local Trust Committee Community Information Meeting Minutes dated September 9, 2018 - for Adoption

The following amendments to the minutes were presented for consideration:

- Page 2, 2nd bullet, change “(1.076 square feet)” to read “(1,076 square feet)”.

By general consent the Local Trust Committee Community Information Meeting Minutes dated September 9, 2018 were adopted as amended.

6.3 Section 26 Resolutions-Without-Meeting Report dated September 19, 2018

Received for information.

6.4 Advisory Planning Commission Minutes - None**7. BUSINESS ARISING FROM MINUTES****7.1 Follow-up Action List dated September 20, 2018**

The Regional District of Nanaimo (RDN) Staff have requested a meeting with current Trustees regarding the Village Trail, Affordable Housing and Economic Development opportunities before the end of the term.

- Trustees expressed interest with meeting with the RDN, however, felt that meeting after the election was preferable in order to benefit newly elected Trustees.

The LTC requested activity GB-DVP-2017.1 from 07-Sep-2017 should move forward if the input from First Nations and the Archaeology Branch has not been received.

GB-2018-078**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to add GB-DVP-2017.1 to the next Gabriola Island Local Trust Committee agenda for consideration.

CARRIED

7.2 Gabriola Island Local Trust Committee Fees Bylaw No. 300 - for Adoption**GB-2018-079****It was MOVED and SECONDED**

that Gabriola Island Local Trust Committee Bylaw No. 300, cited as “Gabriola Island Local Trust Committee Fees Bylaw 2018”, be adopted.

CARRIED

7.3 Gabriola Local Trust Committee BEN Bylaw No. 298 - for Adoption

GB-2018-080**It was MOVED and SECONDED**

that Gabriola Island Local Trust Committee Bylaw No. 298, cited as “Gabriola Island Local Trust Committee Bylaw Enforcement Notification Bylaw, 2011, Amendment No. 1, 2018”, be adopted.

CARRIED**7.4 Response from Executive Committee Regarding Rainwater Harvesting Standards Advocacy – Memorandum**

Trustees expressed that Trust Council may wish to include Rainwater Harvesting Standards within their Strategic Plan next term.

8. DELEGATIONS - None**9. CORRESPONDENCE**

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

9.1 Email dated August 14, 2018 from H. Reid**GB-2018-081****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to send a response to the writer of the letter about anchorages in Pylades Channel, thanking them for their input and include a copy of the recent letter from the Chair to the Federal Government regarding working towards elimination of freighter anchorages in the Trust area.

CARRIED**9.2 Letter dated August 20, 2018 from B. Thomson****GB-2018-082****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to add the link to the “Naturescape” program to the Resources section of the Gabriola Island Local Trust Committee website and request staff to respond to the writer to thank them for their stewardship and provide a link to the updated resource page.

CARRIED**9.3 Email dated September 15, 2018 from L. Carter**

Trustees noted that a response has been sent to L. Carter advising of the Standing Resolution on Communication Towers and Antennae.

9.4 Letter dated September 18, 2018 from A. Lessard regarding BC Heritage Registry - Gabriola Community Hall

Staff summarized the request and noted the following key points:

- The applicants completed the research and submitted a request directly to the BC Heritage Registry in error; procedurally a request has to be initiated and submitted by the local government; and
- Staff would need to verify research and supporting documentation for completeness and accuracy before submitting the request to the BC Heritage Registry.

GB-2018-083**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to add BC Heritage Registry – Gabriola Community Hall to the Follow-up Action List.

