



**GABRIOLA ISLAND
VOLUNTEER REVIEW COMMITTEE FOR
THE OFFICIAL COMMUNITY PLAN AND
LAND USE BYLAW REVIEW
AGENDA**

AGENDA

**Tuesday May 18, 2010 at 7:00 p.m.
at the Agricultural Hall
465 South Road, Gabriola Island, BC**

	<i>Page No.</i>	<i>*Approx. Time*</i>
1. CALL TO ORDER		7:00 p.m.
2. APPROVAL OF AGENDA		
3. ADOPTION OF MINUTES		
3.1 Minutes from the April 20 2010 Meeting (<i>attached</i>)	1-6	
4. BUSINESS ARISING		
4.1 Direction for Subcommittees – April 29, 2010 GILTC Minutes (<i>attached</i>)	7	
4.2 Results of the SWOT Analysis (<i>attached</i>)	8-9	
5. COMMUNITY INPUT		7:30 p.m.
6. REFERRALS FROM THE LOCAL TRUST COMMITTEE		7:45 p.m.
6.1 Memorandum dated May 3, 2010 regarding Summary of Survey Results and Community Workshop (<i>attached</i>)	10	
6.1.1 Summary of Survey Results and Community Workshop (<i>attached</i>)	11-29	
6.2 Consolidated List of Identified Issues and Concerns for the Gabriola Island Official Community Plan Review – Staff Report from the April 29, 2010 GILTC Meeting (<i>attached</i>)	30-33	
7. REQUEST FOR RECOMMENDATIONS ON TOP PRIORITIES FOR RESEARCH		
8. COMMUNITY INPUT		9:30 p.m.
9. NEXT MEETING DATE		
Tuesday June 15, 2010 at 7:00 p.m. at the Agricultural Hall, 465 South Road, Gabriola Island, BC		
10. ADJOURNMENT		10:00 p.m.

**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, 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.

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.

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

Patricia Maloney

4.1

From: Patricia Maloney
Sent: Monday, May 03, 2010 9:18 AM
To: John Peirce
Subject: LTC direction for sub committees

John, As you heard at the LTC, the discussion on the subcommittees did not make it into the draft minutes and Sheila Malcolmson has written an addition to the minutes to provide the explanation. I believe she gave you a hard copy but I was directed to ensure that you have the wording, so here it is.

12.1.4 Revised Terms of Reference for the Volunteer Review Committee (March 30, 2010, GILTC Minutes)

The revised Terms of Reference for the Volunteer Review Committee was adopted at the March 10, 2010 meeting and those amendments were reviewed.

Further discussion with the Regional Planning Manager and trustees concerned the Volunteer Review Committee striking task subcommittees. The resulting advice was that 1) it is the LTC that establishes task forces and subcommittees, 2) a quorum of an advisory committee (e.g. VRC) must meet in a public meeting, 3) nothing can prevent individual advisory committee members from discussing issues outside a meeting, if they aren't a quorum, but for transparency reasons it is recommended that this be initiated at a public meeting. I will add this onto the Agenda for the May 18th meeting.

pat

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Preserving Island communities, culture and environment



Memorandum

4.2

Date April 21, 2010 File Number GB/04-1-i-a
To Gabriola Island Local Trust Committee
From Patricia Maloney
Re Volunteer Review Committee for the Official Community Plan Recommendations and Suggestions

At the Volunteer Review Committee meeting on April 20, 2010, the Committee passed a resolution that is forwarded to the Gabriola Island Local Trust Committee as follows:

Moved by Sara Brockelhurst, Seconded by Susan Yates

*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.*

In addition, the VRC members conducted a short Strengths and Weaknesses assessment of the OCP and asked that the ideas raised in that session be forwarded to the LTC as they consider issues and research for the Official Community Plan Review. Those thoughts are as follows. Please note that 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

In addition, the VRC has been going through the OCP and has many suggestions for changes, clarification, definitions etc. This will be consolidated and forwarded to the LTC as soon as the consolidation is complete. The LTC is asked to recognize that while this does not represent a consensus on the changes, it does represent comments made by committee members.



Memorandum

6.1

Date May 3, 2010 File Number GB/15

From Patricia Maloney

Re Summary of Community Survey Responses and Comments and the Comments from the March 27, 2010 Community Workshop

Attached is the Summary of the Community Survey and the Community Workshop.

The Community Workshop was held on Saturday March 27, 2010 in the afternoon at the Agricultural Hall. Approximately 70 people attended the workshop. The format was small table discussion groups facilitated by a member of the Volunteer Review Committee. The tables were asked to comment on the same parts of the existing OCP as were included in the Survey; the context, the principle, the social goals and the environmental goals.

The Survey was prepared by the Local Trust Committee and was inserted in both local newspapers in March 2010. The summary prepared here is based on the responses (responses are included verbatim – except where hand writing required some interpretation). There were 116 returned surveys. Not everyone answered every question. The staff recommendation column is a result of staff reviewing and discussing the comments and developing options or suggestions to resolve the comments or to reword the document so that the statements are consistent. The actual completed survey sheets are available at the Islands Trust office (700 North Road) for viewing by the public.

This summary has been forwarded to the Volunteer Review Committee for the Official Community Plan Review. The Local Trust Committee has asked the VRC to review the summary, a comprehensive list of issues and make recommendations to the Local Trust Committee on the priority issues.

