



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: November 10, 2016
Location: Gabriola Arts & Heritage Centre
 476 South Road, Gabriola Island, BC

Members Present Laura Busheikin, Chair
 Melanie Mamoser, Local Trustee
 Heather O'Sullivan, Local Trustee

Staff Present Sonja Zupanec, Island Planner
 Teresa Rittemann, Planner 1
 Rob Milne, Island Planner (by telephone)
 Ann Kjerulf, Regional Planning Manager
 Lisa Millard, Recorder

Others Present There were approximately 30 members of the public and 1 member of the media present

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 10:15 am. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions and changes to the agenda were presented for consideration:

- 9.2 Late Correspondence dated November 8, 2016 received from Wilf Caron regarding Ocean Dumping at Five Fingers Island
- 10.1 GB-DVP-2016.1 Skinner to follow Item 7.1
- 10.4 GB-RZ-2016.1 Potlach Properties and Pilot Bay Holdings to follow Item 10.1
- 14.1 Gabriola Elementary School/SFU Partnership Grant to follow Item 10.4
- 10.3 GB-DVP-2016.2 and GB.DVP-2016.5 Mid Island Co-op to follow Item 14.1
- 10.2 GB-DVP-2016.4 Smith-Architrave (Arbutus Home Building Centre) to follow Item 10.3
- 12.2 Housing Options Review Project – Staff Report was deferred to a future meeting.

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Wilf Caron made the following comments:

- The October 26, 2016 issue of the Nanaimo News Bulletin published a Legal Notice of Intent to dredge in the Nanaimo estuary.

- The permit allows for 30,000 tonnes of waste to be dumped. One of the dumping sites will be Five Fingers Island. This will have a negative impact to the marine environment around Gabriola.
- He is seeking support amongst several agencies to address the issue.

Andrew Deggan made the following comments regarding the Potlach proposal:

- Owners of domestic wells are exempt from licencing regulations but are encouraged to register their well with the Ministry.
- When a new well is dug the surrounding wells are protected.
- The Regional District of Nanaimo (RDN) has issued a statement that they do not endorse the use of ground water as potable water due to a lack of applicable health guidelines.
- Islands Trust should not propose that new houses use cisterns or rain water collection as these methods of collection could result in the consumption of unpotable water.

Jacinte Eastwick provided a written statement and made the following comments regarding the Potlach proposal:

- There is a parcel of land located behind the Medical Clinic zoned Forestry that has a density of 1 and this parcel cannot be subdivided as per Land Use Bylaws (LUB).
- The density transfer application allows this lot to transfer 3 densities by zoning it to Resource and then to a Park or a Forest Wilderness.
- This is not allowed within the Official Community Plan (OCP) and therefore results in a density calculation error.
- A second reading to Proposed Bylaws 289 and 290 not be given for this reason.

Chris Bowers made the following comments regarding the Potlach proposal:

- Proposed Bylaws 289 and 290 do not respect the current policy of the OCP and therefore the Local Trust Committee (LTC) should reject the proposal as written and request that it be resubmitted following the principles of the OCP.

Gisele Rudischer made the following comments regarding the Potlach proposal:

- The LTC is considering placing a covenant limiting the number of lots to 25.
- Islands Trust should have their own legal representative draft the covenant versus the Applicant's representative.
- Land titles cannot be created within the development without first subdividing the land, therefore it might not be possible to create a park without the remaining donor lands being subdivided.

Regional Planning Manager Kjerulf clarified that new land titles may be created under Section 99 of the *Land Title Act* where lands are donated for public purposes, and the remainder may be separately titled.

4. DELEGATIONS

4.1 Gabriola Elementary School Grades 5/6

Miranda Culbertson, Grades 5/6 Teacher, stated that under the Inquiry and Innovation mandate her students were looking at world town planning. In preparation for an upcoming presentation the students asked the LTC questions

regarding how decisions are made, why they chose to be LTC members, how long they have participated in planning, and what is the largest project they were involved with.

5. COMMUNITY INFORMATION MEETING – none

6. PUBLIC HEARING - none

7. MINUTES

7.1 Local Trust Committee Minutes dated October 13, 2016 – for adoption

The following amendments to the minutes were presented for consideration:

Page 1, Item 3, first paragraph: change words at end of first sentence “these bylaws be enforced” to “these bylaws not be enforced”.

