



## Gabriola Island Local Trust Committee Minutes of Special Meeting

**Date:** October 2, 2020  
**Location:** Electronic Meeting

**Members Present:** Dan Rogers, Chair  
Kees Langereis, Local Trustee  
Scott Colbourne, Local Trustee

**Staff Present:** Heather Kauer, Regional Planning Manager  
Jaime Dubyna, Planner 2  
Nadine Mourao, Recorder

**Others Present:** There were approximately thirteen (13) 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 Rogers called the meeting to order at 10:04 am, welcomed the public and introduced Trustees, Staff and Recorder and he acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

Chair Rogers advised that this Special Local Trust Meeting (LTC) was being held for application GB-RZ-2020.1 (Gabriola Housing Society).

Chair Rogers spoke to the holding of the Special LTC electronically, noting that the COVID-19 Health and Safety Guidelines preventing in-person meetings may continue for an extended period of time and this approach provides an option to inform the public, consider the application, and allows the LTC to continue due process and careful consideration of the proposal.

Trustee Langereis and Trustee Colbourne thanked everyone for attending and acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

### 2. APPROVAL OF AGENDA

**By general consent** the agenda was approved as presented.

### 3. BUSINESS ITEMS

#### 3.1 GB-RZ-2020.1 Gabriola Housing Society (GHS) - for discussion

3.1.1 Bylaw Nos. 306 (OCP) & 307 (LUB)

Chair Rogers noted that the Agenda Package Addendum on the Islands Trust (IT) website contained comments and observations from Trustees, and a draft Housing Agreement and letter from Gabriola Housing Society (GHS).

Discussion ensued and the following key points were noted by Trustees:

- Interested in consistency with the use of “multi” and “multiple” throughout the Official Community Plan (OCP) and Land Use Bylaws (LUB);
- Demonstrating community need for multi-dwelling affordable housing, included but not limited to housing needs assessment;
- Trustee Langereis to re-look at definition of “affordable housing”;
- Interested in defining “affordable housing” in another way not restrictively tied to income levels and noted the particulars are in the Housing Agreement (HA);
- Bylaw 307 (LUB), Part G – Definitions, (c) delete “occupant” and replace with “occupy”;
- Bylaw 307 (LUB) Schedule “1”, Appendix 2, Section F.11 DP-11 Environmental Protection, Subsection F.11.2 Exemptions, Article F.11.2.1 Trustee Colbourne opposed the deletion of “Clause b” as this is a more general area rather than multiple dwelling, what costs this will add, and concerned with equity barriers;
- Staff do not have professional expertise to determine environmental area impacts, supported applicant providing professional reports for project developments;
- Interested in defining “manual/by hand” removal of vegetation; and
- Trustee Langereis will bring site specific concerns to next LTC meeting for discussion.

Applicant Ian Scott noted the following:

- Requested no percentage or restrictive calculations in the definition of “affordable housing” in order to meet the criteria for funders and will maintain affordability and feasibility of the housing in perpetuity;
- Current plan is for tri-plex site configuration, however, conservation of environment is a priority, multiple family residential dwellings definition allows for different final configurations; and
- Will circulate track changes document with new HA to see changes GHS proposing.

**GB-2020-065**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request the “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997, Amendment No. 1, 2010” be amended as follows:

- Instruction 1.4 is deleted and replaced with an amended Instruction 1.4 as follows:
  - 1.4 Section 2 – General Land Use and Residential Development, Subsection 2.4 Multi-dwelling Affordable Housing, Background, is amended by replacing the third bullet words “Low-income families” with “low to moderate income families, as set out in a housing agreement.”

**CARRIED**

**GB-2020-066**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request the “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997, Amendment No. 1, 2010” be amended as follows:

- Instruction 1.9 is deleted and replaced with an amended Instruction 1.9 as follows:

1.9 Section 2 – General Land Use and Residential Development, Subsection 2.4 Multi-dwelling Affordable Housing, Multi-dwelling Affordable Housing Policies, Clause “d)” is repealed and replaced with new Clause “d)” as follows:

“Densities for the creation of Multi-dwelling Affordable Housing for low to moderate income families shall come only from:

(i) banked densities as noted in Appendix 2 (Density Bank) of this Plan, or  
(ii) if there are insufficient densities in the Density Bank, the shortfall in densities may be provided, based on the merits of the proposal using the following criteria:

- lot size;
- proximity to the Village Core, public transportation and community amenities;
- availability of sufficient water supply for the proposed number of dwelling units;
- availability of an area of sufficient size and appropriate characteristics to meet provincial health authority requirements for an on-site sewage treatment system capable of servicing the proposed number of dwelling units;
- demonstrated community need; and
- provided that a housing agreement is in place to ensure affordability is maintained in perpetuity.”