The Local Trust Committee and the Islands Trust office and Planner are accepting comments and suggestions from the public. These can be mailed to the Islands Trust office (700 North Road, Gabriola, V0R 1X3), or faxed to the office (250-247-7514) or emailed to the planner at pmaloney@islandstrust.bc.ca.

pc

CURRENT OCP COMMUNITY CONTEXT, PLAN PRINCIPLES AND MAJOR GOALS		Strongly Agree	Agree	Un-decided	Dis-agree	Strongly Dis-agree	Don't Know	COMMENTS FROM THE SURVEYS	STAFF RECOMMENDATIONS
Context									
1.1	Approximately 10% of Gabriola's land base is in public park (at the time of the 1998 OCP, it was less than 1%).	37	34	2	2	4	25	<ul style="list-style-type: none"> define park this is a factual question – not an opinion – we can always use more parkland more needed these questions are rather obvious should have more at least 10% of the land should be in park would like to see at least 15 – 20% of land base declared public park or undeveloped forest or meadow land this is a statement not a question if this is a statement what does it matter if I agree or not – personally I'd like to see develop limited to the carrying capacity and everything else put into either parks or trails, or agriculture or managed forests as a question this makes no sense – but I do agree that there should be more than 10% of land in parks density transfer for parks is great if this is a fact, what I to agree/disagree with – what are you asking? Be more specific – I don't get the point This is either true or false Protect only special areas now More park Enough for now Fact no goal A statement of fact Yes, very good work, more public park is needed (for animals, birds, insects, frogs etc. Review wording of 1.1, statement, not phrased clearly, define if possible some terms: rural, natural, rapid within the context 	<p>This was a statement of fact and very confusing to the respondents. If there is a target amount or optimum amount of park/open/conservation space for the Island, that should be a goal.</p> <p>Re write this statement to:</p> <p>Approximately 10% of Gabriola Island land area is protected as parks, trails and conservation areas providing land for walking, cycling equestrian use and protection of sensitive eco systems.</p>
1.2	Being an island, Gabriola has a fragile ecosystem which needs to be protected	82	24		3	3		<ul style="list-style-type: none"> island has no influence don't disagree with the goals but generally I don't think they capture our current situation. Should be re written with today in mind. Being an island is irrelevant 	<p>Need a solid statement about our ecosystem. Does not have to refer specifically to the island.</p> <p>Re write this statement to:</p> <p>Gabriola Island has a fragile Pacific Coastal Douglas Fir ecosystem with sensitive shoreline and marine environments.</p>
1.3	To maintain a balance between land use and environmental considerations it is necessary to limit further development.	56	20	6	13	11	2	<ul style="list-style-type: none"> I believe development should be limited but not stopped completely what kind of development should say "control with environmental footprint criteria" is this what the experts say? Who are the experts? How is the average person supposed to know? Depends on many things Be intelligent about ... No limit just manage The word limit should be control or guide 	<p>While most people agreed that there needs to be a balance, the way to achieve it was not clear. This is not a context statement, it is a goal. Therefore, we need to reflect this goal in the goal section and write a context statement.</p> <p>Re write this statement to:</p> <p>Development on Gabriola Island provides a variety of development types, mostly dependent on ground water and septic systems, making the need for environmental balance critical.</p>
1.4	The Village Centre is recognized as the social and business core of the Gabriola community.	44	53	6	4	5		<ul style="list-style-type: none"> the main core, there would be nodes recognizing the village doesn't mean eliminating existing services at Twin Beaches Not necessarily What are you really asking here 	<p>There were several comments, including comments from the Volunteer Review Committee, that while the Village at the north end of the island is important, it is not the only commercial centre and while it may be the commercial/business core, it is not the social core.</p>

1.7	To preserve the natural beauty of the Local Trust Area and recognize that areas of sensitivity or unique value require special protective measures	82	26		2	3		<ul style="list-style-type: none"> who decides 	Fine as is
1.8	To encourage the removal of existing sources of pollution and discourage activities or projects inside or outside the Local Trust Area which would reduce the natural and aesthetic values of the Area	72	29	6	3	2		<ul style="list-style-type: none"> too dangerous what are the existing sources of pollution, what projects, this could mean cutting trees on ones own property give examples of pollution – too vague a question who describes what is pollution 	Concern about how we remove the existing industry and pollutants. Add health (to natural and aesthetic values) Reword
1.9	To encourage only the selective and careful use of renewable natural resources in ways consistent with the goals and policies of the Plan.	57	35	8	7	3		<ul style="list-style-type: none"> what does this mean – unclear language locals only 	Concern that we do not have total control and so the goal should be a bit more specific. Re word
1.10	To recognize the provincial and national significance of the unique social and physical diversities of the Local Trust Area	58	26	10	7	4	4	<ul style="list-style-type: none"> what does this mean I have no idea what is “socially unique” about the LTA What unique diversities? Compared to? What unique diversities 	Respondents thought this was a bit confusing. Since the eco system mapping has identified unique and sensitive areas and items, the wording of the goal should be related to our mapping and what we can create. Re write this goal to:
1.11	To encourage good stewardship practices and the voluntary placement of land under protective covenants	69	32	4	2	3	1	<ul style="list-style-type: none"> except that there is no way to enforce covenants, up to individual owners 	To identify and strive to protect the sensitive eco systems located on and surrounding Gabriola Island. Fine as is.
Other comments on Environmental/Social Goals									
<ul style="list-style-type: none"> As we enter another drought year, I feel the collection of rain water should be encouraged with cistern system subsidies, low flush toilet discounts and water conservation education Consideration should be given to people with disabilities and environmental sensitivities. Examples are physical access for people with limited mobility, residential areas free of chemical and electromagnetic pollution, public areas where people can access services with ease and without being expose to environmental toxins We were dismayed by the attitudes towards affordable housing reflected in the recent Sounder article. “Old fashioned thinking will not help us solve new problems” If we were able to increase parkland significantly in ten years surely we can think of some viable options, both environmental and social, for affordable housing Protection of marine ecosystems, any marina development should include sewage pump out, waste disposal and oil/fuel spill prevention Increase on island employment by using alternative models Change is already happening and unless the Trust can move with the times, Gabriola will become stagnant with no one but the elderly and affluent living here. Ponderous is always the word that comes to mind when I read any coverage of Trust work Protection of ground water. Encourage smaller homes. Establish wildlife corridors across the island. Discourage full lot fencing forcing wildlife out onto roads. Those who take a free lunch at the Commons should be required to do work at the Commons or elsewhere in the community unless a doctor’s note states they are incapable of doing anything All new development to include water collection (rain) systems). Concern over the number of permanent buoys in Silva Bay and oth3r bays around the island. Encourage all residents to be stewards of the land they use. Continue to lobby other government agencies for better tools with which to fulfill the mandate of 									
Add a goal re water conservation and water use/.									
Add a goal regarding the protection of ground water.									
Add a goal/policies re stewardship of the land.									

