



**Gabriola Island Local Trust Committee
Minutes of a Special Business Meeting to Hold a
Community Information Meeting Regarding
Proposed Bylaw Nos. 273, 274 and 275**

DATE OF MEETING: June 25, 2014
LOCATION: The Haven – Heron Room
540 Davis Road
Gabriola Island, BC

MEMBERS PRESENT: Gisele Rudischer, Local Trustee
Sheila Malcolmson, Local Trustee

STAFF PRESENT: Courtney Simpson, Regional Planning Manager
Sonja Zupanec, Island Planner
Jessie Sherk, Recorder

REGRETS: David Graham, Chair

MEDIA AND OTHERS PRESENT: Approximately (8) members of the public and (1) member of the local media were in attendance

1. INTRODUCTIONS AND OPENING REMARKS

The meeting commenced at 7:00 pm. Trustee Rudischer thanked the Agricultural Advisory Committee for their input. Planner Zupanec explained that tonight was about ensuring any questions that the public might have about these bylaws are answered. She stated there would be a public hearing regarding these bylaws on July 16, 2014.

**2. BYLAW NO 273
IMPLEMENTING CLIMATE CHANGE AND GREENHOUSE GAS EMISSION
REDUCTION**

Planner Zupanec explained the rationale behind this project. She stated that there are two policies that relate to this in the Official Community Plan; one deals with parking regulations and the other deals with measuring floor area for dwellings.

Planner Zupanec then went through the changes in the bylaw regarding green, sustainable energy in homes noting the existing definitions and comparing them to the new wording.

A member of the public noted that the new wording for the definition of a sustainable energy system utility room seemed very specific and asked how long this wording would

be useful with all the changes to technology. She suggested using words that would allow for technology changes.

Planner Zupanec replied that they did put a lot of thought into the wording and that ambiguity would be a problem as it could leave things open for interpretation and lead to illegitimate uses. .

A member of the public asked if the concept of attached sunrooms and greenhouses had been discussed.

Planner Zupanec replied that it had not.

Planner Zupanec discussed the next significant change in the bylaw regarding parking spaces in the village and at Twin Beaches mall. She noted that the changes deal with how the minimum parking regulations are interpreted.

A member of the public asked if bike parking factored into this.

Planner Zupanec replied that it did not.

A member of the public asked why the bylaw speaks only to the restaurants and bars in the village core.

Planner Zupanec stated that if there was a lack of parking for restaurants and bars in the neighborhood commercial zones, the adjacent residential uses would have to absorb the traffic. Therefore, the concentration for this project was on the downtown village area.

A member of the public asked if any thought was put into changing the number to 20 square metres.

Planner Zupanec stated that the Local Trust Committee (LTC) could amend the number if it felt this was more appropriate.

A member of the public asked if there was an impact study completed.

Planner Zupanec said no.

Trustee Rudischer advised that she opposes this bylaw, as it is hard to predict what the outcome of this may be.

Planner Zupanec stated that there has been a lot of discussion around whether or not this will work and that the onus will be on the property owners to provide for and be sensitive to the needs of traffic whether it is pedestrians, bikes or cars and accommodate the best case scenario.

A member of the public noted that Gabriola does not suit massive parking lots.

A member of the public stated that this is all about greenhouse gases and that promotes single occupancy vehicle use and that anything they can do to reduce the parking availability should be done. Cars are the main producer of greenhouse gasses on

Gabriola Island and something needs to be done that will get people to think about leaving their cars at home.

Planner Zupanec and members of the public then discussed the new small vehicle, bicycle, motorcycle and scooter parking requirements. Trustee Rudischer and Planner Zupanec discussed and then noted that it may be better to do the calculation for accessible parking spaces based on square footage rather than parking stalls.

Planner Zupanec discussed the new requirements regarding on-site storm water management plans, electric vehicle charging stations and landscape design that would facilitate water retention and break up expanses of paving and parking.

A member of the public asked who would be responsible for the electric bill of the charging station.

Planner Zupanec replied that it could be the tenants or owners of the building, but that would not be regulated.

A member of the public stated that charging stations are very important considering a lot of scooters don't have the capacity to go from the south end to the village and back without running out of power.

Discussion ensued regarding charging stations.

With regard to landscaping, a member of the public noted that the requirements seem rather vague. They wondered if there was a way to make it more specific.

Planner Zupanec stated that they could be as descriptive as needed.

Planner Zupanec then discussed the next steps for this project. She advised the public that they are currently at the public consultation stage until the close of the Public Hearing on July 16, 2014. She noted that after that point, no further submissions can be received by the LTC. After the Public Hearing, they will consider further readings and then the draft bylaws will go to the Executive Committee for approval and then adoption.

3. CALL TO ORDER

Trustee Malcolmson arrived at 7:52 pm and the Community Information Meeting was called to order.

4. BYLAW NO 274 STRENGTHENING AGRICULTURE AND FARMLAND PROTECTION

Planner Zupanec introduced the four proposed policies and eight proposed advocacy statements being considered.

A member of the public asked how an advocacy policy is policed. Planner Zupanec explained that advocacy policies are statements that the LTC puts in the Official

Community Plan for other agencies or bodies to act upon. She noted that we cannot control or police them, but the purpose of them is to advocate for positive change.

There was discussion regarding Genetically Modified Organisms and it was noted that there is no definition of Genetically Modified Organisms in the Land Use Bylaw or whether medical marihuana would be considered a genetically engineered seed or plant.

Planner Zupanec noted that clarity is being sought on whether indoor medical marihuana production could also be considered manufacturing or research of a genetically engineered seed or plant.

A member of the public asked if there was anything in the bylaw prohibiting chemical pesticides.

Planner Zupanec stated that it is difficult to regulate the use of chemical pesticides on private land, just as it is impossible to regulate the use or grow genetically modified seeds, plants or animals. Discouraging the use of chemical pesticides or herbicides could be included as an advocacy policy.

Trustee Rudischer noted that there is a policy in the Official Community Plan regarding pesticide use under the 'Water' section.

**5. BYLAW 275
LAND USE BYLAW**

Planner Zupanec discussed the new prohibition of the use of land, buildings or structures in any zone for the manufacturing or research of genetically engineered seeds, plants and animals.

A member of the public asked about medical marihuana. Discussion ensued.

The minimum setback for greenhouses in all zones, and agri-tourism was discussed. It was noted that these new regulations would bring Gabriola Island to the level that the rest of the Province has already been allowing for land in the Agricultural Land Reserve.

Discussion regarding the new regulations for indoor production of medical marihuana licensed under the Marihuana for Medical Purposes Regulation ensued. It was noted that this was one of the recommendations that did not originate from the Agriculture Advisory Committee and has not had a lot of discussion.

There was discussion regarding permitted accommodation on lands 2-hectares or larger, zoned Agricultural and in the Agricultural Land Reserve with farm status.

A member of the public wondered about lands not in the Agricultural Land Reserve.

Planner Zupanec stated that those are not included, however, those who feel their land should be in the Agricultural Land Reserve is encouraged to apply to the Province to be included.

A member of the public asked if there is anything in the bylaws that would require an existing farmer to house a homeless person.

Planner Zupanec confirmed this is not the case.

A member of the public asked if cloned animals fall under the Genetically Modified Organism regulations.

Planner Zupanec confirmed that this is the case.

The public thanked Planner Zupanec for all her hard work and knowledge on these projects.

Planner Zupanec and the Trustees thanked the public for attending.

4. ADJOURNMENT

The Community Information Meeting adjourned at 8.30 pm.

David Graham, Chair

CERTIFIED CORRECT:

Jessie Sherk, Recorder