Page 2, Item 3, in the second to last sentence: “She requested that the bylaw be amended to require septic hookups for accessory building that are being used for temporary residences.” add a comma after word residences and insert “while owners have a building permit.”

Page 3, Item 7.1, in first paragraph: following the word “however” add words “a meeting” so it reads “however, a meeting with the Nature Trust of BC...”

Page 4, Item 9.1, in the last bullet point it should read: “At a May, 2015 Ferry Advisory Committee (FAC) meeting...”

Page 5, Item 9.1, in the last bullet point add words: “documentation of the” so it reads “and this consultation process could provide documentation of the public interest that Mr. Houle seeks.”

Page 5, Item 9.3, following the statement “Received for information.” Add: “Both Trustees made statements thanking Gabriolans Against Freighter Anchorages Society (GAFA) and recognized the exceptional quality of research and communication being done.”

By general consent the minutes were adopted as amended.

10.1 GB-DVP-2016.1 Skinner - Staff Report

Planner Ritemann summarized the staff report.

The Applicants provided a written statement and made the following comments:

- They continue to have safety and liability concerns regarding the removal of the north side fence and railings which were built to satisfy the previous owner’s insurer.
- Their current insurer recommends that the fence and railings remain in place.
- If the fence is moved back 7.5 metres it would then be placed at the corner of the house leaving 13 feet of lawn open to the cliff edge.

- The connecting deck is the main access from the house to the outside deck area and removal of this deck could create a tripping hazard.
- Their intention is to revegetate the property including the cliff drop off area.

Discussion ensued and the following points were noted:

- If the fence along the cliff edge at the natural boundary is moved out of the setback and located near the house, it no longer serves the purpose of creating a safety barrier at the cliff edge.
- There is a safety issue at the cliff edge if the guardrail is removed and a vegetative barrier is not in place.
- There are likely ways of accessing the outside deck other than using a connecting deck.
- There is concern that allowing fences within setback areas could encourage removal of natural vegetation.
- Setbacks exist in part to protect property owners from the hazards associated with steep slopes.
- Deferring enforcement might allow time for vegetation to be reintroduced.
- Direction was given to staff to follow up with Bylaw Enforcement regarding the most appropriate way to not enforce on the siting of the waterfront glass fence for up to two years, in order to give time for vegetation to be re-established as an alternative to the glass fence.

GB-2016-107

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve issuance of Development Variance Permit GB-DVP-2016.1 Malaspina Drive with the following variances to the Gabriola Island Land Use Bylaw No. 177, 1999:

- To reduce the natural boundary setback from 7.5 m to 5.2 m for the existing west fence;
- To reduce the natural boundary setback from 7.5 m to 5.1 m for the existing east fence;
- To reduce the natural boundary setback from 7.5 m to 6.7 m for the existing principal dwelling roof overhang;
- To reduce the front lot line setback from 6.0 m to 3.2 m for the existing plastic cisterns;
- To reduce the front lot line setback from 6.0 m to 1.8 m for the existing shed;
- To reduce the interior lot line setback from 1.5 m to 1.4 m for the existing accessory shop building;
- To reduce the interior lot line setback from 1.5 m to 0.0 m for the existing house and roof overhang;
- To reduce the interior lot line setback from 1.5 m to 0.9 m for the existing concrete cisterns; and
- To increase the maximum allowable lot coverage from 20% to 21.5%.

CARRIED

10.4 GB-RZ-2016.1 Potlatch Properties and Pilot Bay Holdings - Staff Report

Planner Milne joined the meeting by telephone at 11:43 am.

Planner Milne stated that the staff report summarizes the comments received back from the referral agencies. Staff recommends the LTC proceed with public consultation.

Two pieces of late correspondence were received for information as follows:

- A revised conceptual lot layout plan.
- A referral response from Regional Hydrogeologist Sylvia Barroso.

