

**MINUTES OF THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE  
COMMUNITY INFORMATION MEETING  
HELD AT 10:30 AM ON SATURDAY, MARCH 20, 2010  
AT THE NANAIMO AQUATIC CENTRE – JACK LITTLE ROOM A  
741 THIRD STREET, NANAIMO, BC**

<b><u>PRESENT:</u></b> Louise Bell	Chair
Sheila Malcolmson	Local Trustee
Deborah Ferens	Local Trustee
Pat Maloney	Island Planner
Pamela Shaw	Contract Planner
Stephen Orgill	Recorder

There were 20 members of the public from DeCourcy Island and Mudge Island and one representative of the Gabriola Island media in attendance.

**1. CALL TO ORDER**

Chair Louise Bell called the meeting to order at 10:30 am and introduced the Trustees and Island Planner.

**2. OPENING REMARKS FROM THE CHAIR**

Chair Bell explained the purpose of the two sessions, the first being specific to the Roundtuit Farms subdivision application on DeCourcy Island, and the afternoon session being a presentation and discussion of the Climate Wise Islands Project of the Islands Trust.

**3. ROUNDTUIT FARMS REZONING APPLICATION (GB-RZ-2008.1)**

*3.1 Comments from Trustees*

Chair Bell asked the Trustees for comments on the rezoning application. Trustee Malcolmson thanked the public for attending and explained the application process. She said that the Island Planner's Staff Report dated March 10, 2010 contains some updated information that will be discussed.

Trustee Ferens thanked the residents of DeCourcy Island for attending and commented briefly on the length of time that the application had been before the Local Trust Committee.

### *3.2 Presentation by Island Planner Pat Maloney*

Island Planner Pat Maloney provided a background summary of the application to rezone the land parcel for additional marina parking. Planner Maloney said that a draft bylaw is presented in her Staff Report dated March 10, 2010 that proposes a special zone for the parcel designating land use for a parking lot, fire hall and signage. She said that she had made a site visit on March 17, 2010 and prepared a brief report with photographs of the location. She continued with a review of the site visit, noting that 26 cars were parked at the marina leaving only one space free, and that the terrain of the land requires the 1 hectare area to accommodate the proposed uses. Planner Maloney said that the marina lease allows expansion of the current 61 slips to 85, and would thereby require the additional parking. She said that 34 letters had been received from residents concerning the application, of which 30 expressed clear support.

Trustee Ferens asked about on-site commercial uses. Planner Maloney said that there were no commercial activities observed on the subject property, and moorage and parking at the marina is restricted to residents of DeCourcy Island. Trustee Malcolmson clarified that the only building on the subject property is the firehall.

### *3.3 Applicant Presentation*

**Tom Kendall** reviewed a timeline of the application process and briefly elaborated on each event in the process, beginning with the submission on February 21, 2008 and concluding with the current public notification stage. He pointed out that difficulties arose from the proposed lot being below the minimum size according to the subdivision bylaw, and the exemption requirement for the land use being defined as a public amenity. **Mr. Kendall** said that there are currently 61 moorage slips that have 41 associated vehicles and the present parking lot has 30 spaces, adding that the marina has a potential expansion to 85 moorage slips.

### *3.4 Questions and Comments from Public*

The question arose whether the proposed parking area is related to the marina and whether only people who have moorage at the marina can use it. **Mr. Kendall** agreed that this is the case, and that it may eventually lead to providing marina parking stickers for users.

Another question was asked about defining parking specific to moorage holders and the concern for derelict vehicle parking. Planner Maloney commented that she had noticed that of the 26 vehicles parked at the time of her site visit, 12 were unregistered vehicles, 13 were registered in BC, and 1 was registered in Florida. There was further discussion about defining users of the parking area.

**Don Moss** added that any resident can use the parking for floatplane trips, and that is a regular but not frequent occurrence.

**Jim Nelson** said that he was not clear about who owns the firehall. **Tom Kendall** said that the firehall is leased from the landowner.