CARRIED**10. APPLICATIONS AND REFERRALS****10.1 GB-TUP-2018.1 (Garner) - Staff Report**

Staff summarized the report regarding the application for a Temporary Use Permit (TUP) for the temporary operation of a commercial vacation rental within the single-family dwelling on the subject property located at 671 Balsam Street, Gabriola Island and noted the following points:

- Application is proceeding as a result of a bylaw enforcement file for the operation of a commercial vacation rental;
- Guideline for the supply of water was discussed, however, there was uncertainty related to the supply of water and whether it would be sustained over the time period of the TUP;
- The Islands Trust's Freshwater Specialist recommended that a pumping test be conducted, followed by an assessment report completed by a professional hydrogeologist, however, Staff noted that TUP guidelines do not require this type of assessment and reporting;
- The *BC Water Sustainability Act (WSA)* requires commercial vacation rentals to apply for a commercial groundwater license; applicant stated that they will be applying to the Ministry of Forests, Lands, Natural Resource Operations & Rural Development for a water license; and
- Public notice has been mailed to neighbouring properties, published in the Sounder newspaper and Staff received written and verbal correspondence from neighbours and community members.

Trustees requested the following key points:

- Staff do a search as to whether Gabriola Wildwood Estates Ltd. endures; and
- The applicant to include a copy of their insurance as part of the conditions.

Chair Busheikin requested that First Nations historical use be included in the applicant's pamphlet for visitors.

GB-2018-084**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request that the applicant submit to the Islands Trust details of measures taken or to be taken to address neighbours' concerns.

CARRIED**10.2 GB-TUP-2018.2 (Lenz) - Staff Report**

Staff summarized the report regarding the application for a Temporary Use Permit (TUP) for the temporary operation of a commercial vacation rental within the single-family dwelling on the subject property located at 3158 Whalley Road, Gabriola Island and noted the following point:

- On pages 1 and 2 of the Staff report, the file number was incorrectly noted and should read GB-TUP-2018.2.

GB-2018-085**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee approve issuance of Temporary Use Permit GB-TUP- 2018.2 for a commercial vacation rental for a period of three (3) years from date of issuance, subject to the following conditions:

- a) the single-family dwelling and subject property must maintain a residential appearance, and the existing vegetative screening or fencing must not be removed;
- b) parking for a minimum of two (2) vehicles for the commercial vacation rental use must be provided on the property;
- c) the owner or an operations manager must reside on Gabriola Island and be available by telephone 24 hours per day, seven days per week. Any changes to contact information must be provided to the Islands Trust within seven (7) working days;
- d) neighbours within a 100-metre radius of the commercial vacation rental must be provided with a contact phone number, and a copy of the temporary use permit;
- e) information must be posted for guests pertaining to: noise bylaws, water conservation, fire safety, storage of garbage, septic care, First Nations historical use of area, control of pets (if pets are permitted) and information to remind guests that they are in a residential area;
- f) a supply of water in the amount of 227 litres (50 imperial gallons) per paying guest must be provided for the duration of the permit;
- g) the maximum number of bedrooms in the single-family dwelling for the commercial vacation rental is three (3);
- h) the maximum number of people that can stay in the commercial vacation rental is a maximum of two (2) guests per bedroom, for a maximum of six (6) guests at any given time;
- i) the maximum number of signs advertising the commercial vacation rental is restricted to one (1) sign, with a maximum area of 0.3 square metres, and is to be made of wood and not illuminated;
- j) the rental or provision of motorized personal watercraft to rental clients is prohibited;
- k) the use of recreational vehicles and camping for the overnight accommodation of guests is prohibited;
- l) onsite wastewater management for the commercial vacation rental use shall be in accordance with the Assurance of Compliance prepared by Jeffrey Butler, Registered Onsite Wastewater Practitioner, dated April 25, 2018, attached to and forming part of this permit as Schedule C;
- m) between one year and 13 months following the date of issuance, the landowner shall supply the Islands Trust with a report, prepared by a Registered Onsite Wastewater Practitioner, certifying that the onsite wastewater management system is sufficient for the commercial vacation rental use; and
- n) the holder of the Permit will be responsible for any violation of the conditions of this Permit. For the purpose of investigating a complaint, the Islands Trust Bylaw Investigations Officer may enter the property between the hours of 9:00 am and 5:00 pm on any day without prior consultation.

CARRIED**10.3 GB-DP-2018.4 (Kent) - Staff Report**

The applicant, David Kent joined the meeting via telephone at 11:32 am.