	<ul style="list-style-type: none"> • Both environmental and social goals should be reduced to a single succinct goal statement for each. Multiple sub goals dilutes the impact of trying to be more specific • Consideration of density transfer showing where further growth for its own sake an error. Further growth in the right areas (the commercial core for example) is OK with concurrent further protection of sensitive areas. • Sustainability – not preserve and protect • Keep this island rural and quiet. Ban ATV's, Harleys, loud stereos, cell phones. Protection of the natural environment is paramount. Gabriola is a gift. Minimize any change to natural beauty. Ban resource depletion, water, gravel, shellfish etc. • Encouragement of food growth/farm markets. Perhaps thoughts of how to help the Commons become more of a major centre for the ideals of the community and link it with school activities. • To maintain affordable housing, i.e. Housing that permits affordable homes for residents employed on the island. • Transportation – public transit on island, safe bicycle paths, environmentally responsible ferry and emergency vehicles, water taxi, float plane, helicopter (for emergency only) that is responsive to the needs of the residents and visitors, publicly owned and NON PROFIT ferry system • Reduce electromagnetic and radiation pollution from cell towers. Have a policy to protect Gabriola from cell towers, FM towers or any broadcasting towers. Island is too small for broadcasting towers, the power is very strong, harms animals and people. • If we expand parkland, to build a free-run dog park. No outside burning. Put pressure on Harmac to reduce toxic emissions. • We are needing on this island an open area for open air musical events (musical performances on a permanent stage that may be roofed). We should be encouraging music and musicians at every opportunity – providing a permanent venue (goat barn?) with open air capabilities. • I wonder if growth in housing for the wealthy can be stopped. Can we support ourselves economically and socially? • Water table and aquifer problems. Roof collecting of water in all new construction. Earthquake construction standards. Tsunami preparations. Fires and Droughts. Maintenance of forest cover to allow water to soak in. • No new densities until closer to in-filling • For a healthy community we need people of all ages and income levels living here; therefore we need affordable housing. Consider housing above commercial development, limiting the size of building per lot (2000 sq.ft per ½ acre; 3000 sq.ft per 5 acre), legalize granny suites to help pay for mortgages and provide housing • Environmental – encourage use of alternate water resources i.e. cisterns; green technology; water conservation; non use of pesticides • Social – encourage and promote walking, bicycling through safe alternatives (paths) encourage and enable affordable housing on a limited scale taking into consideration environmental factors (water and sewer) and in limited areas, mix of affordable and market rent/ownership in specific areas only • we need a walkable village centre with a variety of incomes, and age levels • protection/conservation remains the first priority, increase the percentage of protected lands and include marine ecosystems to 20% • work in partnership with federal government and first nations in establishing further land and marine protection areas – research the concept of establishing and urban national park on the island, develop educational opportunities and visitor experiences that are in keeping with the low impact 	<p>Add goal for on island food production.</p> <p>Add goal to reduce dependence on personal automobiles.</p> <p>Add more policies regarding communication towers to reflect the standing resolution of the LTC.</p> <p>Add goal re affordable housing and then add policies for more than just seniors and special needs people.</p>
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	<ul style="list-style-type: none"> • Affordable rental housing. Affordable homes for 1st time buyers. Require all new construction to have cisterns to catch rain water as primary supply of water – wells to be secondary. Encourage commercial services at South End to reduce travel on island. • Add social goals: shall strive to provide a continuum of care (i.e. Assisted living for the elderly, long term care for elderly) • Affordable housing for families and younger people, and artists should be planned for. This should be done by allowing housing options such as secondary suites, apartment rentals over commercial space, apartments, townhouses, coops and coop housing development • More restrictions on properties under 5 acres, more latitude for building and business use on 5 acres and larger properties • Environmental – bike lanes, vehicle emission testing • More support for Island businesses to create a real economy which would create jobs and minimize travel to Nanaimo (pollution) • Provision of conditions enabling the supply of affordable housing – for families, the disabled and seniors • Gabriolans, for the most part, want to live in a forest not a suburb, therefore we need a forest residential zone • Bike paths wherever possible • A long term plan for low-income housing, not a short term one (i.e. legalizing illegal suites – no guarantee that the rent will be affordable) • Work with the RDN and BC Provincial government to develop a water policy that is beneficial to everyone on Gabriola: i.e. water cistern incentives, high efficiency septic systems especially for ½ acre parcels • Tighter restrictions to development – use and appearance of small lots • More options available to larger parcels (greater than 5 acres) to encourage home-based businesses/self employment opportunities • To create a community that accommodates low income residents through designated social housing projects (planned) and not through legalizing illegal suites (unplanned) – especially when we have no good data re eco sustainability or build out numbers or even valid information re the increase in density that the latter option would create • I think the environment is more important than the whims of people. I think the environment is more important than the money people want to make exploiting it. • No more pumping water from wells on island – too many other wells are affected by this. Use catchment or truck water from Nanaimo. • Aesthetic values/rural character preserved • Tourism encouraged to improve business/economy • Greater flexibility for business development on properties larger than 5 acres – greater restrictions on smaller lots • Debris and junk removed from all properties • Permanent indisputable parkland • Shutting down Harmac as a disgusting pollutant and the sole reason for any ill people on Gabriola • Maintain a vibrant community with living and working opportunities for a wide range of economic levels • Eliminate homelessness on Gabriola • Don't make unlawful suites legal – enforce building codes and rules • Social goals including mixed use business/housing, co housing, legal secondary suites (fees could pay for inspector), denser housing options with common water/septic as done @ Anmore Green in Port Moody • Environmental goals – electric cars, bike paths on major roads, car stops, bus for island connector to Nanaimo bus as Bowen has with West Van bus system • Perhaps there should be more emphasis on: life on the island(s) isn't all about 	<p>Add goal or policies re walkability.</p> <p>Add policies regarding cisterns for all new development.</p> <p>Add goal and or policies regarding tree removal.</p> <p>Add goal to (define and) preserve the rural character of the Island.</p>
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	<ul style="list-style-type: none"> • Affordable housing is a laudable social goal but any such housing should be held to the same standards as current housing must meet e.g. density, septic and water requirements, building code • Enshrine the reality that bulk water sales are a fact of life on Gabriola. The need to ensure the neighbouring properties to the extraction sites are not adversely affected must also be addressed. Rain water collection systems and cisterns should be mandatory for all new construction and encouraged for existing properties. • One of our main problems is that the Trustees insist on focusing on social goals rather than on their mandate of land use. Keep all social goals out of the OCP. There are other bodies assigned to that task. • Rainwater collection systems should be mandatory for all new and existing buildings;; otherwise the bulk water sales are necessary • WATER • Increased sports facilities for youth and adults – e.g. pool • Encourage affordability for people of all income levels to live on Gabriola. Ensure that a diverse population is able to live on the island –rather than make it a place for only the wealthy to afford to live. • There should be considerations for businesses on the island that are selling or closing at a frightening number • To provide housing which is affordable for singles or families that live below or barely above the poverty line • Our community is aging and dying and there is no allowance for the people who make minimum wage and provide important service industry jobs will be able to live here • Continued development of local health care facilities • Continued development of alternatives to the village market (where viable) • Far better road maintenance solutions than is currently provided • Create community cistern for rain water collection that could be sold to residents • Low cost housing already exists – survey “summer only” residents to allow for off season rentals • Water – all new buildings are required to collect rain water and store in cisterns. Well owners need