**Jim Nelson** expressed some concern that the expansion of parking might be encouraging the use of cars on DeCourcy Island, and that given climate change initiatives, the use of vehicles should be discouraged.

**Joyce Sandercock** said that she also has reservations about increasing parking, and suggested regulating the kind of vehicles used on DeCourcy Island. General discussion continued with a suggestion to restrict, by 2020, internal combustion vehicles on DeCourcy Island. Chair Bell commented that the Islands Trust had been asking the Ministry of Transportation and Infrastructure to review speed limits on the islands to allow low-emission neighbourhood vehicles such as electric golf carts. Trustee Malcolmson added that the Islands Trust can help to facilitate but can't prevent gas cars.

**Don Moss** said that there is no electricity on DeCourcy Island, and that energy is derived from sunlight or fuel brought over to the island. He said that most vehicles are idle most of the time, and that the whole fleet of vehicles on DeCourcy Island would be similar to one vehicle in normal use in urban areas such as Victoria or Nanaimo.

**Tom Kendall** said that he applauds the idea of reduced speed limits and energy-efficient vehicles on DeCourcy Island, but doesn't agree that expanding the parking area for the marina encourages the use of cars. He said the parking is specific to boat moorage. Discussion continued about the use of solar-powered vehicles and road speed limits.

**Jim Nelson** reiterated the issue of expanding the parking, and stated that there are many ways to use vehicles efficiently on the island.

**Bruce Richardson** said that having lived on DeCourcy Island for 40 years, he's been able to observe parking patterns. He said that parking became more orderly after the marina parking had been created. He said that residents would have to accept the fact that vehicles will be used on the island. Mr. Richardson said that he was asked by the community association to negotiate with Roundtuit Farms to secure the land for the firehall and additional parking. He said that the proposed bylaw looks exactly like he had envisioned.

**Mindy Richardson** said that without the additional parking, there would be vehicles parked on the road. She said that the firehall needs the road clearance when responding to a call, and that the additional parking lot would be critical for public safety.

**Eileen Utterson** said that there are 160 lots on the island and around 60 houses. She said there would be more houses built, and during the summer there is an increased need for parking. She said that the proposal is forward-looking.

**Don Moss** agreed that there is a need for cars on the island, and said that islanders may be able to reduce the number of vehicles with various methods in the future. He said that the parking lots don't need to be filled.

A participant expressed urgency to act on the application.

Trustee Malcolmson clarified that the land is not a community dedication. She said that the application to situate the firehall on the property was fast-tracked at the time, although the Planner had advised of parking requirements.

A question was asked if the firehall right-of-way should be included in the proposed bylaw wording. Island Planner Pat Maloney said that the access road and signage is the jurisdiction of the Ministry of Transportation and Infrastructure, and they ensure free passage. She added that with respect to the discussion of regulating vehicle types, the Islands Trust cannot provide regulations but the options would be self-regulated.

**Marion Creon** said that public opinion on DeCourcy Island could persuade people what vehicles will be used.

**Jim Nelson** said that there is motivation to reduce the number of vehicles.

**Mindy Richardson** said that she doesn't agree with legislating who brings vehicles onto the island.

**Nelder Bolton** commented that if the marina is filled, then there is not enough parking. He said that some cars in the parking lot today are only used in the summer. Those cars could be moved to the new lot.

**Bruce Richardson** recommended that the parking vehicle area should be hidden for aesthetic reasons, and asked for creative solutions.

Trustee Malcolmson pointed out that the proposed lot for rezoning on the map on page 5 of the Staff Report is not the same as the map on page 1.

There was discussion about the definition of "community facilities" in the proposed bylaw, and Planner Maloney said that community facilities are intended to support community activities.

**Mindy Richardson** said that she agrees with the use of the term "community" in the proposed bylaw.

**Eileen Utterson** pointed out that there had been subdivision of one parcel shown on the island map, and offered to update the information for the Planner.