The Applicant made the following comments:

- They have attempted to address RDN concerns regarding liability and maintenance costs of the dam by amending the conceptual plan to allow the dam, pond and downstream riparian area be contained in the common property area within the strata. This change reduces the park area, however, a statutory right of way would be provided for access.
- They are working on terms of reference for the hydrogeological study.

Discussion ensued and the following points were noted:

- The regional hydrogeologist referral report provides some criteria for terms of reference for the hydrogeological study.
- Further discussion may be required regarding rain water catchment systems for potable water use.
- Preliminary consultation with the RDN and Gabriola Lands and Trails Trust to help inform the general locations of trails and connections is desired.
- A referral response from the Snuneymuxw First Nations has not been received and the Islands Trust First Nations Liaison will be asked to facilitate receipt.
- Staff will address a previous motion regarding bike lanes on the Church Road / Spruce Avenue connection and the possibility of amending the bike plan in the OCP in a future staff report.
- Further community consultation with the Ministry of Transportation and Infrastructure needs to occur regarding traffic volumes and patterns on the Church Road / Spruce Avenue connection.
- There are several references in proposed Bylaw No. 290 that were carried over from RR1 to RR2 zoning that require correction.
- A map should be attached to covenants related to the subdivision layout.
- The timing of the dedication of the parklands in the receiving lands is of importance to ensure the community benefit is secured.
- There are continued concerns about the development being a gated community, however, it is noted that vehicle access and parking needs to be restricted on the common driveway.
- There is concern that the remainder 3.5 ha residential parcel on the donor land is being subdivided out of the larger forestry parcel resulting in potential fragmentation of the park. This parcel is important to the conservation goals for Coats Marsh as well as to existing trail networks.
- There continues to be public concern that the densities are calculated in a manner that differs from the current OCP and staff were asked to review the process and provide further feedback on this approach.

Planner Milne left the meeting (by telephone) at 1:05 pm.

GB-2016-108

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request that staff facilitate a stakeholder engagement process to clarify the approximate location of potential trails in the receiver parcel.

CARRIED

GB-2016-109

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff invite the Ministry of Transportation and Infrastructure to the next scheduled Community Information meeting.

CARRIED

GB-2016-110

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff amend Proposed Bylaw No. 290 as follows:

- a) Delete wording “on lands shown on schedule C Map 14” in section D.2.6(A).1.b.ii.
- b) Delete wording “the accessory cottage is located within the area shown on Schedule C, Map 14, and that the area of the lot within Schedule C, Map 14 is 2.0 hectares (4.94 acres) or larger” in section D.2.6(A).1.d.i fourth bullet.

Regional Planner Kjerulf indicated that the motion should properly include the bylaw citation details and that it should not read as a request to staff but rather a direction to change the draft bylaw.

GB-2016-111

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amend the motion by removing the language requesting staff to amend the draft bylaw and direct that it be changed and to include the bylaw citation.

CARRIED

Chair Busheikin stated that the amendment to the main motion was adopted and the final wording of the main motion is as follows:

GB-2016-110

It was MOVED and SECONDED

that Proposed Bylaw No. 290 cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 1, 2016” be changed as follows:

- a) Delete wording “on lands shown on schedule C Map 14” in section D.2.6(A).1.b.ii.
- b) Delete wording “the accessory cottage is located within the area shown on Schedule C, Map 14, and that the area of the lot within Schedule C, Map 14 is 2.0 hectares (4.94 acres) or larger” in section D.2.6(A).1.d.i fourth bullet.

CARRIED

GB-2016-112

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to ask the Applicant to include the remaining 3.5 ha parcel on the donor land in the application for re-designation / rezoning to Park/Forest/Wilderness recreation.

Chair Busheikin noted that the motion is stated in a manner that the remaining parcel does not have to be re-designated / rezoned to Park/Forest/Wilderness recreation but rather staff has been requested to ask the Applicant to do so. Trustee O’Sullivan noted that she anticipated having the conversation about this remaining parcel at a future point in the application. The Chair called the question on the motion and it was carried.

CARRIED

GB-2016-113

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to provide feedback on the feasibility and implication on having Section D.2.6(a).3(c)(i) read as follows: minimum average lot area is 2.7 ha (6.7 acres) and for calculation purposes the minimum average lot area includes roads and parkland within this zone.

