



File No.: GB-RZ-2019.1
(BC Ferries)

DATE OF MEETING: April 16, 2020
TO: Gabriola Island Local Trust Committee
FROM: Jaime Dubyna, Planner 2
Northern Team
COPY: Heather Kauer, Regional Planning Manager
SUBJECT: Application to amend the OCP and LUB for redevelopment of the Descanso Bay BC Ferries Terminal

PURPOSE

The purpose of this memorandum is to update the Gabriola Local Trust Committee (LTC) on the status and next steps for the application GB-RZ-2019.1 (BC Ferries)

BACKGROUND

The LTC passed the following resolution at the July 11, 2019 LTC regular business meeting:

GB-2019-068 It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee requests the applicant for GB-RZ-2019.1 (BC Ferries) to provide planning Staff with:

- a) a copy of the approved water licence to service the propose terminal redevelopment site;
- b) details on the rights-of-way required to secure easements for any necessary water lines to provide water to the proposed terminal redevelopment site;
- c) an environmental impact assessment identifying potential environmental impacts and mitigating efforts to minimize environmental impacts in the upland and marine areas of the proposed terminal development site;
- d) a copy of an assessment report and recommendations prepared by a qualified professional engineer, with expertise in wastewater treatment for non-domestic systems;
- e) a copy of an assessment report and recommendations prepared by a qualified professional coastal engineer, that details flood construction levels consistent with Provincial guidelines for redevelopment of the ferry terminal. **CARRIED**

The applicant has submitted the requested reports and a summary of each will be provided in a subsequent staff report.

The LTC passed the following resolution at the January 16, 2020 LTC regular business meeting:

GB-2020-010 It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to schedule a special meeting for a Community Information Meeting on application GB-RZ-2018.1 (BC Ferries) and Proposed Bylaw Nos. 304 and 305 following the close of the bylaw referral period. **CARRIED**

The bylaw referral period ended on March 30, 2020. Staff have received referral responses and staff will provide a summary in a subsequent staff report.

On March 3, 2020, staff were invited to attend a meeting between representatives of Snuneymuxw First Nation and BC Ferries. During that meeting, Snuneymuxw indicated concerns regarding the proposed bylaws and terminal redevelopment. Understanding that Snuneymuxw does have concerns, staff are working to continue discussions with Snuneymuxw.

Given the uncertainty surrounding the COVID-19 virus, all LTC public meetings, including community information meetings, have been cancelled up to April 15, 2020. Islands Trust staff are currently exploring alternative methods for holding public meetings.

At this time, the LTC may conduct some regular business by Resolution Without Meeting (RWM), in accordance with Section 26 of the *Islands Trust Act*. However, it is noted that one restriction of a RWM is that the LTC cannot give second or third reading of a bylaw.

NEXT STEPS

Once the application GB-RZ-2019.1 (BC Ferries) can proceed further, a staff report will be provided to the LTC that summarizes the professional reports received in support of the proposed bylaws and a summary of bylaw referral responses. Next steps for the application will be presented at that time.

Submitted By:	Jaime Dubyna Planner 2	April 2, 2020
Concurrence:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	April 6, 2020

ATTACHMENTS: None