

ADOPTED

**MINUTES OF THE VOLUNTEER REVIEW COMMITTEE MEETING
FOR THE OFFICIAL COMMUNITY PLAN AND LAND USE BYLAW
HELD AT 7:00 P.M. ON TUESDAY, JANUARY 26, 2010
AT THE AGRICULTURAL HALL
465 SOUTH ROAD, GABRIOLA ISLAND, BC**

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|------------------------|---------------------|----------------|
| <u>PRESENT:</u> | John Peirce | Co-chair |
| | Kathryn Molloy | Co-chair |
| | Sara Brockelhurst | Volunteer |
| | Mike Brown | Volunteer |
| | Tom Kirchmayer | Volunteer |
| | Kees Langereis | Volunteer |
| | Melanie Mamoser | Volunteer |
| | Carly McMahon | Volunteer |
| | Bill Pope | Volunteer |
| | Adam Velsen | Volunteer |
| | Lisa Webster-Gibson | Volunteer |
| | Susan Yates | Volunteer |
| | Pat Maloney | Island Planner |
| | Stephen Orgill | Recorder |
| <u>REGRETS:</u> | Daniele Rudischer | Volunteer |
| <u>ABSENT:</u> | June Harrison | Volunteer |
| | Randy Young | Volunteer |

Gabriola Island Local Trustee Deborah Ferens, Regional District of Nanaimo Director Gisele Rudischer, 2 local media representatives and 4 Gabriola Island residents were present.

CALL TO ORDER

Co-Chair John Peirce called the meeting to order at 7:02 pm.

1. APPROVAL OF AGENDA

The agenda was reviewed and the following changes were made:

- Add item 1.1 Public Session
- Add item 2.1 Minutes Committee Process
- Add item 2.2 Revised Contact
- Add item 2.3 Committee Spokesperson
- Add item 4.3 Consider OCP Goals and Vision Statement
- Add item 4.4 Public Session

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Add item 9.1 Public Session

The Volunteer Review Committee approved the agenda as amended by consensus.

1.1 Public Session

Gisele Rudischer asked the Committee to consider reordering the agenda to place discussion of the Official Community Plan Goals and Vision Statement before the Issue Papers and elaborated on the reason. Co-chair Peirce explained the purpose of the ordering.

Teresa Beers asked if the Committee will be packaging the agenda with attachments and posting on the website for public information prior to the meetings. Co-chair Peirce asked for consensus from the committee members, who were in agreement, and said that every effort would be made to provide the material on the website prior to the meetings.

2. RECORD OF DECEMBER 15, 2009 MEETING

2.1 Minutes and Committee Process

Co-chair Peirce briefly commented on the process the Volunteer Review Committee will follow and discussion followed. The minutes of the meeting held on December 15, 2009 were reviewed and the following changes were made:

- Typo in 1. Last word of the second bullet should read "committee"
- First sentence of the first bullet of 2. Add "Section 2.7 of " to the beginning of the sentence and insert "a consensus decision making model. If required, the Committee will follow" before the words Roberts Rules of Order.
- Correct the spelling of Sheila Malcolmson's name in third line of 2.
- Delete the first sentence of the first bullet of 3. and replace with "The Committee will follow Section 2.7 of the Terms of Reference for decision making.
- Section 4. add a bullet that says "It was agreed that the role of Chairs would be replaced half way through the process."

The Volunteer Review Committee approved the minutes of the December 15, 2009 meeting as amended by consensus.

2.2 Revised Contact

Co-chair Peirce advised the Committee that both Co-chairs and Island Planner Pat Maloney could be contacted regarding the Volunteer Review Committee.

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2.3 Volunteer Review Committee Spokesperson

The question of which members of the Committee could express the general views of the Volunteer Review Committee was discussed. It was agreed that members as individuals can freely express opinions regarding the Official Community Plan review. Further:

VRC-001-2010 It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Review Committee authorize the Co-chairs as the only persons of the Committee to speak for the Committee as a whole.

