



## Gabriola Island Local Trust Committee Minutes of Regular Meeting

- Date:** February 27, 2020
- Location:** Gabriola Arts & Heritage Centre  
476 South Road, Gabriola Island, BC
- Members Present:** Dan Rogers, Chair  
Kees Langereis, Local Trustee  
Scott Colbourne, Local Trustee
- Staff Present:** Heather Kauer, Regional Planning Manager  
Sonja Zupanec, Island Planner  
Jaime Dubyna, Planner 2  
Ian Cox, Planner 1  
David Marlor, Director of Planning, via telephone  
Nadine Mourao, Recorder
- Others Present:** There were approximately twenty-two (22) 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 Rogers called the meeting to order at 10:30 am. He 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/amendments to the agenda were presented for consideration:

- Add 12.3 Cannabis Production Regulation Project Bylaw; and
- Add 12.4 ‘Dust and Bones’ Film Screening.

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

### 3. COMMUNITY INFORMATION AND INPUT SESSION - GB-LCB-2019.2 (Gabriola Cannabis Limited)

Chair Rogers called recess of the regular Local Trust Committee (LTC) meeting to hold the Community Information and Input Session (CIIS) at 10:43 am.

#### 3.1 Planner Presentation

Planner Cox summarized the application from the Gabriola Cannabis Limited for retail cannabis sales at the Gabriola Professional Centre and noted the following:

- Asked members of the public to comment on considered location, impact to community, views of residents, etc. so that the LTC may gauge support;
- No response or negative response from the LTC to the Liquor and Cannabis Regulation Branch (LCRB) results in no Cannabis Retail Store (CRS) licence granted;
- Received two (2) official written submissions in response to public notification process, one (1) in support and (1) not in support.

### **3.2 Questions - Answers and Public Input**

The following comments were noted:

- The proponent noted that no minors will be allowed in the store and merchandise is safety sealed;
- A member of the public supported the application and encouraged revenue from taxation;
- A member of the public opposed the retail sales of marijuana in Canada; and
- Two (2) members of the public noted that elementary school children are not allowed off of school grounds until pick-up time without a note, the proximity to the school is not of concern.

Chair Rogers reconvened the regular LTC meeting at 10:57 am.

## **4. REPORTS**

### **4.1 Trustee Reports**

Trustee Colbourne reported his attendance at the following meetings and events:

- Oceans Protections Plan dialogue in Vancouver with Transport Canada;
- Trust Programs (TP) meeting;
- Financial Planning Committee (FPC) meeting;
- Regional District of Nanaimo (RDN) Board meeting; and
- March 8, 2020 Gabriola Talks event about climate crisis, food security, transportation, and waste and consumption at the Community Hall.

Trustee Langereis reported his attendance at the following meetings and events:

- TP meeting; and
- Local Planning Committee (LPC) meeting.

### **4.2 Chair's Report**

Chair Rogers reported the following:

- Attended meetings with the Coast Guard regarding developing comprehensive oil spill response plan for Vancouver harbour, Juan de Fuca, and Georgia Strait areas;
- Trust Council (TC) meeting on Salt Spring; and
- Executive Committee (EC) approved grant out of History, Heritage and Conservation Grants-in-aid fund for 'Dust and Bones' film to show on Gabriola, Denman, and Hornby islands.

### **4.3 Electoral Area Director's Report**

Received.

#### 4.4 First Nation Reports

The following was noted:

- Trustee Langereis noted he is reading a legal book on the subject of First Nations; and
- Trustee Colbourne is in discussions with Snuneymuxw and Lisa Wilcox, Senior Intergovernmental Policy Advisor regarding a community request for ceremony to mark the plane crash site on Gabriola.

### 5. TOWN HALL

Members of public expressed support of the proposed Telus antennae on Gabriola due to no cellular coverage on DeCourcy Island for emergency services as there are no land lines, and did not support the proposed protocol for antennae systems.

Member of the public noted that DeCourcy initiated the conversations with Telus and asked the LTC to proceed with removing obstacles to Telus application.

Member of the public supported the electronic signage at Descanso Bay ferry terminal.

Members of the public expressed support of micro production and cultivation of Cannabis.

Member of the public expressed support for application GB-LCB-2019.2 and the proposed cannabis retail sales location.

Member of the public asked the LTC to table application GB-DP-2019.4 (Ritchie) to a future meeting in order to, include "Ditch 1" in the Development Permit (DP) area, do an environmental review of "Ditch 1", and noted errors in the current assessment report. They also asked that their letter dated February 27, 2020 be included in the Staff Report.

Member of the public noted that the Environmental Report included in the Staff Report for GB-DP-2019.4 (Ritchie) was flawed as the property was assessed in July, when water courses are at lowest flow. They also suggested that LTC consider a sensible management plan for Castell Brook.

