



**GABRIOLA ISLAND  
LOCAL TRUST COMMITTEE  
AGENDA**

**AGENDA**  
**Business Meeting**  
**Thursday, December 16, 2010 at 10:15 a.m.**  
**at the Women's Institute**  
**476 South Road, Gabriola Island, BC**

	<i>Page No.</i>	<i>*Approx. Time*</i>
<b>1. CALL TO ORDER</b>		10:15 am
<b>2. APPROVAL OF AGENDA</b>		
<b>3. MINUTES</b>		
3.1 Local Trust Committee Meeting Minutes of November 15, 2010 – <i>for adoption</i>	1-7	10:20 am
3.2 Local Trust Committee Community Information Meeting Notes of November 22, 2010 – <i>for receipt</i>	8-13	
3.3 Local Trust Committee Meeting Minutes of November 25, 2010 – <i>for adoption</i>	14-26	
3.4 Section 26 Resolutions Without Meeting - <i>none</i>		
3.5 Gabriola Island Advisory Planning Commission Draft Meeting Minutes dated December 1, 2010 – <i>for information attached</i>	27-33	
<b>4. BUSINESS ARISING FROM MINUTES</b>		10:30 am
4.1 Follow-up Action List dated December 7, 2010 - <i>attached</i>	34-43	
<b>5. CORRESPONDENCE - none</b> <i>Correspondence specific to an active development application and/or project will be received by the Gabriola Island Local Trust Committee when that application and/or project is on the agenda for consideration.</i>		
5.1 Email dated November 22, 2010 from Ministry of Transportation and Infrastructure regarding Speed Zone Changes - <i>attached</i>	44-45	
5.2 Email dated November 22, 2010 from Ministry of Transportation and Infrastructure regarding Net Zero Emissions Vehicles (NZEVs) - <i>attached</i>	46-47	
5.3 Email dated November 25, 2010 from Jacinthe Eastick regarding Enforcement - <i>attached</i>	48	
5.4 Email dated December 3, 2010 from Nancy Crozier regarding Feedback on Gabriola Health Care Society Application for Rezoning	49-50	

<b>6.</b>	<b>REPORTS</b>		10:45 am
6.1	<b>Strategic Plan for Local Trust Committees - <i>attached</i></b>	51-55	
6.2	<b>Work Program Reports</b>		
	Top Priorities Report and Projects Report dated December 7, 2010 - <i>attached</i>	56-57	
6.3	<b>Applications Log</b>		
	Report dated December 7, 2010 – <i>attached</i>	58-64	
6.4	<b>Trustee and Local Expenses</b>		
6.4.1	Expenses posted to November 24, 2010 - <i>attached</i>	65	
6.4.2	Greenhouse Gas Emission Reduction and Riparian Area Regulation Communications Budget	66-67	
<b>7.</b>	<b>NEW BUSINESS</b>		11:00 am
7.1	Snuneynuxw First Nation Working Group		
	<b>BREAK</b>		11:30 am
<b>8.</b>	<b>TRUSTEES' REPORT</b>		12:00 pm
<b>9.</b>	<b>CHAIR'S REPORT</b>		
<b>10.</b>	<b>REGIONAL DIRECTOR'S REPORT</b>		
<b>11.</b>	<b>DELEGATIONS</b>		12:15 pm
11.1	Brenda Fowler for the Gabriola Health Care Society regarding Bylaw for Medical Clinic		
<b>12.</b>	<b>TOWN HALL SESSION</b>		12:25 pm
<b>13.</b>	<b>APPLICATIONS AND PERMITS</b>		12:40 pm
13.1	GB-RZ-2010.2 (Williamson & Associates for Potlatch Properties, Church Street – Medical Clinic)		
13.1.1	Draft Bylaw No. 260 (Official Community Plan Bylaw) – <i>to be distributed</i>		
13.1.2	Draft Bylaw No. 261 (Land Use Bylaw) – <i>to be distributed</i>		
13.1.3	Memorandum dated December 3, 2010 with Compilation of Correspondence regarding Medical Clinic - <i>attached</i>	68-235	
<b>14.</b>	<b>LOCAL TRUST COMMITTEE PROJECTS</b>		1:30 pm
14.1	Official Community Plan and Land Use Bylaw Review		
14.1.1	Correspondence -		
	14.1.1i Email dated November 25, 2010 from Gisele Rudischer regarding Volunteer Review Committee Process Concerns - <i>attached</i>	236	
	14.1.1ii Email dated November 25, 2010 from Tom Cameron, of Gabriola Land and Trails Trust regarding Gabriola Official Community Plan Review Policy Wording for Bicycle and Bus Routes - <i>attached</i>	237-238	
	14.1.1iii Email dated December 2, 2010 from Kathryn Molloy regarding Affordable Housing - <i>attached</i>	239	
14.1.2	Local Trust Committee Official Community Plan Strategic Plan and Public Consultation Strategy - <i>attached</i>	240-243	
14.1.3	Terms of Reference: Project Scope and Objectives as endorsed in principle by the Local Trust Committee as of October 21, 2010 - <i>attached</i>	244-246	

14.1.4	Staff Modified Version DRAFT list of Official Community Plan Topic Areas, as discussed and amended at the Gabriola Island Local Trust Committee meeting of October 21, 2010- <i>attached</i>	247-250	
14.1.5	Timeline Overview for Completion of Phase One – <i>to be distributed</i>		
14.1.6	Inserting Language for Multi-Family Affordable Housing into Section 2.4 of the Official Community Plan Staff Report dated December 1, 2010 - <i>attached</i>	251-262	
14.1.7	Considerations and Proposed Options for Density Banking Staff Report dated December 2, 2010 - <i>attached</i>	263-267	
14.1.8	Snuneynuw First Nation Cultural References – <i>to be distributed</i>		
14.1.9	Riparian Area Regulations Staff Report – <i>to be distributed</i>		
14.1.10	Vision Statement - <i>Trustees</i>		
14.1.11	Bicycle and Bus Route Policies - <i>attached</i>	268-274	
14.1.12	Community Context, Plan Principle and Major Goals Draft Policy Language - <i>attached</i>	275-277	
14.1.13	Hazardous Areas and Steep Slopes – <i>verbal update</i>		
14.1.14	Technical Review – Housekeeping and Implementation – <i>verbal update</i>		
<b>15.</b>	<b>BYLAWS</b>		
15.1	Bylaw No. 251 (Official Community Plan Bylaw) cited as “Decourcy Island Official Community Plan Bylaw No. 16, 1981, Amendment No. 1, 2010” - <i>for discussion</i>	278-279	
15.2	Bylaw No. 256 (Land Use Bylaw) cited as “DeCourcy Island Zoning Bylaw, 1987, Amendment No. 1, 2010” – <i>for discussion</i>	280-282	
<b>16.</b>	<b>ISLANDS TRUST WEBSITE</b>		
16.1	Gabriola Page – <i>attached</i>	283-285	3:00 pm
<b>17.</b>	<b>NEXT BUSINESS MEETING</b> Thursday, January 27, 2010 at 10:15 a.m. at the Women’s Institute, 476 South Road, Gabriola Island, BC		
<b>18.</b>	<b>TOWN HALL SESSION – <i>time permitting</i></b>		3:05 pm
<b>19.</b>	<b>ADJOURNMENT</b>		3:20 pm

\*Approximate time is provided for the convenience of the public only and is subject to change without notice