CARRIED

3. CLIMATE CHANGE

3.1 Summary Sheet of Climate Change Policies in Current Official Community Plan

(Co-chair Peirce advised that in the future he would like to have a *consent agenda* where members will be provided with points of information prior to the meeting and can be prepared for discussion.)

3.2 Fact Sheets

Several Fact Sheets concerning climate change policies were provided to the Committee for information. Several questions arose and discussion followed.

3.3 Staff Report dated October 6, 2009

3.4 Staff Report dated January, 2010

Island Planner Pat Maloney distributed a Staff Report for information and explained that the report would be discussed at the next Local Trust Committee meeting on Friday. She explained the composition of the Official Community Plan and elaborated on several *action statements*.

3.5 Adopted Minutes of Special Meeting November 6, 2009

Island Planner Pat Maloney provided the minutes of a special meeting held by the Local Trust Committee to discuss the implementation of the Provincial Government's Bill 27 regarding climate change and greenhouse gas emission reduction initiatives. She said the minutes are provided for information.

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3.6 Summary of Comments from November 26, 2009 Meeting

Island Planner Pat Maloney provided a summary of comments that had been made at the public meeting held on November 26, 2009 on Gabriola Island to discuss the implementation of Bill 27 climate change initiatives. Discussion followed.

4. ISSUE PAPERS

4.1 Staff Report to Local Trust Committee dated January 29, 2010

Island Planner Pat Maloney reviewed the contents of a Staff Report dated January 29, 2010 regarding; 1) options and types of housing needed to create affordable housing, 2) ecological footprint, 3) agriculture, and 4) village core planning. She said that a transportation issue paper is proposed.

The Committee discussed the report and it was suggested that a transportation issue paper is critical. It was also suggested that greenhouse gas reduction should be included within each issue paper. Co-chair Peirce asked who will be doing the work to prepare the issue papers and Planner Maloney elaborated on several different ways of accumulating the information to formulate the papers.

The Committee suggested focusing on climate change rather than commenting on so many different issues that are big topics. Pat Maloney agreed and said that focusing just on the climate change aspect of the issues would lose some of the issues. Discussion followed about prioritizing the review of the Official Community Plan.

Co-chair Peirce recommended having a workshop session for the members to review the Official Community Plan together. He said that it would be helpful to hear about the challenges the Local Trust Committee had come across with the Land Use Bylaw.

Further discussion concerned the reading of the Official Community Plan and the advocacy statements contained within it. Several members suggested that some of the statements might be useful but not attainable. Co-chair Peirce suggested scheduling a workshop meeting to review the Official Community Plan.

It was AGREED BY CONSENSUS to schedule a meeting on Tuesday, February 9, 2010 at 7:00 pm to discuss the Official Community Plan. The location of the meeting shall be confirmed.

Discussion continued about setting another meeting in March to discuss the Vision Statement of the Official Community Plan. A poll was taken from the members about alternate dates for the meeting. Suggestions were March 9, 16,

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and 30, with the 9th being most popular. It was decided that the date of the meeting would be determined through an email canvas of the members.

4.2 Suggested Points for Discussion from Co-chairs

Co-chair Peirce read a note forwarded by committee member Daniele Rudischer who was unable to attend. Ms. Rudischer requested discussion suggested by the co-chairs be postponed until after the completion of the issue paper on housing and after consultation with Snuénymuxw First Nation regarding their plans for residential development. Co-chair Peirce asked if the Committee wished to proceed with the discussion of the suggested points from the Co-chairs and the Committee recommended to proceed.

Co-chair Kathryn Molloy read the first point concerning Official Community Plan Philosophy on housing supply and proposed a starting point for discussion.

The Committee discussed the statement and provided some revision stressing economic feasibility for sustainability and cultural diversity.

4.3 Consideration of OCP Goals and Vision Statement

The matter was discussed at item 4.1 of the agenda.