cisterns. Fill in wet season. Composting toilets • Encourage the building of small homes (not real estate stock) small foot prints • Increased recreation facilities to engage youth, and young adults as they grown in this community i.e. not just summer programs • Encourage large gardens for food security • Encourage wild life corridors (fence gardens and livestock only – not the entire property) • No commercial sales of ground water – protection of ground water • Discussions regarding the impact that Harmac’s emissions have on Gabriola Island • A policy should be in place to respect any further development of cell towers on Gabriola. No rezoning for the FM tower, if you allow one – Industry Canada can then override any policy and let Telus and Rogers build whatever they want • The well-being of the environment must take precedence over all other considerations if choices have to be made. We need to know what is happening with our water. Also need more focus on how to help farmers on the island • Other than small adjustments, the plan is good • To be in accord with the Universal Declaration of Environmental Rights – which recognize our intimate relationship with nature and our responsibility to live in harmony with the earth and all its inhabitants 	<p>Add policies to encourage green construction (include cisterns) – while we may not be able to enforce all of it – we could provide guidelines for green development</p> <p>Legislation requires that we consider social goals</p> <p>Add economic goal to encourage small, unique, non chain businesses for their service and employment.</p>
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	<ul style="list-style-type: none"> • To adopt the “strong sustainability model” as opposed to the facility – 3 legged stool model – that acknowledges that the foundation for social/economics sustainability should be a healthy environment • The issue of a bridge to Gabriola always comes up from time to time – should fuel and expense of the ferry become prohibitive to island residents, perhaps a cable ferry – or smaller passenger only ferry could be considered – cars could stay in Nanaimo is island has bus service • Social goals – should also be expressed clearly in referring to cultural goals; what is the Gabriola lifestyle: diversity, demographic variety, artistic, environmentally conscious, rural, nature loving • Potential environmental checklist – visa vis future development/expansion • A social goal that would be good is to not validate whiners and complainers unless there is a realistic point • Providing emergency food to the same people for years is questionable and takes away any incentive for them to become productive • To preserve and protect the rural character of the Local Trust Area • Keep Gabriola RURAL. No increases in density, no secondary suites. Respecting the beauty and nature that made Gabriola the place we wanted to live in the first place. Water should be a key issue. • No increased density of ½ acre lots • Encourage natureescape BC – program adoption on small acre lots • Proactive rather than reactive bylaw enforcement • Reduce bedrooms and persons allowed in B&B on small acre lots • Planning with consideration for: ecosystem-based management; watershed-based management; precautionary principles; maintaining diversity; maintaining large intact parcels • To ensure healthy air quality, both from the island and surrounding areas (Harmac, burning) • To ensure pollution from electromagnetic is minimized (no further communication towers, limit zoning for future etc) • There are many people on Gabriola who do not have stable, affordable, safe or adequate housing. This needs to be recognized and addressed in a comprehensive way in the new OCP – make this an intention of the OCP. Consider developing a comprehensive, affordable housing policy in collaboration with community groups who are working on this issue. Advocate for a Trust-wide body to administer the development of affordable housing. • Before the island becomes over populated, a comprehensive study as to the amount of water and septic area should be done. Why allow increasing the population if water supply cannot support the population? Or are you saying they can truck in water and truck out sewage? Or the aquifer that supplies a group of people can be sucked out to support people who have no cisterns or have to buy water? • A specific water management plan should be in place after a comprehensive study on exactly how much ground water is available. Then it can be decided how much population this island can sustain. • A ban on cosmetic pesticides and herbicides but also leaning towards a complete ban on all pesticides and herbicides • All new construction should be accompanied by a “kit” to encourage and facilitate rain water catchment rather than the drilling of wells. • We need to find ways to encourage land owners (large and small) to preserve natural (flora and fauna) some communities restrict the percentage of a lot that may be cleared – without laws protecting the natural vegetation, we all find reasons to cut our trees • Multi unit housing shouldn't be allowed on Gabriola, rural not urban development. There are very few places left to trail ride horses, open trails should be encouraged – put a size limit on new houses so that we don't have enormous houses using tone of resources 	<p>Add policies to develop a sustainability checklist (a la Salt Spring) for future development to follow.</p> <p>Add definition of Rural Character and Vision (could be the focus of a community workshop)</p> <p>Future research – would IT partner with other agencies to fund a ground water assessment like Area A – Cedar?</p> <p>.....</p>
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										<ul style="list-style-type: none"> I'd like to see the beach front protected. Take a walk along any public beach and look at how many structures are built out into public land. Sometimes these structures are impassible at high tide. Try to walk the ocean front between Twin Beaches... Keep the old OCP To maximize opportunities in public land, example: local hunters be allowed to hunt in set areas to reduce the deer population caused by feeders of wildlife. We should have bylaws and fines for feeding wildlife and littering and dumping More parks, bike and hike trails as viable alternatives to cars Support Gabriola Commons as public resource/community builder Water storage collection (rain) needs to be emphasized. No more septic fields (we live on a rock), encourage purification, usage of grey water, no more water wells drilled, population cap 	Add goal re ecosystem based management.
Social Goals											
1.22	To preserve the rural character and atmosphere of settlements in the Local Trust Area and ensure that communities remain viable, healthful places in which to live, providing for a variety of lifestyles in harmony with the natural environment	82		24	3	3	3	3		<ul style="list-style-type: none"> too airy-fairy not sure what "communities" and "settlements" means The term settlement is just a bit outdated, this is not the 1700's Divide into two parts and re word Wording is strange – "atmosphere of settlements" This needs to be defined, we are perhaps a combo of rural /suburban urban Concept of rural is not clear 	<p>Add the act of defining "rural character" to the visioning workshop.</p> <p>Revise wording for the Local Trust Area to Gabriola Island Planning Area and add a definition</p> <p>Communities/Settlements – plural is confusing since this is only for Gabriola</p> <p>Re word goals to:</p> <p>To preserve the rural character of Gabriola Island.</p> <p>To ensure that Gabriola Island remains a viable, healthy place to live for a variety of lifestyles in harmony with the natural environment.</p>
1.23	To ensure that access and opportunity now and in the future are provided for the public to enjoy and appreciate the Local Trust Area in harmony with the natural environment and existing communities	81		38		4	2	1		<ul style="list-style-type: none"> too unclear – what does this mean – obscure – no change in growth please remove what does this mean – sounds like legaleze don't understand this question 	<p>Re word goal to:</p> <p>To ensure public access to parks, beaches and natural areas.</p>
1.24	To ensure that options for future generations to make land use decisions are not jeopardized.	54		35		5	16	3		<ul style="list-style-type: none"> too vague not sure what the purpose of this clause is – I don't think the OCP should provide for future opportunities to reverse the preserve and protect mandate this would mean we couldn't do something like create an ALR because it could jeopardize future developers keep agricultural land intact for future generations I support restrictive covenants to protect land That depends on what the change is and what the growth is How is this used/applied/determined Just a comment on the "goals" from the previous page, in my opinion, the most important point is 1.24 – to ensure that the options for future generations to make land use decisions is not jeopardized. We all have a huge responsibility to use the land gently and sustainably and to leave some choices for future generations. They deserve a life too! 	<p>Re word goal to:</p> <p>To ensure that future generations can live on Gabriola Island and enjoy the natural environment.</p>
1.25	To encourage gradual and appropriate, rather than rapid, change and growth	63		23		11	5	2		<ul style="list-style-type: none"> Sometimes rapid, appropriate change is what is called for. Why dither if something needs to change Sometimes rapid change is socially appropriate But what is appropriate 	<p>Re word goal to:</p> <p>To encourage appropriate growth and development to meet the goals of the community and the Islands Trust Object.</p>

