



AGENDA
Business Meeting
Tuesday, April 20, 2010 at 7:00 pm
At the Agricultural Hall
465 South Road, Gabriola Island, BC

		<i>Approx. Time*</i>
1.	Call to Order	7:00 pm
2.	Approval of Agenda	
3.	Minutes	
3.1	Notes of Local Trust Committee Community Workshop for the Official Community Plan Review dated March 27, 2010 - <i>attached</i>	
3.2	Volunteer Review Committee Minutes of March 30, 2010 – <i>attached</i>	
4.	Business Arising from Minutes	
5.	Community Input	7:20 pm
6.	Finalize Review of Plan	7:35 pm
7.	Strengths and Weaknesses of SWOT Analysis	7:55 pm
8.	Reports from Small Groups	
	BREAK	8:45 PM
9.	Community Input	9:00 PM
10.	Next Steps - Recommendations	
11.	Next Meeting Date : Monday, May 17, 2010	9:55 pm
12.	Adjournment	10:00 pm

*Approximate time is provided for the convenience of the public only and is subject to change without notice.

**NOTES OF GABRIOLA ISLAND LOCAL TRUST COMMITTEE
COMMUNITY WORKSHOP FOR THE OFFICIAL COMMUNITY PLAN REVIEW
HELD AT 1:00 PM ON SATURDAY, MARCH 27, 2010
AT THE AGRICULTURAL HALL
465 SOUTH ROAD, GABRIOLA ISLAND, BC**

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

There were 55 members of the public present.

1. INTRODUCTION

Local Trustee Debra Ferens called the meeting to order at 1:00 pm, explaining the event and introducing members of the Local Trust Committee and Island Planner Pat Maloney. Trustee Ferens reviewed the Official Community Plan review process and the role of the Local Trust Committee. She turned the floor over to Island Planner Pat Maloney.

Island Planner Pat Maloney, using a Power Point Presentation, reviewed the Official Community Plan background and requirements for public consultation. She outlined the topics for discussion and described the process of the meeting as having small group discussion concluding with brief reports. There were eight tables with six to eight participants at each table. Each table had been assigned a facilitator to record the group's suggestions and provide a flip-chart summary to the Island Planner at the conclusion of the meeting.

2. OFFICIAL COMMUNITY PLAN CONTEXT AND PRINCIPLE

Each group entered into a discussion about the context and principle of the Gabriola Island Official Community Plan as presented in a survey questionnaire. After approximately half an hour of discussion, each group was asked to submit a brief verbal report of their group's conclusions.

1. Regarded the statements as a sustainability checklist.
2. Should be clearer definition of parks and management of the plan for the public use of public space including the beaches surrounding Gabriola Island.
3. Should re-evaluate the structure of the context and principle.
4. Should include easements for trails on private land.

5. The context should separate descriptive from opinions. Recognizes differing opinions of land use and differing opinions of the range of preferred lifestyles.
6. Should include a stronger wording of the context of water.
7. Felt that the statements are ambiguous.
8. Felt that the statements are half goals and half context resulting in rewriting and adding five more.

Island Planner Pat Maloney commented that the principle of the Official Community Plan depends on cooperation of other agencies and expresses the Islands Trust mandate. She said that public consultation provides guidance to build principles into a broad document. She added that the Official Community Plan is the only place to describe the aspirations of the community and the document guides the decision-making of elected officials.

3. **SOCIAL GOALS**

Pat Maloney reviewed the Social Goal statements from the Official Community Plan and asked the groups to continue their discussion. After approximately half an hour of discussion she asked for table reports.

1. Last four are planning and not appropriate to the social goal section.
2. Objectives not clear and should be clearly stated.
3. Put brakes on, move slowly on development... how to measure public enjoyment.
4. Should divide the first (1.22) into two, define rural character, reword (1.24) to include "appropriate to rural growth on the island".
5. Include future generations and stress the importance of tourism.
6. Considered additional social goals including self-sustainability and defining what it means.
7. Term "settlement" is outdated... inclusion of mitigate social disparity, and add recognition of the Snuneymuxw First Nation cultural significance.
8. Remove the term "Local Trust Area" and include a cultural section and economic section.

Island Planner Pat Maloney opened the floor to questions in general. A participant recommended that goal-setting should have an outcome in mind. Another participant said that the Official Community Plan is not reviewed enough.

4. **BREAK**

The meeting recessed at 2:35 pm and resumed at 2:50 pm.

5. ENVIRONMENTAL GOALS

Pat Maloney reviewed the Environmental Goal statements from the Official Community Plan to introduce the continued small group discussions. After approximately half an hour of discussion she asked for table reports.

1. Should include reference to Gabriola Island as part of the Salish Sea and stronger emphasis on water protection.
2. Include extra goals to incorporate ecological footprint on planning decisions.
3. More clarity regarding pollution, climate change and on becoming carbon-neutral. Goals must be measurable and express role of advocacy, shared transportation options, “ownership of sewage”.
4. Felt that stated goals are policy statements, agreed with second and third although change the term “encourage” to “advocate”. Last three should be a policy statement on how to reach goals.
5. Move point five to be included in point one as objective to reduce existing sources of pollution inside Gabriola Island. More consideration of water management.
6. Added missing goals such as maintain water table in order to maintain tree canopy foliage... look at sustainable energy on Gabriola Island, encourage and facilitate agricultural practices that are sustainable.
7. Remove item 1.08. Any development should provide environmental sustainability checklist.
8. Reword present goals to be clearer such as the first referring to “land, water, and air”. Divide the third into two parts to include “which would increase potential health risk”.

6. VISION

Pat Maloney introduced the topic of a Vision Statement by providing several examples from other Official Community Plans. The small groups continued the discussion. After approximately half an hour of discussion she asked for table reports.

1. Preferred to have no Vision Statement or something that is short. Suggested a Vision Statement that gives a voice or personality to the community as being diverse.
2. Asked how useful the Vision Statement is to the Local Trust Committee and could use the wording in the Islands Trust object statement if a rallying call is needed.
3. Should reflect the rural character and the group attempted to define “the rural character”.
4. Agreed that the Vision Statement should be short and succinct like the example used for Area “A”. Should also support the mandate of the Islands Trust.

5. Agreed that the Vision Statement should be short, reflecting the truism of it being an island that Gabriolans accept and respect. Should also reflect the commitment to the common good.
6. Should be a short Vision Statement.
7. Felt that it should be short and refer to the interdependent global context and value of citizen input.
8. Should reflect commitment to island living by retaining the ferry service and striving for sustainability.

Pat Maloney thanked all those present for participating in the workshop.

7. **SUMMARY AND CLOSING**

Trustee Ferens briefly summarized the discussion and expressed appreciation for the participation. She thanked the members of the Volunteer Review Committee for acting as facilitators at the table discussions.

Trustee Ferens said that there will be more meetings to provide an opportunity to the community to comment on the Official Community Plan review.

The meeting concluded at 3:50 pm.

Recorder

Chair

**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 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.

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. Kathy 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

A woman identified as Ester commented on raised at the recent workshop on the Official Community Plan and agrees with the issue of 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.

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

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.

Recorder

Co-Chair

Co-Chair