

**MINUTES OF THE VOLUNTEER REVIEW COMMITTEE MEETING
FOR THE OFFICIAL COMMUNITY PLAN AND LAND USE BYLAW
HELD AT 7:00 P.M. ON TUESDAY, FEBRUARY 9, 2010
AT THE AGRICULTURAL HALL
465 SOUTH ROAD, GABRIOLA ISLAND, BC**

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

REGRETS: Mike Brown Member

Gabriola Island Local Trustees Debra Ferens and Sheila Malcolmson, 2 local media representatives and 7 Gabriola Island residents were present.

1. CALL TO ORDER

Co-chair Kathryn Molloy called the meeting to order at 7:00 pm. Members of the Committee were introduced and Co-chair Molloy thanked several people present who had been involved with the previous Community Plan Review for attending this meeting.

2. APPROVAL OF AGENDA

The agenda was reviewed and the following change was made:

Add item 6.2.1 Public Input.

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

3. CONSENT ITEMS

It was agreed by consensus that items 3.2 and 3.3 would be moved to the next meeting for discussion.

3.1 Volunteer Review Committee Minutes from January 26, 2010

The minutes of the Volunteer Review Committee meeting held on January 26, 2010 were reviewed and the following change was made:

Add line after Regrets; "**ABSENT:** June Harrison and Randy Young."

The Volunteer Review Committee approved the minutes of the January 26, 2010 meeting as amended by consensus.

3.2 Local Trust Committee Strategic Plan for the Official Community Plan Review

Deferred.

3.3 Local Trust Committee Direction for the Official Community Plan dated January 29, 2010

Deferred.

4. PUBLIC INPUT

Kerry Sorrenti addressed the Volunteer Review Committee about her concerns of over development of the village area. She suggested that with completion of recent construction of a strip mall, there would be three malls in the village area. She said that density increase would result in increased traffic. She said that further development such as locating the medical centre should be preceded by a traffic study to determine how much traffic the village area can bear.

Sara Brockelhurst commented that allowing expansion of the commercial area at the south end of the island could alleviate village area traffic. The issue was flagged for further discussion.

Jacinthe Eastick agreed with the idea of allowing expansion of the commercial node at the south end.

Gail Lund pointed out that density transfer could do some good when considering development of affordable housing. She said that in her opinion, affordable housing would mean subsidized housing for residents of Gabriola

Island who are in need. She said that more secondary suites do not necessarily meet those needs. Ms. Lund described a change of the Gabriola Island population over the years and an increase in building regulations. Many people who once could afford to live here can no longer and have had to move off the island. She advised the Volunteer Review Committee to consider how to insure that local people who need subsidized housing would benefit from a program, that all new development is required to provide water collection systems, and that whatever solutions are proposed towards these goals should be enforceable beyond a statement of advocacy.

There was further discussion about water collection. The RDN requires that when there is a subdivision each lot must have a well with adequate water, Adam Velsen said that cisterns are approved by the VIHA for potable water. Melanie Mamoser suggested that Pat Lapcevic is a ground water hydrologist who lives on Gabriola and works on Vancouver Island could be invited to speak to the VRC on water issues.

5. **BUSINESS ARISING FROM MINUTES**

There was no business arising from the minutes for discussion.

6. **OFFICIAL COMMUNITY PLAN REVIEW**

6.1 *Islands Trust Mandate*

Section 3 of the Islands Trust Act was reviewed and discussed. Committee members focused on several aspects of the wording of the Islands Trust Mandate to clarify the intent. Phrases of the mandate that were discussed included *“preserve and protect trust area and its unique amenities and environment”* and *“for the benefit of the residents of the Trust area and of British Columbia”*.

Co-chair Molloy commented that she feels that the current Official Community Plan expresses the sentiment for environmental protection and sustainability very well.

Lisa Webster-Gibson commented that the economic vision for the island should be considered. Randy Young said that tourism has a major impact on the economy and provides a major benefit to the government. He said that the review should consider whether tourism should be a major impetus to the island economy.

Melanie Mamoser said that among the unique amenities are the sensitive ecosystems on the island and there should be strong provisions in the Official

Community Plan. Water will be critical and should not be limited to the Servicing section of the Official Community Plan.

Daniele stated that the home occupation regulations on Gabriola were the most permissive in the Islands Trust and that this addresses economic opportunity. Daniele also noted that the reference to park space pre dated the 707 and was outdated.

Carly noted that affordable housing should be dealt with on a broader level because it is not just the homeless and disadvantaged people that have trouble with housing but the working poor – those making minimum wages in the service industry.

Island Planner Pat Maloney reviewed the section of the Local Government Act that defines legislative requirements for Official Community Plans. She outlined what an Official Community Plan must contain and that its development must be done within a public consultation process. Pat recognized that research by community groups such as Sustainable Gabriola, the *ad hoc* Gabriola Transportation Committee, and the recently completed Housing Needs Assessment commissioned by the Local Trust Committee, can be valuable contributions to determining the community needs.

Bill Pope raised the question of what the relationship is between the Official Community Plan and the existing bylaws. Island Planner Pat Maloney said that the Official Community Plan is the policy document from which the zoning bylaws set out the details for compliance to the policy. Discussion followed about the scope of the Volunteer Review Committee in changing bylaws. Island Planner Pat Maloney said that there would be a review of the Land Use Bylaws during the Review Committee's process. Melanie Mamoser summarized that the Official Community Plan policy has repercussions on the Land Use Bylaws.