1.26	To recognize co-operation and communication with government departments, other agencies and public involvement in the decision-making process as essential to the fulfillment of these goals.	50	53	5	3	2	<p>Re word goal to:</p> <p>To work with other governments, agencies and First Nations to fulfill the goals and objectives of the Gabriola Island Official Community Plan.</p>
<p>Other Subject Areas that Should be Included in the OCP</p> <ul style="list-style-type: none"> • Look at starting from scratch on these goals. Use the 1998 as a reference. Also, look at other well written OCP's. Consider establishing an editing committee of community members or use the Review Committee. • Public involvement yes, but not necessarily government agencies • I don't feel that IT mandates of "protect and preserve", should be trumped by affordable housing issues. I feel Gabriola is an area that should focus on rural sustainability without compromising servicing human needs. The enforcement of short term vacation rentals as illegal could free up a lot of year round cheaper accommodations • Enforcement • Ferry is public transport and should be available • No more development. Place a cap on population. Keep industry off this island. Protection of ground water. All Gabriola should be on an "idle free zone" for cars. No subsidized housing, condos or apartments. No Bridge Ever • Affordable housing and healthy community • This is a mix of goals and fact, the OCP needs to be organized so that the facts are in a context piece and goals are in a separate piece • Recognize the ferry as vital public transportation which must bge affordable, encourage alternative forms of transport (ie I have an electric bicycle, I need dry, secure places to "park"), car stops for hitchhikers, seniors transport, more public land for a youth hostel, camping to encourage and welcome all people, for hiking and other green activities • Add more policies about climate change, transportation (walking, cycling and transit) and affordable housing • Housing is the obvious one, instead of trying to ease the problem, the Trust seems to come up with ways to make it difficult to provide extra housing. • The goal should be to keep this review process open and transparent. • Conduct proper surveys mailed out to every resident. This survey could be filled out by any non resident or developer. Or special interest groups. Ensure residents direct the questions not the planners. • Traffic flow and congestion. Allowance for multi unit buildings to make affordable housing possible. • Aggressive pursuit of green transportation methods and energy provision – cycle paths. And a public bus should be a priority. • Development Permit Areas with a design panel to help. Sidewalks or at least walking areas in the core (school to ferry) and pathways and bikeways with new developments • Open up all viable beach accesses • Look at the provincial requirement in OCP through the "preserve and protect" • Public input on development styles and design where, interest of lifestyle and health, safety would effect the people of Gabriola. • Community – managed water systems, gardens, compost systems to provide ON ISLANDS waste management and recycling. Mandatory rain water conservation with enforced bylaws. Grey water use for gardens. Farm practices that do not harm the environment, water, air, soil or living conditions (sound, smell, health) for people, wildlife and pets. • More rentals that are affordable. • Business goals – the businesses are a vibrant part of our community and should be included in an OCP. For example, Tofino passed a bylaw disallowing any franchises, so that local businesses could thrive. We need to adopt a more positive attitude to welcoming and encouraging island businesses – after all, they contribute to the community in so many ways. • Economic goals – all the economic opportunities currently in the plan should be listed under this goal • Noise! Resource extraction (water, sand, grave, shellfish etc). Local food <p>Climate change policies will have been added.</p> <p>Add more detailed design guidelines.</p> <p>Recommend creating a new section for Economic goals and a</p>							

