



Minutes of the Mudge Island Advisory Planning Commission

Date of Meeting: February 18, 2018

Location: MICS Property
595 View Ridge Rd., Mudge Island, BC

APC Members Present: Susanne Jakobsen, Chair
Linda Carroll, Deputy Chair
Doug MacDonald, Secretary
John Mallett, joined by phone
Dale Erickson, joined by phone

Staff Present: None

Others Present: 12 members of the public.
LTC Trustees Mamoser and O'Sullivan sent regrets.

1. CALL TO ORDER

Chair Jakobsen called the meeting to order at 1:00 pm and welcomed those who have braved the weather to attend this afternoon's meeting.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as adjusted by adding a Town Hall segment at the end of the meeting.

3. MINUTES

3.1 Mudge Island Advisory Planning Commission Draft Minutes dated January 19, 2018 for adoption

By general consent, the minutes were adopted as presented.

4. REFERRAL FROM THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE 6500-20 - MUDGE ISLAND OCP/LUB REVIEW PROJECT FOR LOT COVERAGE.

4.1 APC discussion to provide recommendations to the Local Trust Committee on potential amendments to the Mudge Island Official Community Plan and Land Use Bylaw in relation to Lot Coverage including:

- a) Modifying the definition of lot coverage to exempt cisterns or other structures to support water conservation;**

MD-APC-2018-002

It was MOVED and SECONDED,

that the Mudge Island Advisory Planning Commission recommend that the definition of “Structure” contained in the Mudge Island LUB (2007) Part 1, be amended to read: STRUCTURE means anything constructed or erected that is fixed to, supported by or sunk into land or water, whether underwater or otherwise, excluding gravel driveways for vehicle parking, sewage absorption fields, below ground septic tanks and cisterns. For clarity, concrete and/or asphalt paving are considered structures.

The following points were raised by the APC:

- This definition followed the standard definition of most Local Trust Areas.
- That the words “human made alteration” have been removed as it was felt that those words in the definition were too broad and far reaching.
- That it was felt adding gravel driveways and excluding cement and paving, fit within the communities wishes to keep to a rural character.

CARRIED

b) Modifying maximum lot coverage in the rural residential zone;

MD-APC-2018-003

It was MOVED and SECONDED,

that the Mudge Island Advisory Planning Commission recommend that Mudge Island LUB Part 5, section 5.1-4 be amended to read: The maximum lot coverage is 20%.

The following points were raised by the APC:

- This increase to 20% mimics that of Gabriola Island for SRR (small rural residential).
- That even with the increase to 20% Mudge Island would still be on the low end of the spectrum of other Local Trust Areas.

CARRIED

c) Regulating the size of dwellings and accessory buildings and structures;

MD-APC-2018-004

It was MOVED and SECONDED,

that the Mudge Island Advisory Planning Commission recommends against regulating the size of dwellings and accessory buildings and structures.

The following points were raised by the APC:

- If the first two recommendations are adopted by the LTC there is no need for this option.
- The Mudge LUB already has rules in place limiting the number of buildings as well as maximum height.

CARRIED

d) Regulating impermeable surface coverage;

MD-APC-2018-005

It was MOVED and SECONDED,

that the Mudge Island Advisory Planning Commission recommends against regulating impermeable surface coverage.

The following points were raised by the APC:

- As with point c), if the LTC adopts our first two recommendations there really isn't a need for another regulation.

CARRIED

e) Incorporating Mudge Island as a "Special Area" under the Gabriola Official Community Plan and Land Use Bylaw.

MD-APC-2018-006

It was MOVED and SECONDED,

that the Mudge Island Advisory Planning Commission recommends against incorporating Mudge Island as a "Special Area" under the Gabriola Island Official Community Plan and Land Use Bylaw.

The following points were raised by the APC:

- There didn't seem to be any real benefit to Mudge Island in this proposal.
- That we could potentially lose standing and voice in future issues.
- We are proud of having our own OCP/LUB

CARRIED

5. TOWN HALL

5.1. Chair Jakobsen thanked fellow Mudge Islanders for braving the elements to attend this meeting. Once again Mudge Islanders proving themselves to be hardy folk. The public was invited to comment on the Land Use Bylaw Referral. They were reminded that as this is a Targeted Review that was the only issue open for discussion at this meeting.

Members of the public who attended the meeting voiced the following opinions:

- Thanks were given to the committee for all of the work that they have done for our community in moving this initiative forward.
- One member, who was on a previous APC spoke about how progressive the current process appears, compared to his past experience.

6. ADJOURNMENT

By general consent, the meeting was adjourned at 1:40 pm.

Susanne Jakobsen, Chair

Certified Correct:

Doug MacDonald, Secretary