Direction for Planner Maloney – determine how the Islands Trust defines unique amenities, and provide a hard copy of the Islands Trust Policy for the members binders.

6.2 *Review of Official Community Plan Vision and Objectives*

The Volunteer Review Committee discussed the vision and objectives that should be embodied in the Official Community Plan. Lisa Webster-Gibson pointed out that the objectives in each section do not always tie back to the Policies and Goals on page 9. Subjects discussed included: increasing the commercial area of the south end of the island and related implications; the village area designated as the primary and south end as a secondary commercial area; recognize the value of home based business and the economic goals of the community, possibly in a separate section; define unique amenities uses in Islands Trust objective; put historical and cultural goals as a separate section. It

was also suggested that water sources should be included specifically in the General Land Use section.

John Peirce suggested an overarching statement about density. He also suggested a map of watercourses and a discussion about strata conversion.

Generally agreed that there needed to be goals and objectives regarding economics and culture/historical categories.

Co-chair Molloy requested information from the Island Trust staff as a staff report on advocacy policies and what had been done.

6.2.1 Public Input

Liz Ciocea addressed the Volunteer Review Committee as a representative of the Gabriola Rescue of Wild Life Society (GROWLS). She said that she doesn't know what "protecting the environment" means to others, but feels that it means to protect the ideal environment for animals on the island. Liz said that over the years she has heard from many visitors about the value of the wildlife on Gabriola Island as a unique part of the environment. She said it is the deer, the birds, seals and sea lions that make the island a unique place. Liz told the Volunteer Review Committee that specific things should be put in place so that animals on the island are protected and supported. She pointed out that a lot of work had been started such as identifying eagle nesting sites and frog monitoring research that contribute to the sensitive eco-system mapping project.

Gail Lund suggested establishing more commercial locations to cut down on transportation to the village. She also clarified a previous point in the discussion about down zoning during an Official Community Plan review and said it is permitted. Island Planner Pat Maloney elaborated further about the difficulties involved in the process and the impact it might have on landowners.

Jacinthe Eastick raised attention to the Community Profile. She said that an earlier comment that Gabriola Island may become a bedroom community to Nanaimo for economic reasons is not supported by the profile.

6.3 Workshop on Official Community Plan Policies

The Volunteer Review Committee discussed section by section the Official Community Plan from Section 2 – General Land Use and Residential Development to Section 3 – Economic Activities.

The discussion raised a number of issues for further consideration and those were tabulated on a list. Among subjects that were discussed in detail included:

- 2.1 Residential Land Use – add a discussion on providing adequate water supply including both potable and fire suppression
- 2.1 all new construction provide rain water collection systems (divided opinion)
- 2.4 (Special Needs and Seniors’ Multi Family Affordable Housing) revamp entire section and provide definitions of special needs and update to include the Lions Centre
- 2.5 Committee generally agreed that single family affordable housing in not achievable – rethink this section
- 3.1 Commercial Activity update background and state enforcement advocacy
- clarity on “island character” and review the Development Permit form and character guidelines
- update 3.2 Village Commercial to bring up traffic and speed enforcement
- 3.2 add residential in the village core
- consider Silva Bay as a district regarding commercial policies
- 3.4 Local Commercial remove business names
- 3.5 Tourist Commercial define the difference between timeshare developments and fractional ownership
- 3.6 Tourist Recreational sewage treatment and water flagged throughout – agreed to remove all “names” of individual commercial and campground operations
- 3.7 Industrial Land Use what does light industrial look like?
- 3.8 Temporary Use Permits Much of the detailed regulations should be moved to the Land Use Bylaw (This point was discussed and when bylaw became effective, staff advised to include in OCP for certainty.)

Planner Maloney was asked to review the advocacy policies and bring to the Committee a summary of the success of these policies.

The Co-chair limited the complete review of the Official Community Plan document at the end of Section 3 due to the hour of the meeting.

7. PUBLIC INPUT

Jacinte Eastick raised the issue of institutional zoned land that is not being used as institutional. She asked what is the definition of Institutional Uses? Discussion followed and Trustee Malcolmson said that it had been recognized as a problem and the temporary use permits came up as a solution.

8. SUMMARY OF FLIP CHART NOTES

Several items were added to flip charts for consideration in the future. They are listed below:

Areas for Consideration

- Overall goal/statement re: density
- Overall goals/strategy re: water
- Ensure objectives are linked to goals
- Definition of institutional

Bike Rack

- Cumulative traffic in the village and assessment of pedestrian and cycling impacts
- Enforcement and personnel
- Commercial node at the south end of the island
- Ground water “expert” to speak to the VRC
- Climate change implications of a commercial hub in the south

9. NEXT MEETING

The next meeting of the Volunteer Review Committee will be held at 7:00 pm on Tuesday, March 30, 2010.

Island Planner Pat Maloney reviewed the public consultation process in view of the Official Community Plan Review work program and said she will set a date for a Community Workshop sometime late in March.

10. ADJOURNMENT

June Harrison moved to adjourn the meeting at 9:45 pm and the meeting was adjourned by consensus.

Recorder

Co-Chair

Co-Chair