	<ul style="list-style-type: none"> • Support only a limited number of people, cars, dogs, houses and what they contain, ferry space, medical, shopping plazas, and the endless stream of “I want this and I want that” • This is a land use plan. Surely the OCP should be predicated on the viability of what is included if Gabriolans are unable to live and prosper within the proposed land uses, the plan will be a failure • Just because the provincial or federal government allows land owners to harm the environment (gravel and rock extraction, deforestation, communication towers) doesn't mean we should not pass our own laws to discourage such actions • Maintain understanding/positive relationship with BC Ferries that our ferry is firstly a commuter boat and secondly a lifeline with mainland, and thirdly a tourism link. I feel that their decisions often reflect the reverse order. • Encouraging diversity and sustaining our human population. • Need to add economic goals i.e.: should future business development include social housing • If we do not plan for a mix of housing needs that allow for affordable housing then Gabriola will become a place where only the rich people will be able to afford to live. We do not want to end up like Salt Spring, or Whistler • Support for traditional skills development, support traditional wooden boat centre, more public access to shorelines and discouragement of inappropriate development • Create a water catchment strategy and use building code to have criteria for water catchment systems. Increase level and grade of septic systems to the highest level for properties under 5 acres • Roads – portions of the islands roads are unsafe for bicycling and for pedestrian use • The community should choose the desirable landscape features it wishes to preserve an offer appropriate amenity zoning incentives proactively – as was done to acquire the Borsuk 707 lands as park • Economic Goals – encourage local self employment, small businesses • Community Goals – maintain and encourage diversity of population i.e. ages, family type, income levels – retain rural atmosphere over most of the island by concentrating densities in special zones • Affordable housing should not be included in the OCP or Trust mandate • Community gardens – it is apparent world wide that community gardens will provide valuable local food sources • Develop a focus and style for building on small properties using criteria i.e.: west coast look. And also develop a tree replacement program so new trees are planted when the forest is removed especially for ½ acre properties • Vehicle condition (emission testing) and safety inspections, bicycle land encouraged, road repairs • I think the planner should be a rural planner, not an urban planner. I don't think we should do density transfers so that very rich people can get very much richer • Don't make unlawful suites legal – enforce the law (building code) • Water catchment system mandatory for new construction • Re-surface major roads • It would be very good to be able to work or spend time in my yard when I want and not when my neighbours determine by burning – smoke so heavy it sometimes covers up to 80 lots • Vehicle emission testing and inspection • Increase street lighting in congested areas • Limiting commercial space and development and zoning • Limiting subdivision, there is not enough water to support them 	<p>new section for Cultural Goals</p> <p>Recommend investigating the concept of businesses providing staff accommodation. It is a very old concept and can be applied here. Examples of other places include Fernie, Jasper, Banff and Canmore.</p> <p>.</p> <p>Consider a new development permit area for all small lot residential development areas based on environmental concerns re septic and water.</p>
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	<ul style="list-style-type: none"> • Low income housing • Reduce B&B on small acre lots from 2 bedrooms to 1; eliminate “rental non motorized watercraft” from same, this use belongs in a marina; reduce parking spaces on small lot acreage; present bylaws encourage paving over /removing trees for parking – put some teeth in bylaw enforcement through fines and enforce bylaw as such – moral persuasion does not work • Housing – broad range available • Transportation plan needed • Economic goals and policies – local work opportunities • Good management of ground water and septic disposal systems • Stop taking water out of the ground for sale and wrecking all local wells. Make water sellers use rain catchment systems like everyone else does • I worry about the size of population needed to sustain our local businesses; several have closed or are for sale. We need to plan for affordable housing for employees of our local businesses and service providers and to allow for growth to keep our economy alive on Gabriola • The RDN initiative for mapping the Island aquifers should be recognized although the results will not be received before this OCP is published • To provide for gradual development to meet the needs of today and the future, not try and retain some romantic idea of the past • SUSTAINABILITY • Form and character all along North Road from Ag Hall to Wild Rose • Mandatory cisterns for rain water catchment for all new houses with well for back up • All efforts to grow local food – garden plots in parks, all residential able to have chickens, encourage greenhouses etc • A wilderness trail or two like on Vancouver Island would be excellent • Air quality (jurisdiction advocacy), climate change (minimizing impacts and planning for adaptation) and transportation (jurisdiction and advocacy) • Keep Gabriola an island totally separate from other land masses – unreachable except by sea • Enforcing bylaws – why are there so many ½ acre lots with two houses? Why are there so many illegal suites? • Discourage light industrial and industrial zoning – zoning is just minutes away by water – Cedar and Nanaimo • Need an exploration of how island culture can be supported in ways that promote rural character and the well-being of the environment • To reduce cultural atrophy – specifically in the form of wholesale/retail franchise system that undermines local sustainability, diversity, security • To pursue amendments to the Local Government Act and ITA that would allow more “island control” over activities (e.g. building codes, public access trails, roadway technology (ditching and maintenance) normally reserved for RDN or Province (MOT) • Perhaps delivery systems could be encouraged for groceries, milk, eggs, bread etc. to discourage car use on the island • Sustainability – green building, green transportation, encouraging parks and walking, bicycles, horses to get around the island • Review mandate and ambiguous wording would be helpful • Community water collection systems or potential commercial water collection “hub” • Add economic goals • Some density increases in special zones to create affordable housing. Use housing agreements under the Local Government Act s. 905. If the Local Trust Committee does not have jurisdiction to enter into these – make it an intention in the OCP to advocate for the utilization of this tool on Gabriola • This survey seems to be biased to the Gabriola tree huggers. I am not opposed to some island growth in population as long as they can supply 	<p>Most people at the workshop agreed that less lighting is better. Technically (according to MOTI) there are no congested areas on Gabriola except North Road and Taylor Bay road for the 2 minutes the peak ferries unload.</p> <p>Consider applying “dark sky” policies through Development Permit Area and other policies (www.darksky.org and www.mdfoothills.com/darksky)</p> <p>Recommend consider expanding the planning for the “Village Core”</p>
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	<ul style="list-style-type: none"> The questions in this survey appear to be skewed and directly on in one direction – the direction of someone or some groups agenda. Questions are too broad in nature and some statements hold little meaning as I pointed out. I am disappointed in this survey. Possible cap on population We should develop a policy around “light trespass” perhaps this is an RDN issue. Calgary has been innovative in this regard – our porch lights and street lights should be shielded so as to not impact others – discourage open burning (RDN) ban it entirely or allow a couple of times a year Environmental awareness of wildflowers, native plant species through educational signs. People need to be aware of invasive plant species such as Tansey Ragwort, Daghne Lauveola, Scotch Broom and the need to remove them Disallow secondary suites – people can share common space in dwellings without adding kitchens and baths etc. This is a water and septic issue 	<p>Recommend consider including a policy about housing agreements.</p> <p>Recommendations or policies related to xeriscaping, drought tolerant plants and grey water cisterns for plant and garden watering</p>
Top Ten Values		
	<ol style="list-style-type: none"> Rural Environmental Quality Natural Peaceful Safe Walkable/Cyclable Community Diverse On Island Services Successful Local Businesses 	
Other Comments		
<ul style="list-style-type: none"> The planner has taken liberties by defining the “agenda”. I feel she should look to serving as a rural planner not conducting the process in an urban fashion and keep personal opinions to herself. Important to focus on preserve “ecological systems” not suburban lot characteristics. If possible, focus should be on increasing vibrancy in a village core and increasing opportunities for agriculture/food production outside of the core area. Innovative ways of thinking are required to ensure affordable housing is available. Finding a way to legalize some suites (those with enough water and septic capacity) while limiting the number of people per household addresses the issue of density while ensuring access to affordable housing Village core- create a separate community plan for the village centre that is amended to the OCP – what is the overall direction for the density model, development of walking/biking trails for this area, instead of stand alone infrastructure is an interconnecting water and sewer system between businesses a viable direction – within this community plan target this area for housing development (look to models such as living communities (www.livingforestcommunities.com) as model that develops high density hamlets accompanied by large land parcels protected by covenant Silva Bay Area – what is the direction for this “density core”, is it viable to follow the same principles that would be developed for the village core, is it possible to follow the living forest communities model and have these two areas as the “hamlets” within the rest of the island not targeted for further development? Please just look to the future as a changeable entity. Not everything can possibly stay the same. We need young people – people who can afford to <u>raise</u> a family not just live out the rest of their life grumbling about the way it should be. Do not increase density. No new suites. Consider having some park areas restricted to humans. Maintain wildlife corridors across the island. Discourage full fencing. This is not a controlled survey – should not be conducted like this. Better cooperation with RDN, they should be recognizing and supporting Trust area goals by encouraging public transportation and by supporting the local recycling depot Bike paths. Building code for alternative building encouraged. Sidewalks can be done – ask Linda Adams how she did it on Salt Spring. Never ever allow a bridge to Vancouver Island. Minimize change to the island. Water is such a major item on Gabriola – it would be wise to create a collection area in the park – 5 acres and rather than diverting it off to the ocean immediately. We could have a new eco system, water for fire, for cisterns, for pleasure, aquifer recharge. Water means life. I am new to the island and cannot get over all the green talk while old rusty boats, CCRs, trucks, foam statues etc. are on some many properties. Maybe a clean the island of debris day or month should be encouraged...a lot of old useless junk is spread all over the place. Apparently no home pride. Please use survey monkey – convenient and saves tons of money on data entry Parks – need many kinds including community gardens, wilderness preservation, pet off leash areas, access to beach/shore, motor free walking trails, wildlife protection areas etc. These need to be MANAGED and DIRECTED by ISLAND residents, not the regional district or other non-responsive or accountable organizations or agencies. 		