Planner Zupanec summarized the Staff Report that considered a Development Permit (DP) application for the restoration of the streamside protection and enhancement area (SPEA) on LOT 33, SECTION 18, Gabriola, Nanaimo District, Plan 22657 PID 000-181-749, which is located within Development Permit Area (DPA) No. 3 – Riparian Areas. A DP is required to be issued by the LTC prior to development occurring within DPA No. 3. The following key points were noted:

- The application was triggered by an Islands Trust Bylaw Enforcement investigation, where it was determined that site clearing and tree removal had occurred within 30 metres of a watercourse, Castel Brook;
- A stop work order was issued due to the unauthorized tree removal and installation of a driveway culvert along Suzanne Avenue;
- The applicant retained a Qualified Environmental Professional (QEP) to prepare a *Riparian Areas Regulation* (RAR) assessment report that recommended several mitigation measures, enhancement and restoration requirements for the 0.17-hectare subject property;
- QEP recommendations that form part of the proposed DP include:
 - Replanting 22 trees within the Streamside Protection and Enhancement Area (SPEA) south of Castell Brook tributary;
 - Removing over five cords of piled firewood from the SPEA;
 - Fencing the SPEA boundaries to protect the SPEA and future encroachment;
 - Ensuring QEP site inspections and follow up reports are completed and filed; and
- Future amendments to the DP to allow for the installation of a sewage disposal field or construction of a dwelling should be conditional on the completion of the requirements set out in the DP.

GB-2018-086

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve issuance of Development Permit GB-DP-2018.4 (Kent) for LOT 33, SECTION 18, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 22657 (PID 000-181-749).

CARRIED

10.4 GB-RZ-2016.1 (Potlatch) - Staff Report

Planner Zupanec reviewed the Staff Report considering the adoption of Proposed Bylaw Nos. 289 and 290, arising from rezoning application GB-RZ-2016.1 (Potlatch Development and Pilot Bay Holdings.) The following was noted:

- Prior to consideration of final reading of the bylaws, the LTC required:
 - Proof of registration of the restrictive covenant on the “receiver lands”;
 - Letter of undertaking from the applicant’s solicitor to transfer the “donor lands” to the RDN upon adoption of Bylaw Nos. 289 and 290;
 - Confirmation that the applicant has contacted the RDN to initiate the process to explore an option to purchase the remainder parcel adjacent to the “donor lands”; and
- Prior to consideration of adoption of Proposed Bylaw No. 290, three minor technical amendments be made to the bylaw to replace references to “accessory cottage” use found in Appendix 1 with the term “secondary suite”.

GB-2018-087**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee Bylaw No. 289, cited as “Gabriola Official Community Plan (Gabriola) Bylaw, 1997, Amendment No. 1, 2016”, be adopted.

CARRIED**GB-2018-088****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee Bylaw No. 290, cited as “Gabriola Land Use Bylaw, 1999, Amendment No. 1, 2016”, be amended as follows:

- a) Appendix 1, Subsection D.2.6(A) Resource Residential 2 (RR2), Article D.2.6(A)1. Permitted Uses, Clause b. Permitted Accessory Uses, Item ii. is deleted in its entirety and replaced with “secondary suite residential, on lots 2.0 hectares (4.94 acres) or larger, subject to Section B.6.3.”;
- b) Appendix 1, Subsection D.2.6(A) Resource Residential 2 (RR2), Article D.2.6(A)2. Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i., second bullet text is deleted in its entirety and replaced with “three buildings per lot, excluding a secondary suite, pump/utility house and woodshed, that are accessory to all dwellings”; and
- c) Appendix 1, Subsection D.2.6(A) Resource Residential 2 (RR2), Article D.2.6(A)2. Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i., fourth bullet text is deleted in its entirety and replaced with “one secondary suite per lot”.

CARRIED**GB-2018-089****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee Bylaw No. 290, cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2016”, be adopted as amended.

