



Gabriola Island Local Trust Committee Minutes of Special Meeting

Date: February 24, 2016
Location: Haven, Phoenix Room 2
240 Davis Road, Gabriola Island, BC

Members Present Melanie Mamoser, Local Trustee/Acting Chair
Heather O'Sullivan, Local Trustee

Staff Present Aleksandra Brzozowski, Island Planner
Sonja Zupanec, Island Planner
Lisa Webster-Gibson, A/ Planner 1

1. CALL TO ORDER

Acting Chair Mamoser called the meeting to order at 8:14pm.

2. BUSINESS ITEM - BYLAW NO. 288 (AMENDMENT TO FEES BYLAW)

Staff presented Draft Bylaw No. 288. This administrative amendment bylaw will correct an erroneous omission of DPA-6 from the Gabriola Fees Bylaw.

GB-2016-033

It was MOVED and SECONDED,

that Gabriola Island Local Trust Committee Bylaw No. 288, cited as "Gabriola Island Local Trust Committee Fees Bylaw No. 245, 2007, Amendment No. 1, 2016", be read a first time.

CARRIED

GB-2016-034

It was MOVED and SECONDED,

that Gabriola Island Local Trust Committee Bylaw No. 288, cited as "Gabriola Island Local Trust Committee Fees Bylaw No. 245, 2007, Amendment No. 1, 2016", be read a second time.

CARRIED

GB-2016-035

It was MOVED and SECONDED,

that Gabriola Island Local Trust Committee Bylaw No. 288, cited as “Gabriola Island Local Trust Committee Fees Bylaw No. 245, 2007, Amendment No. 1, 2016”, be read a third time.

CARRIED

GB-2016-036

It was MOVED and SECONDED,

that Gabriola Island Local Trust Committee Bylaw No. 288, cited as “Gabriola Island Local Trust Committee Fees Bylaw No. 245, 2007, Amendment No. 1, 2016”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

3. COMMUNITY INFORMATION SESSION

3.1 Presentation of Breakout group feedback to Trustees

The two workshop groups presented their scenarios to the Trustees and summarized their feedback on them. Comments included:

NOISE

- Many ways to prevent noise, measures can be given
- Quiet hours would be difficult to enforce, this item would be covered by the preventative measures
- Designated quiet hours are not sufficient to address adverse effects of barking
- Even if all neighbours agree, sound can extend beyond immediate neighbours and dogs barking can trigger other nearby dogs to bark
- Sounds travels when windows are open in summer
- Require setbacks to adjacent properties to reduce noise
- Lot size – 2 acres might be sufficient to reduce noise problems

WASTE

- Could reference controls set out by the Ministry of Environment
- A fencing plan could be an option to address this concern
- Options for pet waste disposal exist, just need some research
- Smaller lots should dispose feces off site
- Would water quality be required before and later for neighbouring wells?

PICK UP/DROP OFF

- The parking requirement should be consistent with other regulations.
- Not sure of the goal behind the parking requirement – to reduce noise disturbance or keep cars off the road? Is it needed?
- The pick up / drop off time is often the time dogs will escape. No reference made to escape prevention in the proposed guidelines.

PRIVACY/FENCING

- Screening and fencing seems reasonable
- Fencing should be a visual screen but must also suit the rural character
- Fences need to comply with the general land use bylaw regulations first and foremost (can't build a 10 foot wall even if the neighbours want it)

NEIGHBOUR SUPPORT

- Letters of support should not be a hard and fast requirement. Lack of support could have nothing to do with the dog care operation itself
- Letters of support pit neighbour against neighbour
- Unanimous neighbourhood support should be required

TEMPORARY USE PERMIT (TUP) CONDITIONS

- Will the TUP be enforced for the pet dog as well?
- The requirement to provide neighbours within 100m with a contact is excessive. 50m is more reasonable.
- The condition to be “reasonably available” – needs to be defined. What is reasonable for the neighbour will be different from the dog care operator.
- Permit should be one year maximum
- Should be monitoring put in place, otherwise neighbours may feel the need to “police” the permit themselves
- Should be a yearly renewal with proof of meeting permit conditions
- Should notify neighbours about renewals even if not required

4. **ADJOURNMENT**

By general consent the meeting was adjourned at 9:09 pm.

Melanie Mamoser, Acting Chair

Certified Correct:

Aleksandra Brzozowski, Recorder