**Bruce Richardson** said that there would never be another chance on DeCourcy Island to have land for other than residential use. He said that the original application tried to leave some room for unanticipated use, and thereby the term “community” is ideal.

Trustee Malcolmson summarized the public input, and said that the draft bylaw appears in accordance with the community requirements. She asked if the bylaw should be an Official Community Plan amendment. Planner Maloney thought not.

Chair Bell explained the Local Trust Committee responsibility and the legislative process of creating the bylaw amendment. She said that the Local Trust Committee would consider the proposed bylaw for first reading at the next business meeting and the proposed bylaw will then progress to a Public Hearing, where further submissions can be received. The Local Trust Committee does not engage in discussion about submissions at a Public Hearing.

#### 4. **Break**

The meeting recessed at 11:55 am and resumed at 12:30 pm.

#### 5. **CLIMATE WISE ISLANDS PROJECT**

##### *5.1 Comments from the Trustees*

Chair Bell introduced Contract Planner Pamela Shaw, who had joined the meeting. Chair Bell said that Pamela Shaw had been working with the Islands Trust to implement the requirements of Bill 27.

##### *5.2 Presentation by Contract Planner Pamela Shaw*

Pamela Shaw asked for a show of hands that identified 17 residents from DeCourcy Island and 3 from Mudge Island present in the audience. She explained that the BC Government Bill 27 had triggered the project requiring local governments to amend, using land use planning, Official Community Plans with targets, policies and actions to reduce greenhouse gas emissions. She said that small islands are like the canary in the coal mine in terms of the dramatic impact of climate change on a whole civilization of people, and that islands such as Mudge and DeCourcy could be seeing the effects first.

For further discussion purposes, Pamela Shaw reviewed the possible impact on small islands that may include: a decrease in potable water, damage to coastal buildings, damage to infrastructure and natural features, species migration and extinction, frequent landslides and flooding, increased soil erosion, saline contamination of low-lying coastal agricultural land, and the increased risk of forest fires.

Pamela Shaw explained that Bill 27 is a provincial act that was passed in 2008 amending Section 877 of the *Local Government Act* by setting out new requirements for official community plans and what they must contain. Section 877(3) states that: “An official community plan must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.”

Pamela Shaw informed the audience of the actions concerning greenhouse gas reduction initiatives that Trust Council had pursued since March 2005, culminating with making the Bill 27 requirements a top Local Trust Committee priority. She gave examples of greenhouse gas reduction targets with either an overarching target statement or specific target statement that could be the amendment of an official community plan. The provincial government has set the target at 33% greenhouse gas reduction by the year 2020, and an 80% reduction by the year 2050. Many local governments have adopted those targets. Planner Shaw continued with examples of actions and policy developed on Denman Island, Lasqueti Island, and Salt Spring Island. She said that areas of discussion are: land use, transportation, building design, siting and landscaping, energy source and supply, food and agriculture, and natural areas. Planner Shaw expanded on each of these discussion topics and provided additional information by way of Fact Sheets that address each area. She encouraged questions or comments from the public regarding the presentation and the Staff Report dated February 21, 2010 regarding the Climate Wise Islands Project that includes the proposed bylaw amendments for DeCourcy and Mudge Islands.

### *5.3 Questions and Comments from the Public*

Residents of Mudge Island were asked about transportation to the island, and it was said that either you have your own boat or can use a water taxi. Insurance rates make it impractical to engage in a service for the 55 permanent to 200 summer residents.

**Alec Bowman** of DeCourcy Island said that he had measured his own electrical power consumption at 2.4 kwh/day and had been generating the electricity from solar and wind power. He said during the winter solar collection is poor but compensates with wind power. He said that the factors for the reduction of greenhouse gas emissions are not controlled by what we can do, but by what

manufacturing can do. **Mr. Bowman** said that meeting targets would take a lot of planning to accomplish.

**Jim Nelson** commented on the emission inventory that had been developed on Lasqueti Island, and said a similar effort could be made on DeCourcy Island. There was further discussion about creating a benchmark in order to measure reductions, and that the DeCourcy Island Official Community Plan amendment should create the inventory.