CARRIED

10.5 Regional District of Nanaimo Standardization of Development Permit Area and Temporary Use Permit Areas - Proposed Bylaw Referral

Received for information.

Staff will respond to the RDN and thank them for the information.

By general consent the meeting was recessed at 12:07 pm and reconvened at 12:29 pm.

11. CLOSED MEETING

11.1 Motion to Close the Meeting

GB-2018-090**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)(d) for the purpose of considering adoption of In-Camera Minutes dated May 3, 2018 and August 16, 2018 AND that the recorder and staff attend the meeting.

CARRIED

Chair Busheikin closed the meeting to the public at 12:30 pm.

11.2 Recall to Order

By general consent the meeting was recalled to order at 12:31 pm.

11.3 Rise and Report –

Adopted in camera meeting minutes of May 3 and August 16, 2018

12. LOCAL TRUST COMMITTEE PROJECTS**12.1 Water Taxi Zoning Review Project - Staff Report**

Planner Dubyna provided an overview of the Staff Report which summarized the results of the community questionnaire, discussed issues identified in the questionnaire responses, provided recommendations for the potential next step options, and noted the following:

- Potential safety and accessibility concerns with the Green Wharf access road and Degnan Bay Road;
- Descanso Bay was identified as being the most obvious Water Commercial 3 – Marine Transportation (WC3) zoned location to permit moorage and dockage for water taxi use due to existing parking and infrastructure, and accessibility to most of the island’s population, however, there were concerns with the potential for increased marine and upland congestion;
- Potential conflicts with BC Ferries and the RDN emergency dock were identified and consultation with both BC Ferries and the RDN regarding the Descanso Bay location would be appropriate prior to drafting a bylaw amendment; and
- Protection of the marine and upland environments are an important issue, as this project proposed to potentially increase marine traffic, LTC to consider creating a Development Permit Area (DPA) for development of environmental protection and mitigation measures for Gabriola’s shorelines

Discussion ensued and the following key points were noted by Trustees:

- Supported creation of a DPA in anticipation of proposed development to marine shoreline in BC Ferries Terminal Development plan;
- Community showed support for Descanso Bay location and wanted this shared with BC Ferries for consideration in their Terminal Development plan;
- Requested the sharing of the results of the community questionnaire with the RDN and possible referendum or alternate approval process regarding use of the RDN emergency dock for water taxi usage; and
- Noted that the location of Green Wharf in the Land Use Bylaw map was incorrect.

GB-2018-091**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to add the development of a comprehensive Development Permit Area for shorelines in the Gabriola Island Local Trust area to the coastal areas protection projects on the Projects List.

CARRIED

GB-2018-092**It was MOVED and SECONDED**

that the Gabriola Local Trust Committee write a letter to the Regional District of Nanaimo board, sharing the pertinent results of our community consultation on the Water Taxi Feasibility study, encouraging them to determine the implications of broadening the use of Descanso Bay emergency dock to include water taxi pick up and drop off and to approach the community for approval through either a referendum or alternate approval process, if required.

CARRIED**GB-2018-093****It was MOVED and SECONDED**

that the Gabriola Local Trust Committee write a letter to BC ferries advising them of strong community support for water taxi drop off and pick up service in Descanso bay and consider it as part of the BC Ferries Terminal Development planning process, cc. the Gabriola Island Ferry Advisory Committee and the Nanaimo Port Authority.

CARRIED**GB-2018-094****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee write a letter to the Ministry of Transportation and Infrastructure and to the owner of property legally described as THE SOUTH PART OF THE SOUTH EAST 1/4, SECTION 10, GABRIOLA ISLAND, NANAIMO DISTRICT AS SHOWN ON CROWN GRANT (DD 1763), EXCEPT PARTS ON PLANS 7908, 12887, 20670, 21652, 27576 AND EPP22670 (PID 000-648-396) to request that they investigate and address potential safety and accessibility issues related to the Green Wharf access road, and that the Ministry of Transportation and Infrastructure also be asked to investigate and address potential safety and accessibility issues related to Degnan Bay Road.