**CARRIED**

**GB-2020-067**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request the “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997, Amendment No. 1, 2010” be amended as follows:

- Add new Instruction 1.14 as follows:

1.14 Section 2 – General Land Use and Residential Development, Subsection 2.4 Multi-dwelling Affordable Housing, Multi-dwelling Affordable Housing Objectives, “1.” is amended by deleting “Low-income families” with “low to moderate income families”.

**CARRIED**

**GB-2020-068**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request the “Gabriola Island Land Use Bylaw, 1997, Amendment No. 1, 2020”, Schedule “1”, Instruction 1.1 is amended as follows:

- Part B - GENERAL REGULATIONS, Section B.3 HOME OCCUPATIONS, Subsection B.3.2 Permitted Home Occupations Uses, Article B.3.2.2, Clause “b.” is deleted and replaced with a new Clause “b.” as follows:  
“Catering and food preparation for sale elsewhere or delivery, with delivery occurring between the hours of 8 a.m. and 6 p.m.”

**CARRIED**

**GB-2020-069**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request the “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020”, Schedule “1”, Appendix 1, Subsection D.1.4 Multi-dwelling Affordable Housing (MAH), Article D.1.4.1, Clause “a.”, Item “i” is amended by deleting the words “multiple family dwelling affordable housing” and replacing with “multiple family residential”.

**CARRIED**

**GB-2020-070**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request Staff to amend the proposed amendments to “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997, Amendment No. 1, 2020” and “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020” to use the words “multi” or “multiple” consistent throughout.

**CARRIED**

**GB-2020-071**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request the “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020”, Schedule “1”, Appendix 1, Subsection D.1.4 Multi-dwelling Affordable Housing (MAH), Article D.1.4.2, Item “a.” is amended by deleting the words “Land-Based”.

**CARRIED**

**GB-2020-072**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request the “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020”, Schedule “1”, Appendix 1, Subsection D.1.4 Multi-dwelling Affordable Housing (MAH), Article D.1.4.2 Buildings and Structures, Clause “a.” is amended by adding new item “iii” as follows:

- “iii the average size of all dwelling units on a lot must not be greater than 83 square metres (900 sq. ft.);”

**CARRIED**

**GB-2020-073**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request the “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020”, Schedule “1”, Appendix 1 Subsection D.1.4 Multi-dwelling Affordable Housing (MAH), Article D.1.4.3 Regulations, Clause “a.”, item “i” is deleted in its entirety and replaced with a new item “i” as follows:

“i the maximum height of buildings and structures is 9 metres (29.5 feet).”

**CARRIED**

**GB-2020-074**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request the “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020”, Schedule “1”, Appendix 1, Subsection D.1.4 Multi-dwelling Affordable Housing (MAH), Article D.1.4.3 Regulations, Clause “d.” is amended by adding new item “ii” as follows:

“ii the minimum lot area is 1.0 hectares (2.47 acres).”

**CARRIED**

**GB-2020-075**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request the “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020”, Schedule “1”, Appendix 2, Section F.11 DP-11 Environmental Protection, Subsection F.11.2 Exemptions, Article F.11.2.1 is amended by deleting “Clause b.” in its entirety and renumbering the clauses accordingly.

**CARRIED**

**Trustee Colborne Opposed**

**GB-2020-076**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request the “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020” is amended as follows:

- Add new Instruction 1.10 as follows:
  - 1.10 Part B - GENERAL REGULATIONS, Section B.3 HOME OCCUPATIONS, Subsection B.3.3 General Provisions, Clause B.3.3.1.b. is amended by adding the words “, except in the Multi-dwelling Affordable Housing (MAH) zone,” immediately after the opening words “Home occupations”.

**CARRIED**

**GB-2020-077**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request the “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020” be amended as follows:

- Add new instruction 1.12 as follows:
  - 1.12 Part B - GENERAL REGULATIONS, Section B.3 HOME OCCUPATIONS, Subsection B.3.1 Home Occupations is amended by adding the following Article: “B.3.1.3 *Home occupation* uses in the Multi-dwelling Affordable Housing (MAH) zone may only occur within the dwelling unit of the principal operator.”

**CARRIED**

**GB-2020-078**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request the “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020” be amended as follows:

- Add new instruction 1.13 as follows:
  - 1.13 Part B - GENERAL REGULATIONS, Section B.3 HOME OCCUPATIONS, Subsection B.3.3 General Provisions, Article B.3.3.1, Clause “l)” is amended by adding the words “permitted in the zone” immediately after the word “stand”.

**CARRIED**

**4. ADJOURNMENT**

**By general consent** the meeting was adjourned at 12:33 pm.

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Dan Rogers, Chair

Certified Correct:

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Nadine Mourao, Recorder