

**MINUTES OF THE VOLUNTEER REVIEW COMMITTEE MEETING
FOR THE OFFICIAL COMMUNITY PLAN AND LAND USE BYLAW
HELD AT 7:00 P.M. ON TUESDAY, APRIL 20, 2010
AT THE AGRICULTURAL HALL
465 SOUTH ROAD, GABRIOLA ISLAND, BC**

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

There were six (6) members of the public and 2 local media representatives present.

1. CALL TO ORDER

Co-chair John Peirce called the meeting to order at 7:03 pm.

2. APPROVAL OF AGENDA

The agenda was reviewed and approved as presented by consensus

3. MINUTES

3.1 Notes of Local Trust Committee Community Workshop for the Official Community Plan Review dated March 27, 2010

Island Planner Pat Maloney presented a summary of comments from the Gabriola Island Official Community Plan Community Workshop held on March

27, 2010. She said that the results of a survey distributed through local newspapers combined with the comments would form a report to the Local Trust Committee at the April 29, 2010 meeting. Planner Maloney told the Volunteer Review Committee that the Local Trust Committee is looking forward to receiving recommendations to act on.

3.2 Volunteer Review Committee Minutes of March 30, 2010

The Volunteer Review Committee reviewed the minutes of the March 30, 2010 meeting and the following changes were suggested:

Page 1, first sentence; insert phrase "*at the start of the meeting*" after "...members of the public"

Page 2, item 3, insert document "Suggested Guidelines at Meetings of the Volunteer Review Committee" before the motion as follows:

Suggested guidelines for Behaviour at Meetings of the Volunteer Review Committee.

N.B. These apply to both Committee Members and Members of the Public in attendance.

- 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.

Page 2, item 5, second paragraph, third sentence; correct name *Kathryn Molloy*.

Page 3, item 6, first sentence; delete and change to: "*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.*"

Page 5, item 11, add sentence: "There was agreement that the VRC meetings will be scheduled regularly on the 3rd Tuesday of each month."

VRC-006-2010 It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee adopt the minutes of the March 30, 2010 meeting of the Volunteer Review Committee as amended.

CARRIED

4. BUSINESS ARISING FROM MINUTES

Co-chair John Peirce commented on the failed motions to adopt minutes from the last meeting. There was consensus from the committee to continue with the current procedure of adopting draft minutes with suggested amendments if necessary.

5. COMMUNITY INPUT

There were no comments from members of the public in attendance.

6. FINALIZE REVIEW OF OFFICIAL COMMUNITY PLAN

Co-chair John Peirce resumed the review of the Official Community Plan document from section DP-3 on page 43 where the Volunteer Review Committee concluded at the last meeting. Co-chair Peirce invited the public in attendance to participate in the discussion.

Island Planner Pat Maloney set up a projector and tracked comments to the Official Community Plan Word document from the review discussion. Susan Yates suggested that the village core area could be a separate section in addition to the DP-7 section. The Volunteer Review Committee discussed the village core area further.

VRC-007-2010 It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee recommend that the Village Centre section of the Official Community Plan become a section on its own, and in order to determine what will be contained in that section, the Local Trust Committee authorize a Community Workshop.

CARRIED

Island Planner Pat Maloney explained how the proposed work of a consultant on the Steep Slopes and Hazardous Lands Study should provide the information to rewrite Section 7.2 of the Official Community Plan.

Island Planner Pat Maloney reviewed the current status of groups that are studying transportation issues on Gabriola Island. There was discussion about the completion of roads on the island and it was suggested that an objective to complete emergency roads essential for emergency access should be included in this section.

Discussion of the review concluded and Island Planner Pat Maloney suggested that the committee members develop a list of definitions that may be needed to

revise Appendix 1. She said that she will be summarizing the comments made here with the last two meetings and prepare a report for the Local Trust Committee.

7. STRENGTHS AND WEAKNESSES OF S.W.O.T. ANALYSIS

Co-chair John Peirce asked members of the Volunteer Review Committee to look at the Official Community Plan document and record on a post-it note what the strengths of the document are, and on another post-it note what the weaknesses of the document are. Island Planner Pat Maloney collated the notes on two flip charts and reviewed the results.

The strengths were identified as; good overall structure, objectives have required elements, protects agriculture, recognizes the rural character, encouragement of self-employment, and strong focus on environmental goals.

The weaknesses were identified as; lack of knowledge of aquifers, needs implementation strategy, some things should be in the Land Use Bylaw, needs vision statement needs organization rewrite, missing goals, update mapping, village commercial area needs more work, advocacy statements update, too short sighted for affordable housing and no assisted or extended care facilities, does not express special character of this island, fails to address demographics, bylaw enforcement not supported, structure and numbering system, expand density transfer, future population consideration, and could identify area for business lots.

