



Gabriola Island Local Trust Committee Minutes of Special Meeting

Date: November 2, 2018
Location: Gabriola Arts & Heritage Centre
 476 South Road, Gabriola Island, BC

Members Present: Laura Busheikin, Chair, via telephone
 Melanie Mamoser, Local Trustee, Acting Chair
 Heather O'Sullivan, Local Trustee

Staff Present: Ann Kjerulf, Regional Planning Manager
 Teresa Rittemann, Planner 2
 Nadine Mourao, Recorder

Others Present: There were approximately five (5) members of the public in attendance

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Busheikin called the meeting to order at 10:17 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations, welcomed the public and introduced Trustees, Staff and Recorder.

Melanie Mamoser, Local Trustee, was appointed as Acting Chair.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. MINUTES

3.1 Local Trust Committee Special Meeting Minutes dated October 12, 2018 - for Adoption

By general consent the Special Meeting Minutes dated October 12, 2018 were adopted.

3.2 Local Trust Committee Regular Meeting Minutes dated September 27, 2018 – for Adoption

By general consent the Local Trust Committee Meeting Minutes of September 27, 2018 were adopted.

4. LOCAL TRUST COMMITTEE PROJECTS

4.1 Mudge Island Lot Coverage Review Project - Staff Report

Bylaw No. 299 for consideration of third reading

Planner Rittemann summarized the Staff Report which asked the Local Trust Committee (LTC) to consider third reading of proposed Bylaw No. 299, confirm compliance with the Islands Trust Policy Statement and forward the bylaw to the Executive Committee. The following points were noted:

- Bylaw Enforcement provided the following comments to Staff:
 - Part 1, Section 1.1 Definitions, change the word perimeter to perimeters;
 - Part 5, Subsection 5.1(4.1)(a) proposed amendment to add the exception of swimming pools or hot tubs;
 - Take out Part 5, Subsection 5.1(4.1)(c) and add to Part 5, Subsection 5.1(4.1)(a);
- Staff did not recommend proceeding with the suggested bylaw amendments due to the change to perimeter is a minor change and the changes to Part 5, Subsection 5.1 would potentially change the use and increase the process, as the second hearing would need to be rescinded and then the LTC would need to either hold a public hearing or, again, waive the holding of a public hearing prior to consideration of third reading; and
- Staff recommended flagging Bylaw Enforcement comments for housekeeping in the future.

Discussion ensued and the following was noted by Trustees:

- Trustees thanked Staff for following up with Snuneymuxw First Nations via telephone and appreciated Snuneymuxw's comments over how meaningful engagement can occur; and
- Noted in Part 5, Subsection 5.1(4.1)(l) regarding woodshed, perhaps the wording should read similar to the exemption in (n) regarding a maximum 15 square metres of floor area and would like Staff to flag this as housekeeping.

GB-2018-103

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Checklist and determined that Bylaw No. 299 cited as "Mudge Island Land Use Bylaw, 2007, Amendment No. 1, 2018" is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GB-2018-104

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Bylaw No. 299, cited as "Mudge Island Land Use Bylaw, 2007, Amendment No. 1, 2018," be read a third time.

CARRIED

GB-2018-105

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 299, cited as "Mudge Island Land Use Bylaw, 2007, Amendment No. 1, 2018" be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

5. CLOSED MEETING

5.1 Motion to Close the Meeting

GB-2018-106

It was MOVED and SECONDED

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(d) for the purpose of considering adoption of In-Camera Minutes dated September 27, 2018 and October 12, 2018 and that the recorder and Staff attend the meeting.

CARRIED

Trustee Mamoser closed the meeting to the public at 10:32 am.

5.2 Recall to Order

By general consent the meeting was recalled to order at 10:35 am.

5.3 Rise and Report

Adopted the in-camera minutes of September 27, 2018 and October 12, 2018.

Trustees thanked Staff for all their hard work and thanked community members for their support.

A representative of the Mudge Island community, thanked Trustees and Staff for their work.

6. ADJOURNMENT

By general consent the meeting was adjourned at 10:39 am.

Melanie Mamoser, Acting Chair

Certified Correct:

Nadine Mourao, Recorder