



**Ballenas-Winchelsea Islands
Islands Trust Executive Committee
Acting as a Local Trust Committee
Minutes of a Special Business Meeting**

Date of Meeting: Monday, April 14, 2014
Location: Nanoose Library Hall
2489 Nanoose Road
Nanoose, BC

Members Present: Sheila Malcolmson, Chair
Peter Luckham, LTC Member
David Graham, LTC Member

Staff Present: Sonja Zupanec, Planner
Jessie Sherk, Recorder

Media and Others Present: One (1) member of the public was in attendance

Regrets: Ken Hancock, LTC Member

1. CALL TO ORDER

Chair Malcolmson called the meeting to order at 5:00 pm. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

By general consent the agenda was adopted as presented.

2. QUESTIONS AND ANSWER SESSION

Proposed Official Community Plan Bylaw No. 27 and Proposed Land Use Bylaw No. 28

Planner Zupanec summarized the changes that have happened since the last Public Hearing.

She noted that since the December Local Trust Committee meeting there were five changes to the Land Use Bylaw:

- Change to the definition of short term accommodation for the conservation zone;
- A revised definition of “residence”;
- Revision to the home occupation regulations regarding home owners employees having to be on the property;

- An amendment to the revised home occupations regulations to include home based guest accommodations; and
- A new restriction of floor area for the residential zones.

Also noted were four changes to the Official Community Plan:

- In Section 1.2 any references to this Trust Area being undisturbed, or there being evidence of exotic species was removed;
- The Local Trust Committee was referenced correctly throughout the document;
- Added a new Residential Land Use Policy, Section 3.28 that supports zoning applications to permits subdivision based on some new criteria; and
- In Section 1.5 the wording was changed in the Access and Services section to no longer reference commercial accommodations.

Planner Zupanec stated that all these changes were also summarized in the staff report that is in the Public Hearing binder.

By general consent, the meeting was recessed for Public Hearing at 5:02 pm.

By general consent, the meeting reconvened at 5:08 pm.

4. LOCAL TRUST COMMITTEE PROJECTS

4.1 Official Community Plan and Land Use Bylaw Project for the Ballenas-Winchelsea Area

No discussion.

5. BYLAWS

5.1 Proposed Official Community Plan Bylaw No. 27 cited as the “Ballenas-Winchelsea Islands Official Community Plan Bylaw, 2013”

Planner Zupanec stated that the Committee should be considering the input received at today's Public Hearing, as well as everything they have heard up until this point when deciding on the next steps for the bylaws. She stated that staff supports both bylaws being considered for third reading.

Trustees had no questions or changes to propose.

EXLTC-2014-024

It was MOVED and SECONDED

that the Executive Committee acting as a Local Trust Committee give third reading to Proposed Official Community Plan Bylaw No. 27 cited as the “Ballenas-Winchelsea Islands Official Community Plan Bylaw, 2013”.

CARRIED

EXLTC-2014-025

It was MOVED and SECONDED,

that the Executive Committee acting as a Local Trust Committee submit proposed Official Community Plan Bylaw No. 27 cited as the “Ballenas-Winchelsea Islands Official Community Plan Bylaw, 2013” to Executive Committee and to the Minister of Community, Sport and Cultural Development for approval.

CARRIED

5.2 Proposed Land Use Bylaw No. 28 cited as the “Ballenas-Winchelsea Islands Land Use Bylaw No. 28, 2013”

EXLTC-2014-026

It was MOVED and SECONDED

that the Executive Committee acting as a Local Trust Committee give third reading to Proposed Land Use Bylaw No. 28 cited as the “Ballenas-Winchelsea Islands Land Use Bylaw No. 28, 2013”.

CARRIED

EXLTC-2014-027

It was MOVED and SECONDED

that the Executive Committee acting as a Local Trust Committee forward to Executive Committee for approval Proposed Land Use Bylaw No 28 cited as the “Ballenas-Winchelsea Islands Land Use Bylaw No. 28, 2013”.

CARRIED

6. NEW BUSINESS

6.1 Local Trust Committee Submission for 2013/2014 Annual Report

6.1.1 Memorandum dated March 31, 2014

EXLTC-2014-028

It was MOVED and SECONDED

that the Executive Committee acting as a Local Trust Committee (Ballenas-Winchelsea Islands) approve for publication the 2013-2014 Annual Report submission.

CARRIED

7. NEXT MEETING DATE

The next meeting date scheduled for Friday, May 2, 2014 at 10:00 am at Islands Trust Board Room, 700 North Road, Gabriola Island, BC, was discussed.

EXLTC-2014-029

It was MOVED and SECONDED,

that the Executive Committee acting as a Local Trust Committee cancel the scheduled meeting of May 2, 2014.

CARRIED

It was noted by the planner that if there was a response from the Minister, a Resolution Without Meeting could be initiated.

8. ADJOURNMENT

By general consent the meeting was adjourned at 5:15 pm.

Sheila Malcolmson, Chair

CERTIFIED CORRECT:

Jessie Sherk, Recorder