### 6. MINUTES

#### 6.1 Local Trust Committee Minutes dated January 23, 2020 – for adoption

The following amendments to the minutes of January 23, 2020 were presented for consideration:

- Page 4, 6.2 Communication Towers, 3<sup>rd</sup> bullet, says co-location of technology, remove "of" and replace with "and";
- Page 4, 6.2 Communication Towers, 4<sup>th</sup> bullet, remove all words after "Model Strategy" and replace with "to consider local considerations";
- Page 6, 7.2 BC Ferries, 1<sup>st</sup> bullet, replace "retaining wall will exceed the 9' limit" with "whether the retaining wall exceeded the 9' limit in the Land Use Bylaw."
- Page 10, 9.1 Gabriola Housing Society add "potential" before "conflict of interest" then at the end of the sentence "awaiting advice regarding any future actions";

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

**6.2 Section 26 Resolutions-Without-Meeting Report dated February 19, 2020**

Received.

**6.3 Housing Advisory Planning Commission Minutes dated February 5, 2020 - for receipt**

Received.

**7. BUSINESS ARISING FROM MINUTES****7.1 Follow-up Action List dated February 18, 2020**

Trustees requested they are copied on the letter from the Chair regarding adopting the Standing Resolution on First Nations.

**By general** consent the meeting was recessed at 11:58 am and reconvened at 12:02 pm.

**7.2 Motion to Adopt Gabriola Island Protocol for Antenna Systems - Trustee Langereis - Report**

Trustee Langereis provided an overview of the report which asked the LTC to consider replacing the Model Strategy for Antennae Systems with a Gabriola Island Protocol for Antennae Systems that reflected local considerations.

Discussion ensued and the following was noted by Trustees:

- Suggested referring report to the Advisory Planning Commission (APC) with specific input focus on the differences/similarities in community consultation process in Model Strategy and Protocol for Antennae Systems;
- Interested in further public consultation and community input;
- Favoured the current Model Strategy for Antennae Systems;
- Concerned about Staff time to run community consultation process without compensation from the applicant;
- Suggested adding to Projects List; and
- Suggested re-adoption of the 2010 Standing Resolution with added clarity for definition of "equipment upgrades".

David Marlor, Director of Planning noted the following:

- Federal Government interested in standardized approach to antennae systems across local governments;
- Amendments may be made to Model Strategy; and
- Staff have not had the opportunity to analyse implication of replacing Model Strategy with Protocol, would need to have this added as a Project.

**GB-2020-016****It was MOVED and SECONDED**

that Gabriola Island Local Trust Committee rescind the Model Strategy for Antenna systems adopted by the Gabriola Island Local Trust Committee at the January 23, 2020 Local Trust Committee meeting.

**DEFEATED**

**Chair Rogers Opposed**  
**Trustee Scott Opposed**

**GB-2020-017****It was MOVED and SECONDED**

that Gabriola Island Local Trust Committee refer the Gabriola Island Protocol for Antennae report dated February 27, 2020 to the Gabriola Island Advisory Planning Commission, for comment.

**CARRIED****GB-2020-018****It was MOVED and SECONDED**

that Gabriola Island Local Trust Committee request Staff to add the Antennae Siting Protocol to the Projects List.

**CARRIED**

**By general** consent the meeting was recessed at 12:52 pm and reconvened at 1:12 pm.

**8. APPLICATIONS AND REFERRALS****8.1 GB-LCB-2019.2 (Gabriola Cannabis Limited) - for decision**

Planner Cox drafted two resolutions regarding LTC response letter to the LCRB for application.

Trustees noted the following key points:

- Two (2) written submissions received (one in favour of application, one opposed) and members of the public in town hall majority in favour; and
- Requested a copy of the response letter to the LCRB and the response from the LCRB to the LTC.

**GB-2020-019****It was MOVED and SECONDED**

that Gabriola Island Local Trust Committee directs staff to send a response to the Liquor and Cannabis Regulation Branch regarding the Non-Medical Cannabis Retail Store application for Unit 11 – 590 North Road, Gabriola Island, that states:

- a. The proposed location of the non-medical cannabis retail store is considered to be suitable.
- b. The potential general impacts on the community if the application is approved would be minimal.
- c. A notice of the application was delivered by mail to residents and owners within 500 metres of the subject property, posted to the Gabriola Local Trust Committee webpage, and a notice of the application and Community Information and Input Session was published in the Gabriola Sounder newspaper. Residents were invited to provide written submissions or attend a Community Information and Input Session. Written input was considered by the Local Trust Committee.
- d. A Community Information and Input Session was held on February 27, 2020 to gather residents' views about the application.
- e. The residents' views were generally supportive of the application.
- f. The Local Trust Committee agrees with the residents' views that the application should be supported.
- g. The Local Trust Committee recommends that the application be approved.

**CARRIED**

**GB-2020-020****It was MOVED and SECONDED**

that Gabriola Island Local Trust Committee directs staff to include a record of the Community Information and Input Session with the response to the Liquor and Cannabis Regulation Branch regarding the Non-Medical Cannabis Retail Store application for Unit 11 – 590 North Road, Gabriola Island.

