



**APPROVAL OF THE MINUTES OF MARCH 18,2010**

**GBAPC-002-2011** It was moved by Jacinthe Eastick, seconded by Melanie Mamoser to adopt the APC Minutes dated March 18, 2010 as presented.

**CARRIED**

**APPROVAL OF THE APC MINUTES OF 1 DECEMBER, 2010**

**GBAPC-003-2011** It was moved by Melanie Mamoser, seconded by Nancy Crozier to adopt the APC Minutes dated December 1, 2010 with the following amendments: **CARRIED**

- Delete the incomplete GBAPC-014-2010 resolution and re-number all subsequent resolutions accordingly
- Newly re-numbered GBAPC-016-2010 references GBAPC-013-2010 not GBAPC-005-2010

**MOTIONS TO RESCIND:**

February 15, 2011

Preamble: At the APC meeting of December 1, 2010, I approached the 'clinic referral' with mitigation in mind, having already decided that the Trust Committee will say "yes" to the application. I realize now that this was the wrong approach and not what is expected from an advisory body. A motion was carried which I would like the Commission to reconsider.

Jacinthe B. Eastick –APC Member

- Whereas, severing a portion of Forestry land for a clinic is not supportive of the forestry zone objectives,
- Whereas, severing a portion of Forestry land creates a new “lot” for reasons other than what is provided in the Official Community Plan,
- Whereas, if the Forestry lot remains unfragmented, no residual parcel smaller than 20 acres is left behind if density transfer is applied for.
- Whereas, the goal is to retain viable Forestry holdings and,
- Whereas, creating split zoning for the proposed ‘clinic property’ would create an extra density,

**GBAPC-004-2011** It was moved by Jacinthe Eastick, seconded by Melanie Mamoser to rescind motion GBAPC-005-2010 which recommended split-zoning. **CARRIED.**

- Whereas, Gabriola already has several properties already zoned to accommodate an urgent care medical clinic use in a more central location,
- Whereas, the Foundation remains unwilling to volunteer a covenant in favour of the Trust Committee to guarantee that the ‘user(s)’ will be a not-for-profit entities,
- Whereas , the Foundation publicly stated that they would walk away if any strings were attached to the “gift” and that we now have a ‘ 5 years to completion’ strung to the offer of the proposed lot,
- Whereas, the 'five year to completion' condition becomes a stressful target now that we know that the clinic should be built at post-disaster standards and therefore costlier than anticipated to build,

**GBAPC-005-2011** It was moved by Jacinthe Eastick, seconded by Nancy Crozier to rescind motion GBAPC-004-2010 and not to support the creation of a new IN4 Zone. 3 in favour -2 opposed. **CARRIED**

APPLICANT OPPORTUNITY TO COMMENT: declined

REFERRAL ON PROPOSED BYLAW 261:

Citing that the clinic issue was a 'hot topic' in the community at this time, and that all would benefit from more time for discussion,

**GBAPC-006-2011** It was moved by Jacinthe Eastick seconded by Melanie Mamoser that the Trust Committee slows down the process and gives the community the time to discuss the clinic application before Second Reading. **CARRIED.**

**GBAPC-007-2011** It was moved by Jacinthe Eastick, seconded by Nancy Crozier that the LTC separates Second and Third Reading. **CARRIED.**

**GBAPC-008-2011** It was moved by Jacinthe Eastick and seconded by Tom Kirchmayer that the LTC hosts a public information meeting prior to Third Reading on Bylaws 260-261. **CARRIED .**

**GBAPC-009-2011** It was moved by Melanie Mamoser, seconded by Nancy Crozier to remove "community care facilities", daycare, group homes and home schooling as buildings and structures as permitted uses in IN4. **CARRIED.**

**GBAPC-010-2011** It was moved Melanie Mamoser, seconded by Jacinthe Eastick that section D.4.7.3.1.7 be revisited to accommodate only ' funded' health care providers at the clinic . **CARRIED.**

**GBAPC-011-2011** It was moved by Melanie Mamoser, seconded by Nancy Crozier, that helicopter pad be removed as an accessory use. 2 in favour-3 opposed. **DEFEATED.**

## APPROVED

**GBAPC-012-2011** It was moved by Howard Houle, seconded by Melanie Mamoser to add the word “emergency” before the words “helicopter pad”.

**CARRIED.**

**GBAPC-013-2011** It was moved by Melanie Mamoser, seconded by Nancy Crozier to flag to the Trust Committee the apparent misunderstanding of the Vancouver Island Health Authority in regards to the proposed ‘principal’ use of the clinic, as expressed in a letter dated 30 November, 2010, signed by Allison Cutler, Executive Director, Population & Community Health. **CARRIED.**

It was moved by Melanie Mamoser to adjourn 9:20 p.m.

*Topics of discussion not leading to motions: pledge agreement, setbacks, constitution and membership protocol of the Gabriola Health Care Foundation, alternatives to current vision, taxation for charitable organization, timing of Public Hearing, fiduciary duty to land owners holding unrealised institutional and commercial zoning which could accommodate the use proposed.*

Minutes passed by APC and approved as correct by:

Chair :

Date: