



**Gabriola Island Local Trust Committee
Minutes of a Special Business Meeting to Hold a
Community Information Meeting
Regarding
Draft Bylaw No. 273**

Date of Meeting: April 3, 2014
Location: The Haven – Phoenix Auditorium
240 Davis Road, Gabriola Island, BC

Members Present: David Graham, Chair
Sheila Malcolmson, Local Trustee
Gisele Rudischer, Local Trustee

Staff Present: Sonja Zupanec, Planner
Linda Prowse, Planner
Jessie Sherk, Recorder

Media and Others Present: Approximately (5) members of the public and (2) members of the local media were in attendance

1. CALL TO ORDER

Chair Graham called the Community Information Meeting to order at 7.05 pm. He introduced himself and thanked the public for coming. The agenda was addressed and adopted by consensus.

2. INTRODUCTIONS AND OPENING REMARKS FROM THE CHAIR AND TRUSTEES

Chair Graham stated that they would be looking at the climate change mitigation regulations that came from the 2010 addition to the Official Community Plan. He noted that as a community, there were targets set that include a 33% reduction in greenhouse gas emissions by 2020 and an 85% reduction by 2050. He also stated that transportation is the number one contributor of greenhouse gasses.

Trustee Rudischer remarked that she was glad that they were here doing this as it has been in the works for four years.

Trustee Malcolmson thanked everyone for coming and spoke of the reductions that are happening at a community stewardship level such as the GERTIE bus. She also discussed possible zoning changes for the future noting that tonight they are only focusing on the things they can do with the Land Use Bylaw and what they can do with zoning in order to encourage less driving.

**3. DRAFT BYLAW 273
CLIMATE CHANGE AND GREENHOUSE GAS EMISSION
REDUCTION IMPLEMENTATION**

Planner Zupanec gave her presentation. She stated that Section 8 of the Official Community Plan is where the policy direction is coming from. She went over the rationale and presented some different scenarios to the public. She discussed insulation in buildings and what the existing and new regulations would be. Also discussed were some of the existing regulations and new regulations for bicycle, motorcycle, scooter and small vehicle parking. She stated that the direction of the bylaw is to encourage these alternatives.

Next she discussed permeable paving for parking spaces in village commercial zones. She stated that the current proposal involves only the parking spaces being permeable and that high traffic areas would not be permeable.

The following comments were made by members of the public:

- Snow removal is difficult on permeable surfaces. If a parking lot could not be plowed, from a legal point of view, it would have to be shut down until it could be cleared.
- Most of the oil that comes out of cars is in parking spots, not the driving areas. The oil would now go directly into the soil.
- Permeable surfaces are predominant in cities where there is 99% solid surfacing.
- Gravel would end up on the solid surface and create hazards for cyclists, motorcyclists and skateboarders. Gravel is also difficult for people with mobility issues and elderly people with push walkers
- Interlocking pavers can also be hazardous, as once they have settled they often create tripping hazards.
- A suggestion that 66 foot wide rights of way be considered.
- There are at least 150 parking spots available on Lockinvar that could be used.

Planner Zupanec then went over some of the other options being considered, including the use of bio-swales to capture runoff. She showed some examples of Nanaimo businesses that use different methods and stated that these are options that the Local Trust Committee is considering.

She then went through a scenario for new development and explained the steps required when someone applies for a permit to redevelop. She also discussed three different scenarios that would trigger the requirements for this bylaw.

Planner Zupanec then listed some possible additions to the bylaw that will be considered, along with the public's input, at the April 17, 2014 Local Trust Committee meeting:

- Exemptions in Development Permit guidelines for bus shelters, bike shelters, vehicle charging stations;
- Requirement for a minimum percentage of public green space; and
- Requirement for rainwater collection swales in lieu of permeable paving.

Next steps were then explained:

- Meeting April 17, 2014;
- Public input considered;
- Revisions to bylaw and early referrals to Regional District of Nanaimo and Advisory Planning Commission; and
- First reading and then Public Hearing.

For more information, Planner Zupanec advised the public to:

- Contact the planner;
- Contact the trustees; or
- Email northinfo@islandstrust.bc.ca

4. PUBLIC COMMENTS AND QUESTIONS

The following comments, questions and answers from the public, staff and trustees included:

- How are the space requirements determined and counted and who does it?
- The requirements are determined by the Land Use Bylaw and the spaces are counted at the time of development.
- Permeable paving is not the most optimal technology for Gabriola Island's storm water concerns due to risk to our water quality.
- Bio-swales are good and maybe it should be worded in a way that allows developers and designers to come up with their own strategies.
- Comments were made regarding tree preservation, sea level rise and on street parking.
- Under current Development Permit guidelines there are some rules pertaining to landscaping and the retention of trees. There is nothing in the draft bylaw that addresses sea level rise, however, there are policies in the Official Community Plan that speak to it.
- Included in the Official Community Plan in the climate change policies will be a review of the Land Use Bylaw in relation to sea level rise. A staff report indicated that the ocean setbacks are already larger than in other communities and the recommendation was that this not be changed.
- On street parking is not regulated by the Local Trust Committee.

Chair Graham reminded everyone to submit their feedback either via email or at the office, and/or attend the meeting on April 17, 2014.

5. ADJOURNMENT

By general consent, the Community Information Meeting was closed at 7:52 pm.

David Graham, Chair

CERTIFIED CORRECT:

Jessie Sherk, Recorder