

**MINUTES OF THE VOLUNTEER REVIEW COMMITTEE MEETING
FOR THE OFFICIAL COMMUNITY PLAN AND LAND USE BYLAW
HELD AT 7:00 P.M. ON MONDAY, JUNE 20, 2011
AT THE AGRICULTURAL HALL
465 SOUTH ROAD, GABRIOLA ISLAND, BC**

PRESENT: John Peirce Co-chair
Kees Langereis Member
Tom Kirchmayer Member
Carly McMahon Member
Susan Yates Member
Randy Young Member
Stephen Orgill Recorder

REGRETS: Melanie Mamoser Member

ABSENT: Kathryn Molloy Co-chair
Adam Velsen Member
Lisa Webster-Gibson Member

There was 1 local media representative present. Local Trustee Deborah Ferens was also present.

1. CALL TO ORDER

Co-chair John Peirce called the meeting to order at 7:05 pm.

2. APPROVAL OF AGENDA

The agenda was reviewed and the Volunteer Review Committee approved by consensus as presented.

3. STANDING ITEM

3.1 Volunteer Review Committee Terms of Reference

The document was provided for information.

4. COMMUNITY INPUT SESSION

No members of the public attended the meeting.

5. **MINUTES**

5.1 *Volunteer Review Committee Minutes dated May 9, 2011*

The Volunteer Review Committee reviewed the minutes of the May 9, 2011 meeting and the following changes were made:

- Page 3, item 6.1, second paragraph, first sentence; change “*participate in the discussion*” with “*act as a resource*”
- Page 6, item 7.1.1, paragraph summarizing Kees Langereis’s technical comments, 1.1; add “*and any designation*” to end of sentence
- Page 6, item 7.1.1, paragraph summarizing Kees Langereis’s technical comments, 1.2; add “*and sometimes including the term residential*” to end of sentence.

The minutes of the May 9, 2011 meeting of the Volunteer Review Committee were adopted by consensus as amended.

6. **GUEST SPEAKERS**

6.1 *Local Trustee Report*

Gabriola Island Local Trustee Deborah Ferens explained the referral from the Local Trust Committee and specified that the Local Trust Committee would like advice on how to engage the public on the Hazardous Areas and Steep Slopes report. She outlined the background of the study and the timeline for the work for the project. Trustee Ferens reviewed some of the suggestions that had been made by the Islands Trust staff on the public consultation for the project. She pointed out the sections of the Official Community Plan that have consideration of the Hazardous Areas and Steep Slopes.

Kees Langereis asked Trustee Ferens whether the referral is requesting advice on public consultation on the recommendations of the report or on the report itself.

7. **NEW BUSINESS**

7.1 *Referral from the Gabriola Island Local Trust Committee: Steep Slopes and Hazardous Areas*

7.1.1 *Cover Memorandum dated May 2, 2011 / Staff Memorandum dated April 12, 2011 / Final Consultant Report*

Island Planner Kazmierowski’s memo of May 2, 2011 relates the Local Trust Committee’s request for advice on how to best engage the public on the topic of hazardous areas and steep slopes on Gabriola.

Co-chair John Peirce directed discussion towards the referral request for advice.

Susan Yates suggested a targeted mail-out to landowners who would be affected by the updated mapping of hazardous areas and new development permit regulations.

Randy Young asked for clarification of the purpose of the study. He speculated on several possible reasons. Trustee Ferens related the study to the sensitive eco-system mapping projects of the Islands Trust but admitted that she didn't have the background other than that it is within the mandate of the Islands Trust to "preserve and protect".

Trustee Ferens speculated that the DP-6 area could be expanded with the information contained in the report.

Discussion followed concerning the enforcement of the Development Permit Area regulations and possible penalties for disregarding the bylaw that is intended to preserve the stability of land. Further discussion reviewed examples of how ineffective penalties could be.

Randy Young provided an example of erosion of a steep slope illustrating the difficulty of determining the "*best practices*" that should be followed. There was further discussion with the consideration of the affect on property values.

Trustee Ferens referred to an example involving an application that the Regional District of Nanaimo had scrutinized, and realizing it is within a DP area, was subject to the Local Trust Committee approval.

Susan Yates recommended changing the objective statement, with regard to the current objective statement in the DP-6 section. She suggested the statement should read; "*To protect the natural environment from development hazards*". There was further discussion.

John Peirce thought that the consultant's report is too complicated to get across at a meeting and the public should have a draft of a development permit with some of the key options to discuss.

Kees Langereis asked whether the report or a summary position based on the report would be distributed. Susan Yates recommended not distributing the report. There was further discussion.

Kees Langereis recommended that a mail-out should include a description of why the report had been requested.

Co-chair John Peirce reviewed the critical points of the discussion and suggested making a resolution that considers a draft of the Objective section of DP-6 of the Official Community Plan. He suggested that there might be a problem of defining the areas affected and thereby contacting

the property owners for a mail-out. He reiterated the discussion of the issue of the affect new regulations could have on property values.

VRC-032-2010 It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee recommends that the DP-6 Objective of Section 7.2 of the Official Community Plan should be rewritten as; *“To protect the natural habitat from development hazards, including terrain instability, erosion, land slippage, rock falls, subsidence, debris flows and flooding or changes to storm water runoff due to development on or in proximity to lands with excessive slope conditions.”*

CARRIED
(6 in favor, 0 opposed)

VRC-033-2010 It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee recommends that:

1. there be a mail-out to landowners affected as well as licensed builders, realtors, contractors and practicing lawyers on the island. The impact of the Local Trust Committee’s proposed changes need to be clearly explained;
2. if implemented, notice should be on title if possible;
3. anything put into the Official Community Plan needs to be in the Land Use Bylaw with significant consequences to be enforceable.
4. Consider making separate zoning subsets for areas affected, e.g. SRR-DP-6;
5. the heading of section 7.2 needs to be revised to reflect the objective;
6. the consultant’s report is too complex to send out in the mail-out.

CARRIED
(6 in favor, 0 opposed)

Randy Young referred to the critique of the report prepared by John Peirce, Nick Doe and Steve Earle. It was affirmed that the Local Trust Committee at a previous business meeting had considered the submission.

7.2 *Email dated June 10, 2011 from Daniele Rudischer regarding Resignation from Volunteer Review Committee*

Co-chair John Peirce reported the resignation of committee member Daniele Rudischer and proposed that the Local Trust Committee would receive the letter at their next business meeting.

8. **NEXT MEETING**

There are no meetings currently scheduled for the Volunteer Review Committee.

9. **ADJOURNMENT**

The meeting was adjourned by consensus at 8:55 pm.

Recorder

Co-Chair

Co-Chair