CARRIED**GB-2018-095****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee add to their activities under the Land Use Bylaw Amendment Project List, correction of the Water Commercial 3 – Marine Transportation zone in the Land Use Bylaw map to cover the actual location of Green Wharf.

CARRIED**12.2 Mudge Island Lot Coverage Review Project - Staff Report**

Planner Ritemann summarized the report which requested the LTC amend the wording of proposed Bylaw No. 299, regulation 5.1(4.1)(n), give the bylaw second reading, and consider waiving the Public Hearing.

GB-2018-096**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee amend proposed Bylaw No. 299, cited as “Mudge Island Land Use Bylaw, 2007, Amendment No. 1, 2018”, as follows:

3. PART 5. ZONE PROVISIONS, Section 5.1 Rural Residential (RR), Subsection (4.1) is amended by deleting Article (n) in its entirety and adding:

(n) a maximum of 15 square metres (161.46 square feet) of floor area in *accessory buildings*, intended to be used for the food storage or production, or the keeping of animals.

CARRIED**GB-2018-097****It was MOVED and SECONDED**

that Gabriola Island Local Trust Committee Bylaw No. 299, cited as “Mudge Island Land Use Bylaw, 2007, Amendment No. 1, 2018”, be read a second time, as amended.

CARRIED**GB-2018-098****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee waive the holding of a Public Hearing for Proposed Bylaw No. 299, cited as “Mudge Island Land Use Bylaw, 2007, Amendment No. 1, 2018”, and request that notice be published in accordance with the requirements of the *Local Government Act*.

CARRIED**GB-2018-099****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request staff to schedule a special meeting on November 2, 2018 for consideration of 3rd reading of “Mudge Island Land Use Bylaw, 2007, Amendment No.1, 2018”.

CARRIED**12.3 First Nations Relationship Building – Briefing**

Fiona MacRaild, Senior Intergovernmental Policy Advisor summarized the briefing which considered adoption of a standing resolution with respect to First Nation Relationship Building and noted the following key points:

- The purpose of a standing resolution is to establish administrative and specific rules and conduct that is of a continuing (or standing) nature;
- This process differs greatly from the way First Nation cultures build relationships, which generally used processes such as ceremony, circles and collective-decision-making;
- Asked LTC to consider a culturally-sensitive team approach that provided a new way forward in support of reconciliation and respects the Aboriginal title, Aboriginal rights, treaties and United Nations Declaration on the Rights of Indigenous People (UNDRIP) in the Gabriola Local Trust Area, and incorporates culturally significant practices for both the LTC and First Nations;
- There are eight unique First Nations with interests in the Gabriola Island Local Trust Area (GILTA) with often differing objectives;
- Three iterative stages of the standing resolution were identified:

- Observe, learn and better understand; she can provide a 60-page handbook pertaining to Gabriola, with details of First Nations history etc., suggested providing this to the eight First Nations title holders asking for input and consideration;
- Finding ways to meaningfully engage in land use issues; and
- An authentic relationship that is continuous.

GB-2018-100**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee adopt the following standing resolution with respect to First Nations Relationship Building:

In order to learn about and better understand the eight local First Nations with asserted Aboriginal title, Aboriginal rights and treaty rights in the Gabriola Local Trust Area, the Gabriola Island Local Trust Committee resolves to:

- Annually, write a letter to each First Nation, (re)introducing Trustees and Staff and provide a schedule of known Local Trust Committee meetings for the upcoming year. This annual letter may include requests to meet or participate with the First Nation leadership or community members in their meetings or events in order for the Local Trust Committee to learn about and better understand the First Nation community's issues and history;
- One month in advance of each scheduled Local Trust Committee meeting, ask an elder from a local First Nation to provide a traditional welcome to the territory and stay for the meeting if interested. Invitations may be sent in rotation to each of the eight local First Nations;
- Once the Gabriola Island Local Trust Committee has established the above administrative processes for at least one year, the Local Trust Committee will, annually, invite all eight local First Nations to a day of land use discussions, with a request for those First Nations to help plan the meeting so as to provide a culturally appropriate and safe place to talk freely about historical, current and upcoming land use issues in the Gabriola Land Trust Area; the invitation will include a map of the Local Trust Area jurisdictional boundaries); and
- Once the Gabriola Island Local Trust Committee has held annual meetings with local First Nations for two consecutive years, the Local Trust Committee will establish new or refreshed agreements with each of the eight local First Nations based on mutually agreed-upon processes of meaningful engagement in land use issues in the Gabriola Local Trust Area.