CARRIED

GB-2016-114**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee enter into a cost recovery agreement allowing Islands Trust legal counsel to draft and/or review a covenant which would be registered on all land titles applicable to the receiving lands and require the following restrictions:

- a) Requiring that the subdivision layout of the receiving lands, including the number, location and configuration of lots, be in substantial compliance with the proposed plan of subdivision;
- b) Requiring the dedication of all proposed park lands at the time of the first subdivision;
- c) Limiting the number of lots that may be created on the receiving lands to a maximum of 25;
- d) Prohibiting the future subdivision or creation of new parcels or lots on the receiving lands following the registration of a 25 lot strata plan;
- e) Specifying the location of future trails (as recommended by Gabriola Land and Trails Trust and the Regional District of Nanaimo) where possible;
- f) Requiring rainwater collection systems for the purpose of providing potable water;
- g) Placing restrictions on the placement of onsite waste disposal systems to prevent contamination of groundwater, surface water, or existing wells;
- h) Placing any other restrictions on uses, buildings and structures in accordance with the recommendations of the hydrogeological assessment, archeological study, geotechnical study and *Riparian Areas Regulation* report to mitigate potential impact of the proposed development on groundwater quantity and quality, and surface water.

CARRIED**GB-2016-115****It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee hold a Special Meeting as a Community Information Meeting in regard to proposed Bylaw Nos. 289 and 290 upon completion of the hydrogeological assessment and draft restrictive covenant.

CARRIED

By general consent the meeting was recessed for a break at 1:27 pm and reconvened at 1:37 pm

14.1 Gabriola Elementary School/SFU Partnership Grant - for discussion

The Gabriola Place-Based Schooling Partnership Project is seeking community partnership. It was determined that a letter of support for the project would be provided. Should the grant be approved, further discussion regarding community partnership could be forthcoming.

GB-2016-116

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff draft a letter of support on behalf of the Local Trust Committee, signed by the Chair, for the Gabriola Elementary School / Simon Fraser University partnership.

CARRIED

10.3 GB-DP-2016.2 and GB-DVP-2016.5 Mid Island Co-op - Staff Report

Planner Zupanec noted that no comments were received from the community in regard to this application.

When asked to clarify the purpose of the planned illuminated lighting the Applicant stated that only the fuel price numbers would be illuminated and only during operating hours.

GB-2016-117

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve issuance of Development Variance Permit GB-DVP-2016.5 with the following variance to Gabriola Land Use Bylaw No. 177, 1999:

- a) Section B.4.1.3 is varied to permit the illumination of the fuel price portion of the proposed signage.

CARRIED

GB-2016-118

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve issuance of Development Permit GB-DP-2016.2 with the following conditions:

- a) The Co-op building shall be renovated substantially in accordance with the Schedule 1 "Proposed Floor Plans and Elevations", attached to and forming part of this Permit.
- b) Business signage shall be in accordance with the Schedule 1 "Proposed Signage", attached to and forming part of this Permit.
- c) Bicycle parking areas shall be provided in accordance with the Schedule 1 "Proposed South Elevation" and "Proposed East Elevation" attached to and forming part of this Permit.
- d) Exterior finishing shall be provided substantially in accordance with the Schedule 1 "Proposed Exterior Finishes/Colours", attached to and forming part of this Permit.

CARRIED

10.2 GB-DVP-2016.4 Smith-Architrave (Arbutus Home Building Centre) - Staff Report

Trustee Mamoser declared conflict of interest regarding this application as the Applicant is her husband's employer and excused herself at 2:09 pm.

Trustee O'Sullivan noted her appreciation that the Applicant consulted with neighbors regarding the proposed application. Planner Rittemann noted that no other public correspondence was received and that MoTI had issued a set-back permit for the siting of the proposed gabled entryway.

GB-2016-119

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve issuance of Development Variance Permit GB-DVP-2016.4 with the following variance to Gabriola Island Land Use Bylaw No. 177, 1999:

- a) To reduce the front lot line setback from 6.0 m to 2.38 m to permit a new gabled entryway.

CARRIED

Trustee Mamoser rejoined the meeting at 2:15 pm.