A complete list of the strengths and weaknesses are:

These ideas are presented as “raw data” and have not been edited, nor may they represent a consensus of ideas but are all of the ideas that the members presented. They are presented in no particular order.

Strengths

- Heritage and archaeological protection is recognized but could be clarified and strengthened
- Good work
- Although the document has a poor structure, it does have most of the elements that are required
- Parks
- Recognizes the value of rural character
- Rural character
- Limiting development
- It exists – even though it may not be perfect it exists and there has been an OCP since 1978 (while some islands still do not have an OCP) and its existence is what has kept the island as it is now
- Overall philosophy is good in most cases

- Overall structure
- Environmental goals
- Protects agriculture and forests
- Section 7 is OK with a little work
- Commercial guidelines
- Environmental protection (with a few changes)
- Protection of forests
- Encouragement of self employment
- Support for tourism
- Strong focus on social and environmental goals
- Provides a basis for the future (reasonable) development of transportation
- Mandate to preserve and protect
- Rural character
- Encouragement to keep the village centre character (no fast food franchises)

Weaknesses

- Water (in terms of lack of regulation of ground water, lack of knowledge of the amount of ground water and lack of conservation means)
- The OCP needs a policy analysis to see where IT work will follow (a monitoring of the implementation)
- Too long – some sections belong more properly in the Land Use Bylaw
- Needs a vision statement
- Needs organizational re write – separate goals, objectives, policies (sections are inconsistent now)
- Lack affordable housing policies
- Update the mapping
- Needs explicit objectives with regard to economic and affordable housing goals
- Village commercial area needs a lot more work
- Most or all advocacy statements are outdated nor reported on – therefore poor accountability
- Update Advocacy statements
- Structure not coherent, needs re working
- Too short sighted for all categories of special housing, not just affordability
- Bylaw enforcement (lack of)
- Protection areas – not enough and not well defined enough
- Structure of the document is not good – new numbering system would help
- Lack of affordable housing for low income families
- Lack of multi family housing capacity
- Needs explanation of density transfer capacity
- Needs more water guidelines
- Outdated terminology
- Needs to take the coming population into consideration
- Lack of economic goals

- Not recognizing the village core as the larger entity that it is
- Limited commercial zoning
- Lack of support behind commercial diversification
- Lacks an overall goal for business development
- Lack of protocols with First Nations
- Density of single family on large acreages over 5 acres (if a 5 acre parcel can have one cottage, why cant a 20 acre parcel have two)
- No recognition of green housing
- Does not express the unique character of this island
- Fails to address demographic issues (aging population)
- Affordable housing and seniors housing
- Industrial properties or strata lots – for home businesses that get too large, should be moved out of the residential areas, but no place to move to

8. REPORTS FROM SMALL GROUPS

Randy Young provided a report of a recent meeting of the sub-committee discussing issues concerning water conservation on Gabriola Island. John Peirce said that he didn't think it was appropriate for the co-chairs of the Volunteer Review Committee to participate in sub-committees and announced his withdrawal from the group. Randy Young said that the sub-committee discussed expanding the water section of the Official Community Plan and are developing a selection of items to add. He said the group would like to consult with the Gabriola Island Groundwater Management Society to determine water supply objectives and water contamination objectives.

John Peirce asked about the geological context of water sources and suggested that the group may consult with Nick Doe. Rick Jackson referred to previous reports relevant to geological context and offered to forward the reports to the discussion group.

9. COMMUNITY INPUT

Rick Jackson commented on the issue of homeowner insurance. He said that the assurance rating on Gabriola Island is based on single-family dwellings and fire insurance underwriters would reassess the situation if there were an increase of secondary suites. He said this could result in the increase in the cost of homeowner insurance. The Volunteer Review Committee discussed the issues involved with illegal suites.

Trustee Ferens updated the Volunteer Review Committee on the work being done by the Local Trust Committee. She said that the Local Trust Committee would start looking at the comments on the Official Community Plan and develop a strategy for implementation. She said that the Local Trust Committee would like comments for the next meeting on April 29, 2010. John Peirce said that he is

hearing a consensus that Island Planner Maloney would make a report to the Local Trust Committee with comments on the Official Community Plan document review and a copy of the Strengths and Weaknesses list developed at this meeting.

10. NEXT STEPS - RECOMMENDATIONS

There was a discussion of reviewing the accumulation of comments for the next meeting.

Lisa Webster-Gibson offered members of the Volunteer Review Committee CD copies of the First Nations Environmental Assessment Toolkit. She briefly explained the use of the publication.

11. NEXT MEETING DATE AND MEETING SCHEDULE

The next meeting of the Volunteer Review Committee will be held at 7:00 pm on Tuesday May 18, 2010 at the Agricultural Hall on Gabriola Island.

12. ADJOURNMENT

The meeting was adjourned by consensus at 10:07 pm.

Recorder

Co-Chair

Co-Chair