CARRIED**13. REPORTS****13.1 Work Program Reports****13.1.1 Top Priorities Report dated September 19, 2018****GB-2018-101****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee remove First Nations Relationship Building from the Top Priority List in light of the standing resolution for First Nations Relationship Building.

CARRIED

13.1.2 Projects List Report dated September 19, 2018

Received for information.

13.2 Applications Report dated September 20, 2018

Received for information.

13.3 Trustee and Local Expense Report dated July, 2018

Received for information.

13.4 Adopted Policies and Standing Resolutions

Trustees would like a standing resolution to be drafted regarding enforcement of limited public markets, in response to the resolution passed as at the May 3, 2018 LTC meeting.

13.5 Local Trust Committee Webpage**13.6 Chair's Report**

Chair Busheikin reported the following:

- Attended the Trust Council meeting on Keats Island and noted:
 - The anchorages letter was published in the Sounder and thanked communities and Local Trustees for bringing forward to Trust Council;
 - Reached clarity and advancement around *Islands Trust Act* Amendments;
 - Ministry of Community Affairs and Housing is interested in meeting with Trust Council; and
- Executive Committee will meet twice in October.

13.7 Trustee Reports

Trustee O'Sullivan reported the following:

- Regrettably was not able to attend Trust Council meeting;
- Attending the anchorage roundtable meeting with Members of Parliament, Sheila Malcolmson and Alistair MacGregor;
- Last Trust Programs Committee (TPC) meeting October 15th, 2018, received the Salt Spring Island Service Integration reports and looking forward to discussing; and
- Grateful to have the unique, challenging, and rewarding opportunity to serve Gabriola Island and best of luck to incoming Local Trust Committee.

Trustee Mamoser reported the following:

- Attended the Trust Council meeting and noted a report which looked for efficiencies in the Trust, such as specialist on subjects and evaluating how business is done;
- Our freshwater specialist gave a presentation on the *Water Sustainability Act* and has confirmed a water license would not be required on a primary or secondary suite, even if that secondary suite is being rented out; and
- Attending a Local Planning Committee (LPC) meeting next month, looking at adopting the Coastal Douglas Fir and Associated Eco Systems Project Toolkit, finalization of the Affordable Housing project, protecting Coastal Douglas Fir Eco Systems project, and Radio Antennas and their placement project to bring to Trust Council.

13.8 Electoral Area Director's Report - None

13.9 Trust Conservancy Report - None

14. NEW BUSINESS

14.1 Local Trust Committee 2014 - 2018 Term Summary Report

GB-2018-102

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse the 'Top Priorities List' and 'Projects List' as amended for further consideration by the incoming Local Trust Committee.

CARRIED

13. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, November 22, 2018 at the Gabriola Arts and Heritage Centre, 476 South Road, Gabriola Island, BC

15.2 Proposed Special Meeting scheduled October 12, 2018.

16. TOWN HALL

Kees Langereis and Scott Colbourne thanked Trustees for all their service.

Derek Kilbourne of the Sounder noted that a press conference will be held after the roundtable, a Gabriola Against Freighter Anchorages meeting will be held at the Agricultural Hall on October 14, 2018 at 3:00pm and thanked Trustees for their service.

Trustees and Chair thanked Derek from the Sounder for his journalistic work.

17. ADJOURNMENT

By general consent the meeting was adjourned at 1:51 pm.

Laura Busheikin, Chair

Certified Correct:

Nadine Mourao, Recorder