Trustee Malcolmson pointed out that there is only so much that can be done at this stage, and the main focus is to reduce fossil fuel use. She said as an example this may be done by supporting local agriculture.

**Bruce Richardson** suggested that stating staying 50% below the Canadian average would be more achievable as a target. He said that the fact is the firewood on DeCourcy Island is running out and this will increase the use of fossil fuel. He asked if there are any provincial initiatives to assist with achieving targets. Further discussion suggested there were none.

Trustee Malcolmson said that there are advocacy statements in the Official Community Plan to preserve and protect in association with other agencies. She added that land use bylaws should ensure that building heights do not limit wind power facilities.

**Tom Kendall** suggested that the Official Community Plan could strive for a wind/solar power recharging station in the parking lot.

**Joyce Sandercock** suggested that DeCourcy Island should look into the long-term use of hydroelectricity on the island. Further discussion continued on burning firewood and the cost of producing electricity locally with diesel and gas-powered generators, and the feasibility of BC Hydro extending distribution of electricity to the island.

**Mindy Richardson** said that the statement of a percentage reduction included in an amendment by May 31, 2010 is irrelevant without a baseline survey. She asked about the consequences if the deadline is not met. Discussion continued, suggesting that an Official Community Plan may not be valid if not revised with what must be included as per Bill 27.

**Tom Kendall** said that the DeCourcy Island Official Community Plan is already not valid over the affordable housing issue.

Pamela Shaw reiterated the requirement to set targets, policies, and have some actions. Discussion followed about the legislative process.

**Eileen Utterson** said that without a baseline, the targets couldn't realistically be set. She said that the island might already be carbon-neutral.

Pamela Shaw said that it would be a long-term discussion creating baseline data. Chair Bell added that the date of the deadline was chosen for the Islands Trust area as a whole and baseline data could cost a great deal of money to develop, yet if there are no targets in the Official Community Plans and at some point a community wanted to amend, then the omission might hold up those other amendments.

**Patty Lately** agreed with the placeholder plan, and after data has been accumulated the text could be updated. Pamela Shaw explained that the text in the draft bylaw amendment acts as a placeholder, and could be changed before the proposed bylaw amendment reaches a Public Hearing.

Trustee Malcolmson asked Planner Shaw about other language that is being used that might be easier to measure. Planner Shaw gave the example of creating 10 kilometres of trails by 2015.

**Mindy Richardson** suggested that community events to promote information on how to improve energy efficiency or other positive statements could be used. She gave the example that speed limits on DeCourcy Island are voluntary, and are publicly supported.

**Bruce Richardson** said that realistically we don't tell people what to do, but we learn this over time. He said that these things work out by themselves.

**Eileen Utterson** commented that people are bringing vehicles to the island that use less fuel because of the effort required to bring over the fuel.

**Mary Shakespeare** asked if the Islands Trust is in a position to get umbrella insurance. Chair Bell said that the question had come up in the past and it is not the Islands Trust's role, but the Trust can put islands in touch with one another.

## **6. Wrap-up and Summary from the Chair**

Pamela Shaw thanked those present for coming to talk about an issue that is both important and critical to land use planning on DeCourcy and Mudge Islands. She summarized from the discussion that a carbon calculator check list/inventory is a first objective, raising levels of education on emission reduction, and developing other actions such as carpooling, boat pooling, etc., in further detail.

Trust Malcolmson asked Planner Shaw if a report with recommendations would be ready for the March 30, 2010 business meeting of the Local Trust Committee.

Planner Shaw said that she would like general agreement on the proposed bylaw amendment, and will prepare some recommendations based on the opinions expressed by those present that reflect the general community spirit.

Planner Shaw reiterated some of the other suggestions about the calculation of target achievement, financial help from the province to develop trickle charging, encourage food production, protection of natural areas and ecosystems and maintain natural areas.

The meeting concluded at 2:14 pm.

---

Recorder

---

Chair