

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, MARCH 30, 2010
AT THE AGRICULTURAL HALL
465 SOUTH ROAD, GABRIOLA ISLAND, BC**

<u>PRESENT:</u>	John Peirce	Co-chair
	Kathryn Molloy	Co-chair
	Mike Brown	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
	Susan Yates	Member
	Randy Young	Member
	Pat Maloney	Island Planner
	Stephen Orgill	Recorder
<u>ABSENT:</u>	Sara Brockelhurst	Member

There were four (4) members of the public at the start of the meeting and two (2) local media representatives present.

1. CALL TO ORDER

Co-chair John Peirce called the meeting to order at 7:00 pm.

2. APPROVAL OF AGENDA

The agenda was reviewed and the following changes were made:

Add item 7.5 deferred items 3.2 and 3.3 of previous agenda

Add item 7.6 Definition of Unique Amenities

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

3. COMMENTS FROM THE CHAIR

Co-chair John Peirce commented on the recent workshop for community input to the Gabriola Island Official Community Plan. He circulated a document outlining some suggested guidelines for behaviour at meetings for the Committee's consideration.

Suggested Guidelines for Behaviour at Meetings of the Volunteer Review Committee

- Each person speaks only for him or herself, not for others, unless a member of the public asks to speak as an official representative of a group.
- All opinions are listened to respectfully, without interruption.
- There is no applause, or booing, or dramatic gestures, or any verbal comments, from others after a person speaks. Such responses can be intimidating either to those who have just spoken or to those with different points of view.
- The Chair may interrupt the meeting to re-establish civil and respectful behaviour if necessary. If civility cannot be re-established, then the Chair shall adjourn the meeting until respectful behaviour can be expected from all present.

Note: These apply to both Committee Members and Members of the Public in Attendance

VRC-002-2010 It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee adopt the Suggested Guidelines for Behaviour at Meetings of the Volunteer Review Committee as circulated by Co-chair John Peirce.

CARRIED

4. VOLUNTEER REVIEW COMMITTEE MINUTES OF FEBRUARY 9, 2010

The Volunteer Review Committee reviewed the minutes of the February 9, 2010 meeting.

VRC-003-2010 It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee adopt the minutes of the February 9, 2010 meeting of the Volunteer Review Committee.

CARRIED

5. REVISED TERMS OF REFERENCE FOR THE VOLUNTEER REVIEW COMMITTEE

Island Planner Pat Maloney informed the Volunteer Review Committee that the Local Trust Committee had passed a resolution that amends the Advisory Planning Commission Bylaw No. 209 to include special advisory and sub-committees. She explained that the Local Trust Committee supports the Volunteer Review Committee having small group discussions of less than quorum and have meetings at any location to bring back advice to the Volunteer Review Committee. Pat Maloney said that she would forward the resolution to the Co-chairs.

Randy Young asked for clarification of the limitations of the discussion groups and suggested forming one to discuss water supply and contamination. Melanie Mamoser, Kees Langereis, Adam Velsen and John Peirce said that they would be interested in participating. Kathryn Molloy added that non-members of the Volunteer Review Committee could also participate in the discussion.

Co-chair Peirce raised the issue of editing the draft minutes before they are presented to the Volunteer Review Committee for adoption. Discussion followed.

VRC-004-2010 It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee adopt the process of the co-chairs reviewing the draft minutes prepared by the recorder and the co-chairs providing *marked up* copies of the minutes to all members.

FAILED

VRC-005-2010 It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee circulate the draft minutes as prepared by the recorder.

FAILED

Lisa Webster-Gibson suggested a motion to adopt the process of the co-chairs continuing to review and revise the draft minutes prepared by the recorder and only the version incorporating the changes be provided in the agenda package for the next meeting. She said that she would prepare the wording for the motion and return to it later in the meeting.

6. COMMUNITY INPUT

Ester Moncrieff commented on an issue raised at the recent workshop on the Official Community Plan. She agrees that there is a need for housing for low income people on Gabriola Island. She described how local government

provides housing in Scotland for people with a low income. Discussion followed elaborating on the Council Housing concept.

7. UPDATE ON COMMUNITY WORKSHOP AND SURVEY RESULTS

Island Planner Pat Maloney updated the Volunteer Review Committee on the Official Community Plan Community Workshop and survey distributed to the community through local newspapers. She said there were approximately 60 people at the workshop and as yet hasn't evaluated the comments accumulated by the table facilitators. The office has received a number of survey replies and the deadline for receipt is April 16, 2010.

Co-chair Peirce asked about the anticipated timeline for gathering public input and Pat Maloney said there would be a staff report prepared for the Local Trust Committee April 29, 2010 meeting.

7.5 Local Trust Committee Strategic Plan for the Official Community Plan Review and Local Trust Committee Direction for the Official Community Plan dated January 29, 2010

Island Planner Pat Maloney reviewed the two documents that had been deferred for discussion at the last meeting. The documents provide a summary of Local Trust Committee resolutions concerning the timeline and objectives of the Official Community Plan and Land Use Bylaw review and specific goals and objectives.

7.6 Definition of Unique Amenities

Island Planner Pat Maloney introduced a report prepared by Trustee Tony Law elaborating on the meaning of unique amenities in the legislated object of the Islands Trust. In the report Trustee Law reviews the references to the term *unique amenities* from various legislation, the Islands Trust Policy Statement and court judgments. He summarizes that unique amenities are a variety of qualities and features of nature combined with community character. Pat Maloney pointed out the complex nature of the term and recommended that the Volunteer Review Committee consider the information.

8. OFFICIAL COMMUNITY PLAN REVIEW

Co-chair Peirce suggested the Volunteer Review Committee return to reviewing the Gabriola Island Official Community Plan Bylaw No. 166, 1997 document and begin where the Committee concluded at the last meeting. The review began at Section 4.1 – Institutional, Parks and Outdoor Recreational Uses.

ADOPTED

Lisa Webster-Gibson set up a display projector and recorded comments and recommendations for changes in a tracked version of the Gabriola Island Official Community Plan Bylaw No. 166, 1997 Word document.

The Volunteer Review Committee agreed by consensus to revisit Section 5.1 – Resource Lands and Section 5.2 – Forestry at a future meeting.

The Volunteer Review Committee concluded discussion of the document at Section 7.1 DP-2 Lock Bay Area on page 43.

9. COMMUNITY INPUT

Members of the public who were present participated in the discussion of the Official Community Plan document review.

10. MOVING FORWARD

There was a brief discussion of topics for the next meeting.

11. NEXT MEETING DATE AND MEETING SCHEDULE

There was agreement that the Volunteer Review Committee meetings will be scheduled regularly on the 3rd Tuesday of each month.

The next meeting of the Volunteer Review Committee will be held at 7:00 pm on Tuesday April 20, 2010 at the Agricultural Hall on Gabriola Island.

12. ADJOURNMENT

The meeting was adjourned by consensus at 9:55 pm.

Co-Chair - John Peirce

Recorder – Stephen Orgill

Co-Chair – Kathryn Malloy