7.2 Section 26 Resolutions-Without-Meeting - none

7.3 Advisory Planning Commission Draft Minutes dated October 18, 2016 - for receipt

7.4 Mudge Island Advisory Planning Commission Minutes - none

7.5 Agricultural Advisory Commission Minutes - none

7.6 Transportation Advisory Planning Commission Minutes - none

8. BUSINESS ARISING FROM MINUTES

8.1 Follow-up Action List dated November 1, 2016

The following items on the Follow-Up Action List have been completed:

- The Liquor Control Licensing Board (LCLB) has been notified of LTC resolution regarding the Surf application.
- The LTC contact information for the Gabriola Directory has been renewed.

Regional Planning Manager Kjerulf stated that an update on the January, 2016 item regarding a building permit information package be sent to the RDN would be provided at a future meeting.

8.2 2017 Local Trust Committee Advertising - for discussion

It was noted that the Trustee office hours should not be advertised on the annual Gabriola Sounder wall calendar, in the event of changes to said hours.

GB-2016-120

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee authorize advertising in the Gabriola Sounder and on the Calendar of the November, 2016 and all of the 2017 Local Trust Committee meetings from the Communications Budget.

CARRIED

9. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

9.1 Letter dated Oct 25 2016 from Gabriolans Against Freighter Anchorages Society

The Trustees stated that they appreciated the amount of research being done.

9.2 Late correspondence dated November 8, 2016 received from Wilf Caron regarding Ocean Dumping at Five Fingers Island

Discussion ensued. Planner Zupanec stated that marine disposal was within the jurisdiction of the Federal Government. She requested the permit applicant provide an information package which has not yet been received. Should one not be forthcoming she would request information from Environment Canada.

GB-2016-121

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee refer correspondence from Wilf Caron regarding dumping of dredged solids at Five Fingers Island to the Executive Committee for consideration.

CARRIED

10. APPLICATIONS AND REFERRALS

10.1 GB-DVP-2016.1 Skinner - Staff Report

This item was reordered to follow Item 7.1

10.2 GB-DVP-2016.4 Smith-Architrave (Arbutus Home Building Centre) - Staff Report

This item was reordered to follow Item 10.3

10.3 GB-DP-2016.2 and GB-DVP-2016.5 Mid Island Co-op - Staff Report

This item was reordered to follow Item 14.1

10.4 GB-RZ-2016.1 Potlatch Properties and Pilot Bay Holdings - Staff Report

This item was reordered to follow Item 10.1

11. BREAK

This item was reordered to follow Item 10.4

12. LOCAL TRUST COMMITTEE PROJECTS

Chair Busheikin left the meeting at 2:49 pm.

Planner Zupanec left the meeting at 2:49 pm and returned at 2:55 pm.

Trustee Mamoser appointed Trustee O'Sullivan as Temporary Chair.

By general consent Trustee O'Sullivan was appointed Temporary Chair.

12.1 Road Side Signage - Staff Report

Planner Ritemann summarized the staff report.

Discussion ensued on the following topics:

- There are differences between Water General and Water Commercial within Water Zones.
- The number of temporary signs allowed per lot for advertising a special event could exceed the maximum, therefore no maximum should be specified.
- Temporary directional signs for business purposes will not always be located on the lot in which the business is occurring.

GB-2016-122

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amend draft Bylaw No. 291 cited as "Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 2, 2016" as follows: to Table 1, add an extra row under Water Zones and move Water General where the maximum number of signs permitted in column one is not applicable and where the maximum total sign area permitted in column two is 1.5 square metres (16.1 square feet) per sign.

CARRIED

GB-2016-123

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amend draft Bylaw No. 291 cited as "Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 2, 2016" as follows: to remove Section B.4.3.2(e) entirely, and in Part G, Definitions (ix) to delete the words "consolidates the direction of" and replace with the word "directs".

CARRIED

GB-2016-124

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee review the Directives Only Policy Checklist and confirm by resolution that draft Bylaw No. 291 cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 2, 2016” as amended is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GB-2016-125

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee give first reading to Bylaw No. 291 cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 2, 2016”.