4.4 Public Session

Jacinthe Eastick asked what is the critical path for the Official Community Plan review and whether the public is involved. Island Planner Pat Maloney explained the work program.

Gisele Rudischer pointed out that whatever is said at the meetings is a matter of public record and the Committee's terms of reference call for public meetings. She also pointed out an error contained in the fact sheets referring to densities and suggested it should be changed to concentrated densities for more clarity. Gisele pointed out a distinction between affordable housing and community housing that was raised in the Co-chair Suggested Points for Discussion. She commented that a Development Permit for the village core is for form and character. With respect to the advocacy statements in the Official Community Plan, Gisele said that they could be useful even if not always attainable because they state where the community stands on an issue. She said that they have been used in correspondence to government agencies with respect to issues concerning Gabriola Island. Gisele also mentioned that there are still 1700 possibilities to build on Gabriola Island and that the Islands Trust has not limited development with its policies.

ADOPTED

(a short recess was taken from 8:35 pm to 8:47 pm)

4.2 Suggested Points for Discussion from Co-chairs (continued)

Co-chair Molloy read the second item on the list provided by the co-chairs concerning density and invited discussion from the Committee. The question arose as to the appropriate definition of the term density. Island Planner Pat Maloney explained that the term is a number used to define the build-out level for various zones. She said that density transfers are sometimes used to raise the density of certain land parcels, however could only be presently done from a Resource Zone to Resource Zone or Forest Land Zone to Resource Zone. She cited an example of proposed parkland transferring its density to allow adjacent land subdivision and thereby increasing the land parcel density. The Committee continued the discussion.

Co-chair Molloy read out the third item suggested for discussion regarding rentals and illegal suites and cabins. Lisa Webster-Gibson asked for an explanation about legalizing illegal suites. There was discussion about whether it would improve the standard of the structure. Carly McMahon said that she is aware of a lot of suites that are not being used and said that allowing the use would benefit families who would like to supplement their mortgage payments. It was considered that the health of the community bears on the availability of legal affordable housing.

Co-chair Molloy read out the fourth item suggested for discussion regarding the concept of an ecological footprint as a component used for evaluating new projects that require the Local Trust Committee approval. A brief discussion followed.

5. GROUND WATER RISK MAP

Island Planner Pat Maloney provided a recent groundwater risk map for information and pointed out areas showing high risk for salt-water intrusion.

6. REVISED WORK PROGRAM

Island Planner Pat Maloney reviewed a flow chart work program and commented on the progress. She said that the Committee will look at the chart at each meeting and its update will be provided to the Local Trust Committee.

7. REQUESTED PROPOSED BUDGET

Island Planner Pat Maloney outlined the proposed budget for the Official Community Plan and Land Use Bylaw review. She said that several proposed Committee projects would not be funded due to the limit of allocations to Gabriola Local Trust Area.

8. COMMUNITY QUESTIONNAIRE

Island Planner Pat Maloney asked the Committee what information from the community would be useful. She proposed a questionnaire that could be distributed to the community for input to the Committee. Effective methods of distribution were discussed. It was suggested to postpone a questionnaire until after the Volunteer Review Committee had the benefit of the Official Community Plan workshop session on February 9th.

9. OTHER ITEMS

9.1 Public Session

Gisele Rudischer said that the Committee should consider informing the public of the goals of the Official Community Plan. She said that all residents who request no junk mail from Canada Post might not receive distribution by post. She also told the Committee that on Gabriola Island there is no such thing as a legal duplex and agreed that many off-island owners may have illegal suites to provide accommodation for a caretaker while they are not in residence. She said that zoning for people cannot be done and most illegal suites are cited by the building department as unfinished space. A discussion about illegal suites continued.

10. NEXT MEETING

The next meeting of the Volunteer Review Committee had been scheduled for February 9, 2010 at 7:00 pm.

11. ADJOURNMENT

Co-chair Peirce adjourned the meeting at 9:52 pm.

Co-Chair

Co-Chair

Recorder