



Gabriola Island Local Trust Committee Minutes of Special Meeting

Date: January 7, 2021
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 twenty-three (23) members of the public and one member of the media.

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 4:31 pm, welcomed the public and introduced Trustees, Staff and Recorder. 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 Committee Meeting (LTC) was being held for application GB-RZ-2020.1 (Gabriola Housing Society).

Chair Rogers spoke of the Special LTC meeting being held 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.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. PUBLIC HEARING

Regarding GB-RZ-2020.1 Gabriola Housing Society, proposed Bylaw Nos. 306 (Official Community Plan), 307 (Land Use Bylaw) and 308 (Housing Agreement).

4. Consideration of Further Readings of Bylaw Nos. 306, 307 and 308

Legal review for Bylaw No. 308 had not been received, Trustees decided not to proceed with consideration of Bylaw No. 308 until the legal review is received.

Planning Manager Kauer provided an overview of bylaw amendment procedures.

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

- Thanked everyone for their submissions, comments and considerations and Staff for their hard work;
- Would not adopt bylaws without water license or Housing Agreement (HA), these are still outstanding conditions;
- Supported firmer, definitive language in bylaws and change “should” to “shall” in DP-11 to reinforce obligation;
- Interested in environmentally sensitive management of the development;
- Supported efforts for construction and maintenance to source goods, supplies and services on-island (local) to reduce transportation greenhouse gases;
- Concerned with Official Community Plan (OCP) amendments specific to this application, interested in taking out of the HA and moving to the OCP;
- Preferred gradual development of our island;
- Interested in co-operative housing;
- Preferred rainwater collection and that cisterns were required for water capture and use;
- The upcoming Housing Options and Impacts Review Project will look at a broad range of policy and regulatory amendment options with all community voices heard to discuss other ways to address affordability;
- The HA is in perpetuity but can be changed with agreement between the parties;
- Demonstrated need for affordable rental housing on Gabriola;
- Recognized that there needs to be an official OCP review;
- After many years of discussion, would love to consider eco-village or micro-home development, however, this is not what is being proposed;
- Housing is not created by bylaw amendments, they are created by funding, the Province of British Columbia is providing unprecedented funding for affordable housing and has conditions of that funding;
- Water is a complicated issue, the Province has regulatory approval on water and issues water licenses with their own conditions, the bylaw will not be adopted without receipt of the water license;
- Would not support a well that would affect the neighbours and all expert water reports indicate that neighbouring wells will not be affected;
- Satisfied with the septic system that the experts have provided and the regulatory approval is not with Islands Trust (IT), rely on the best scientific evidence available;
- Proposal should not increase population as it is for secure rental housing for Gabriolans;
- Privately owned land clearing has the most impact to deforestation on Gabriola, the new Multi-dwelling Affordable Housing 1 (MAH1) zone and new DP-11 will give more environmental protection than the current Institutional zone to protect the forest;
- Balancing need for safe, affordable housing with protecting the ecosystem;
- Affordability definition in the HA provides the most flexibility; and
- Any land not appropriately zoned for multi-dwelling affordable housing would require rezoning and its own HA with due public process.

GB-2021-001

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amend Bylaw No. 306, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997, Amendment No. 1, 2020”, Instruction 1.1 be amended to read “9 and 11” instead of “and 9”.

CARRIED

GB-2021-002

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amend Bylaw No. 306, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997, Amendment No. 1, 2020”, Instruction 1.6 be amended by deleting Instruction 1.6 in its entirety and replacing it with:

1.6 Section 2 – General Land Use and Residential Development, Subsection 2.4 Multi-dwelling Affordable Housing, Background, is amended by removing the words “Currently there are two Seniors’ housing developments on Gabriola (designated as Seniors and Special Needs in Schedule B of this Plan), and no other types of Multi-dwelling Affordable Housing developments. Future applications to designate a site for Multi-dwelling Affordable Housing shall be evaluated in terms of their compliance with the objectives and policies of this section and will require a new land use designation and zone at that time.” and replacing it with:

"Currently there are two Seniors' housing developments (designated as Seniors and Special Needs in Schedule B of this Plan). To accommodate the provision of multi-family affordable housing, the Plan supports the creation of a new designation Multi-dwelling Affordable Housing and zone that is compliant with the objectives and policies of this section."

CARRIED

GB-2021-003

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Bylaw No. 306, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997, Amendment No. 1, 2020”, Instruction 1.15 be amended by deleting the words “that may be” in the definition of the term “affordable housing”.

CARRIED

GB-2021-004

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amend Bylaw No. 306, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997, Amendment No. 1, 2020”, Instruction 1.16 Appendix, Appendix 1 Definitions by replacing the term “multiple-dwelling affordable housing” with “multi-dwelling affordable housing”.

CARRIED

GB-2021-005

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amend Bylaw No. 306, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997, amend objectives of 1.14 by adding objective “f) to manage development in an environmentally sensitive manner”.

CARRIED

GB-2021-006

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 307, cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020, amend the Environmental Protection Development Permit Area 11 guidelines by adding “F11.3.10 Efforts shall be made in construction and maintenance activities to source goods, supplies and services on-island to reduce greenhouse-gas emissions related to transportation”.

CARRIED

GB-2021-007

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 307, cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020”, Appendix 2, Section F.11 DP-11 Environmental Protection, subsection F.11.3 Guidelines, be amended as follows:

- a. Article F11.3.3 is amended by removing “should” and replacing it with “shall”;
- b. Article F11.3.4 is amended by removing “should” and replacing it with “shall”; and
- c. Article F11.3.5 is amended by removing “should” and replacing it with “shall”.

CARRIED

GB-2021-008

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 306, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997, Amendment No. 1, 2020”, be read a third time, as amended.

CARRIED

Trustee Langereis Opposed

GB-2021-009

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 306, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997, Amendment No. 1, 2020”, as amended, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

Trustee Langereis Opposed

GB-2021-010

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee forward Bylaw No. 306, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997, Amendment No. 1, 2020”, as amended, to the Minister of Municipal Affairs and Housing for approval.

CARRIED

Trustee Langereis Opposed

GB-2021-011

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 307, cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020”, be read a third time, as amended.

CARRIED

Trustee Langereis Opposed

GB-2021-012

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 307, cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020”, as amended, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

Trustee Langereis Opposed

5. ADJOURNMENT

By general consent the meeting was adjourned at 6:08 pm.

Dan Rogers, Chair

Certified Correct:

Nadine Mourao, Recorder