CARRIED

GB-2016-126

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee refer Bylaw No. 291 cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 2, 2016” to the Advisory Planning Commission, the Ministry of Transportation and Infrastructure, the Islands Trust Bylaw Enforcement and the Gabriola Island Chamber of Commerce.

When asked by the Chair if there is any discussion on the motion a Trustee asked if the referral should include the Snuneymuxw First Nation and the RDN. Regional Planning Manager Kjerulf stated that with respect to the RDN, the service around economic development was contracted to the Nanaimo Economic Development Commission which has experienced some organizational challenges recently. A Trustee then indicated the referral might also go the Gabriola Arts Council.

The Chair asked if there were any objections to the motion, as amended. The Chair then read the amended motion as:

GB-2016-126

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee refer Bylaw No. 291 cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 2, 2016” to the Advisory Planning Commission, the Ministry of Transportation and Infrastructure, the Islands Trust Bylaw Enforcement, the Gabriola Island Chamber of Commerce, the Snuneymuxw First Nation, and the Gabriola Arts Council.

CARRIED

Discussion ensued and Trustee O’Sullivan suggested that once staff receive referral responses from the various agencies, then it would be an appropriate time for staff to arrange a Public Hearing on the bylaw.

GB-2016-127

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee direct staff to arrange a Public Hearing to consider Bylaw No. 291 cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 2, 2016”.

CARRIED

Further discussion ensued and Trustees indicated that some members of the community believe that Bylaw Enforcement is not currently doing enforcement on signage while the topic is under review. Regional Planning Manager Kjerulf stated she had spoken with the Bylaw Enforcement Officer who indicated that they are continuing to enforce bylaws outside of the scope of the existing and proposed bylaws.

GB-2016-128

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request that Bylaw Enforcement staff enforce on signs that are clearly outside of existing and proposed regulations.

CARRIED

12.2 Housing Options Review Project - Staff Report

12.2.1 Presentation by Planner Zupanec

This item was deferred to a future meeting.

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated November 1, 2016

Received for information.

13.1.2 Projects List Report dated November 1, 2016

Trustees noted that they would like to discuss the exclusion of plastic cisterns from the definition of structure for lot coverage calculations.

GB-2016-128

It was MOVED and SECONDED

to amend the Project List project definition of Possible Land Use Bylaw Amendments to include a review of cisterns and solar panels as structures.

CARRIED

13.2 Applications Report dated November 1, 2016

Received for information.

13.3 Trustee and Local Expense Report dated September, 2016

Received for information.

13.4 Adopted Policies and Standing Resolutions

Received for information.

13.5 Local Trust Committee Webpage

No changes or additions at this time.

13.6 Chair's Report

Chair Busheikin left the meeting at 2:50 pm and did not provide a Chair's Report.

13.7 Trustee Reports

Trustee Mamoser reported that:

- She met with Village Vision Committee members.
- She attended an open house for the Gabriola Arts Council to discuss upcoming renovations.

Trustee O'Sullivan reported that:

- She attended an Emcon meeting to discuss winter road maintenance.
- Trustee office hours had commenced and she noted that November 14, 2016 office hours have been cancelled due to previous commitments.
- She will be meeting with the Islands Trust First Nations Advisor.
- She will be attending a Ferry Advisory Commission meeting next week.
- She will attend the Trust Council Meeting in December.

13.8 Electoral Area Director's Report - none

13.9 Trust Fund Board Report - none

14. NEW BUSINESS

14.1 Gabriola Elementary School/SFU Partnership Grant - for discussion

This item was reordered to follow Item 10.4

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, January 12, 2017 at 10:15 am at The Haven, in the Heron Room, 240 Davis Road, Gabriola Island, BC.

16. TOWN HALL

Nick Doe asked what the purpose of a second reading of a bylaw was. Regional Planning Manager Kjerulf replied.

Mr. Doe then stated that in regard to the Potlach application, the only way to find out the quality and quantity of the groundwater is by drilling a well

17. CLOSED MEETING - none

18. ADJOURNMENT

By general consent the meeting was adjourned at 3:33 pm.

Laura Busheikin, Chair

Certified Correct:

Lisa Millard, Recorder