**CARRIED****8.2 GB-DP-2019.4 (Ritchie) - Staff Report**

Planner Dubyna asked the LTC to consider a DP application for the completed vegetation clearing, construction of an access driveway and installation of a culvert located within Development Permit Area No. 3 (DP-3) – Riparian Area and noted:

- Distributed a revised site plan and copy of an email from the public;
- Will replace Schedule A in Staff Report with revised site plan;
- A Qualified Environmental Professional (QEP) report can identify flow and riparian area whether or not water is present at the site; and
- Did not recommend monitoring of maintenance for revegetation as the area will be planted with grass seed.

Discussion ensued and the following was noted by Trustees:

- Interested in maintenance of revegetation area; and
- Asked for clarity on why driveway was not originally completed to provincial standards.

The Applicant, Dominique Ritchie, noted the following:

- Excavation company put in driveway and culvert originally, was going to come back to finish driveway widening, however, the site was shut down.

**GB-2020-021****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee approve issuance of Development Permit GB-DP-2019.4 (Ritchie) as amended, for LOT 12, SECTION 18, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 22207 (PID 003-347-516).

**CARRIED****9. LOCAL TRUST COMMITTEE PROJECTS****9.1 Housing Options and Impacts Review Project - Staff Report**

Planner Zupanec provided an overview of the report which presented recommended edits to the Draft Engagement Strategy, the Project Charter and detailed projected budget expenditures for LTC endorsement in order to advance the housing project and noted the following:

- Requested consideration of a drafted letter to the Director of Local Planning Services, the LPC of the Islands Trust and Islands Trust Council, to prioritize resourcing of the Gabriola Housing Options and Impacts Review Project over other islands' Official Community Plan (OCP) and Land Use Bylaw (LUB) reviews; and

- The essential development of a groundwater sustainability plan building on recent work by the Regional District of Nanaimo water balance model is a large portion of the budget request.

The following was noted by Trustees:

- Ill at ease with the proposed drafted letter as the request would prioritize this project above all other LTCs in the area;
- Chair Rogers explained the Local Trust Committee Reserve Fund budgeting process;
- Requested addition to the “Role of the Housing Advisory Planning Commission (HAPC)” portion of the engagement strategy on Page 94, that they are holding a seat on the HAPC for the Snuneymuxw First Nations;
- Trustee Langereis to send engagement strategy wording to Staff; and
- Requested results from the Southern Islands Trust Groundwater Project.

#### **GB-2020-022**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee:

- a) Endorse the “February 2020 Engagement Strategy” text as amended; and
- b) Request Staff to post the Engagement Strategy to the project website once amended.

**CARRIED**

**Trustee Langereis Abstained**

#### **GB-2020-023**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee endorse the amended “Housing Options and Impacts Review Project Charter - Version 4” dated February 2020.

**CARRIED**

**Trustee Langereis Opposed**

#### **GB-2020-024**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to prepare a revised work plan and updated budget for the Housing Options and Impacts Review Project, and request funding confirmation for \$24,000 from the Director of Administrative Services for the 2020-2021 fiscal year and a projected \$12,000 for the 2021-2022 fiscal year to complete the project deliverables as presented in the Project Charter.

**CARRIED**

**Trustee Langereis Opposed**

### **10. DELEGATIONS - none**

### **11. CORRESPONDENCE**

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

### **12. NEW BUSINESS**

#### **12.1 Guidelines for Public Participation During Local Trust Committee Meetings - (see copy of Gambier Island Local Trust Committee Guidelines) - for discussion**

Deferred.

**12.2 Gabriola Land and Trails Trust (GaLTT) Request for Letter of Support - for decision**

**GB-2020-025**

**It was MOVED and SECONDED**

that Gabriola Island Local Trust Committee supports Gabriola Land and Trails Trust's plans to launch Gabriola Nature Stewards program.

**CARRIED**

**12.3 Cannabis Production Regulation Project Bylaw**

Trustees would like Cannabis Production Regulation project to be added to next agenda and referred to the APC.

**12.4 'Dust and Bones' Film Screening.**

**GB-2020-026**

**It was MOVED and SECONDED**

that Gabriola Island Local Trust Committee approve plan to hold a screening of the film 'Dust and Bones' for First Nations relationship building.

**CARRIED**

**13. REPORTS**

**13.1 Climate Change Action Update - none**

**13.2 First Nations Relationship Building - none**

**13.3 Trust Conservancy Report - none**

**13.4 Applications Report dated February 18, 2020**

Received.

**13.5 Trustee and Local Expense Report dated December, 2020**

Received.

**13.6 Adopted Policies and Standing Resolutions**

Received.

**13.7 Local Trust Committee Webpage**

No updates requested.

**14. WORK PROGRAM**

**14.1 Top Priorities Report dated February 18, 2020**

Received

**14.2 Projects List Report dated February 18, 2020**

Cannabis Production to come back at next LTC meeting.

**15. CLOSED MEETING - none**



**16. UPCOMING MEETINGS**

**16.1 Next Regular Meeting Scheduled for Thursday, April 2, 2020 at 10:30 am at The Haven, Swallow Room, 240 Davis Road, Gabriola Island, BC**

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 3:05 pm.

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Dan Rogers, Chair

Certified Correct:

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Nadine Mourao, Recorder