



**Gabriola Island Local Trust Committee
Public Hearing Record**

**REGARDING
PROPOSED BYLAW NO. 292 CITED AS
“GABRIOLA OFFICIAL COMMUNITY PLAN (GABRIOLA) BYLAW NO. 166, 1997, AMENDMENT NO. 1, 2017”.
AND
PROPOSED BYLAW NO. 293 CITED AS
“GABRIOLA ISLAND LAND USE BYLAW NO. 177, 1999, AMENDMENT NO. 1, 2017”.**

Date of Meeting: Thursday, November 16, 2017
Location: Gabriola Arts and Heritage Centre
465 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
Lisa Millard, Recorder

Media and Others: One member of the local media and twenty-three members of the public were in attendance.

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 7:30 pm.

2. INTRODUCTIONS AND OPENING STATEMENT FROM THE CHAIR

Chair Busheikin read a formal statement explaining the public hearing regarding the Proposed Bylaw Nos. 292 and 293. She stated that all persons who believe their interest is affected by the bylaws would be given the opportunity to express their concerns and that further submissions cannot be received by the Local Trust Committee after the close of the public hearing.

3. REVIEW OF PUBLIC HEARING NOTICE

Island Planner Zupanec reviewed the Public Hearing Notice. She stated that the purpose of Bylaw No. 292 was to amend the current Gabriola Island Official Community Plan Bylaw No. 166 to permit secondary suites, in lieu of accessory cottages, on lots 2.0 hectares or larger in several zones with a principal residential use.

Bylaw No. 293 was to amend the current Gabriola Island Land Use Bylaw No. 177 to regulate secondary suites, permit bathrooms in accessory buildings, increase flexibility in home occupation regulations and amend select definitions in the Land Use Bylaw.

4. **PROPOSED BYLAW NO. 292 -COMMENTS AND QUESTIONS FROM THE PUBLIC and**
5. **PROPOSED BYLAW NO. 293 -COMMENTS AND QUESTIONS FROM THE PUBLIC**

Kees Langereis read a statement written by Gail Lund who indicated that she is opposed to allowing the new option of an additional secondary suite on a property located within the Agricultural Land Reserve (ALR) as this has the potential to increase densities and she requests that the Local Trust Committee (LTC) conform to existing density transfer methods. She further stated that kitchens and bathrooms should not be allowed in accessory buildings.

Giselle Rudischer stated that she opposes the parts of the bylaw changes that are not consistent with the Agricultural Land Commission (ALC) policy which only allow secondary suites above an existing building. She disagrees with allowing more density on land that does not have farm status. She opposes allowing kitchens and bathrooms in accessory buildings as this can lead to the creation of illegal dwellings and further allows for the potential of three additional kitchens and bathrooms on lots of less than five acres in size. She would like to see a compromise which would only allow bathrooms and kitchens in only one accessory building. She indicated that referral agencies did not receive accurate information and that to date no written response from the ALC has been received.

Jacinte Eastick stated that it is a mistake to make changes to definitions in the Official Community Plan (OCP), that the OCP is a policy statement and removing definitions from it while leaving it to the Land Use Bylaw (LUB) to determine the definitions is counter intuitive. She requests that definitions remain in the OCP as it is the master document and leads to interpretation of the LUB.

Bob Andrew is in favour of both bylaws. He stated he recognizes the concerns raised about illegal dwelling potential but does not believe it is a significant concern

Louise Rebelle stated she is concerned with simply amending the OCP because it was written in 1997 and therefore the LTC is operating from a document that is very dated. She noted that anything that will increase density that does not have affordable housing aspect is not addressing the problems and allows land owners to benefit financially without looking at the bigger picture.

Sybil Frei, speaking on behalf of the Gabriola Housing Society, stated she does not support changes on ALR land and does not want to see changes to ALR land included in these bylaws.

Nancy Hetherington Peirce, speaking as chair of the Gabriola Housing Society Board, made a written submission and requested that the definition of affordable housing in proposed Bylaw No. 292 be amended by removing the words "60% of" in relation to median household income. She noted that amending the definition now would enable planners to know the eligibility criteria for an affordable housing project.

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Laurie Jackson congratulated the LTC for attempting to make changes to the bylaws and believes they are a positive step in providing more housing. She would prefer an option that would allow kitchens and bathrooms to be allowed in one accessory building only.

Erik Johnson stated he would like the density allowance on ALR land to remain unchanged. He does not see that the proposed bylaw changes addresses housing affordability problems. He noted that the island has limited water resources and sewage disposal capabilities and would like to see it stay as rural as possible. He stated that if food is going to be prepared for other people's consumption then a commercial kitchen is necessary and he would like this issue separated from the housing project.

Mel Mathies stated that he agrees with the statement that definitions in the OCP should supersede the LUB and that the definitions should remain in the OCP. He does not want densities within the ALR to be increased and he would like the language within the bylaws to be consistent with what the ALC currently states.

Jacinte Eastick noted that verbal responses from the ALC are not the same as written responses and it appears that the ALC staff is not able to interpret this policy clearly; therefore it is necessary to hold off on third reading until that information is clarified.

Sibyl Frei stated that she would like the affordable housing definition added to this set of bylaws because it takes a long time to make changes to the OCP and she is concerned that if the definition is not changed now, there will be difficulty in the ability of the LTC to address affordable housing by lack of a better definition.

Gisele Rudischer noted that the bylaws being discussed are not about affordable housing and does not believe that affordable housing should be addressed at this public hearing.

Jacinte Eastick noted that she lives and farms on a five acre property outside of the ALR and she does not believe that three additional residences on one property will have sufficient water without putting neighboring wells at risk. She asked that five acre lots to be increased to ten acre lots before three residential units are allowed.

Chair Busheikin asked the public for any other comments or submissions. The Chair asked again for any further comments or submissions. The Chair asked a third and final time for submissions. Hearing none, Chair Busheikin closed the meeting.

17. ADJOURNMENT

By general consent, the meeting adjourned at 8:10 pm.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.

Lisa Millard, Recorder