- We need to think like the First Nations – ahead to the generations after us – even if it means limiting their ability to make land use decisions that may go against the Islands Trust mandate at some future date. Density exchange seems to be used mostly as a technique to encourage development usually commercial. Legalizing illegal suites seems to be a set up for absentee landlords and perhaps below standard living conditions. There must be better ways to brainstorm affordable housing by encouraging actual home ownership – which also results in better taking care of one's own surrounding.
- Bike lane that is safe. Allow rentals and legalize illegal suites when they can be checked for safety – perhaps requiring to have permits.
- Culture – the community needs places to gather indoors and outdoors, for healthy community; self sustaining (as much as possible) in food and services, public transit/car stops – references Pattern Language and Life and Death of Great American Cities – human rights (water, food, clean air, housing and culture and community)
- OK, I circled 6, I know. After more than years on Gabriola I am moving off – why? 1. I cannot find full time well paid work on Gabriola so I have to take the ferry (ferry costs and time are issues). 2. Gabriola has become less diverse (economics, race) and more city-fied. 3. As Doug Catley pointed out we are becoming more and more like a gated community. 4. I am aging and I don't want to have a house and yard to take care of but there are no alternatives on Gabriola.
- I note no consideration of costs – pie in the sky is fine – but consider the cost. Asking more than one question in the same sentence dilutes the response. Nature/environment are quite independent of how we organize our society. They do not care, e.g.; rising sea levels at 3mm per year
- Legalize existing illegal suites after ensuring that they meet all building codes. Permit "in-law" suites in existing homes. Permit suites over garages. Without the above 3 points, we will not be able to provide affordable housing for all Gabriolans. We also need to provide affordable places for our children to live as they grow up and "move out" and we need to provide affordable housing for our parents on our property so they can live in privacy but be near us and affordable.
- Plant an island wide garden
- If the status quo is maintained regarding "density", zoning or allowable uses of the land, then the market will dictate who gets to live here and only the wealthy will be able to afford to live here. I want the people who work for the village businesses to be my neighbours on Gabriola
- More effort put into solving water and septic issues rather than avoiding change which as we all know is and will continue to happen.
- Limit use of tax payers funds suing local business owners and look for ways to assist business owners to grow and create harmony on our Island
- Ensure the plan meets the new provincial mandate for the provision of affordable housing
- Look at the logic of existing regulations about trailers, secondary suites, cottages, boarding houses, and the ways septic are controlled
- Scrap it, reduce government
- More public lighting on roads in density populated area and commercial areas i.e.: the village, twin beaches, ferry, whalebone, post office, madrona, silva bay for safety of the people. Also, bike/walking lanes on all main roads on Gabriola (North, South, Taylor Bay)
- More promoting of Gabriola as an eco friendly, green destination to increase local incomes for locals
- Keep the vision of the community open to options and available to the population of the island
- The existing plan has held the line against density increases. The revised plan should do the same, at least until we know the population size this rock can sustain (on water and sewer for a start)
- Please don't allow large scale development on island – it puts too much strain on wells etc. No condos etc. Must look at Salt Spring Island – what a mess.
- Be careful not to set up barriers that may be difficult to overcome by future generations of islanders
- Change is constant, be prepared
- In my view, nothing has changed here since the 1998 review other than the LTC encouraging commercial uses in residential areas; especially on half acre lot subdivisions such as I have lived on; my neighbours have been running an illegal vacation rentals/B&B suites etc. with no regard to anyone around them. The attitude seems to be if you don't like it – take me to court...and carry on business self centeredly with no fear of your bylaws
- Too much tourism will negate any efforts to keep this place rural, safe and of high environmental quality – same goes for home based businesses
- Who is going to take responsibility for our air quality – everyone should and all levels of government
- Playground in the downtown core (small children)
- Parking behind the village with green space where the parking circle is
- Allow for more than one resource in commercial development
- Allow for 3 commercial centres with mix of commercial (residential and greater density around them) (i.e. village and twin beaches and silva bay. Establishing greater density in the core commercial areas needs strong control over developments (i.e. enforceable criteria respecting water/sewer capacity) and allowing for special zones for multi family residences. Such concentration may reduce water/sewer infrastructure costs. I think we need to allow for some increase in overall density to accommodate for the centre developments with limited affordable housing. The development of an Island Housing Strategy could help facilitate affordable housing that meets the needs of islanders without opening the floodgates
- Buy "Lindsay Godfrey" land between South Road and Village for downtown green space – who cares if it is zoned commercial
- No hunting
- Make it free of undue influence by staff – get independent facilitator with no vested agenda – get rid of the VOCPRC and call public meetings on specific topics instead – facilitator to be impartial, not an islander, someone with a good track record
- Think about water before allowing further subdivision of land
- More waterfront parks and boat launch areas that is not privately owned (example: Muff Brown old lot where the "maple gates" guy bought it and made it private – ridiculous – this should be public
- Need an organizational overhaul – clearer links between goals and policies, add objectives under each goal
- People move to Gabriola to get away from city life, for a simple, quiet "old fashioned" way of living. Please don't allow city way of life to come here. Please put a policy in OCP to stop any new broadcasting towers or our island. Please put a policy for no hunting on the whole island. We have gunshot and hunters near our home – afraid to go out for a walk with hunters shooting so close to home. Protection of all wildlife.
- Need to stop all these travel trailers from becoming permanent residences – some with no septic system etc. (put 1 year limit)
- There are reports that support certain population sizes necessary to support local businesses. We are likely to have the businesses we have, but we really only seasonally have the population to support them. Not all local employees of a business live on Gabriola. How can we support a change to all local employees living here too?
- Climate change will likely occur no matter what Gabriolans and the world try to do about it. The affects of a warmer climate on the West Coast is not understood: it could be wetter or dryer. If we want to do something meaningful, we should be looking at ways to mitigate the worst case scenario. If we are to become drier (worst case) then fire will be a larger risk. We should, for example, be looking at reducing the risk with more fire breaks, cleaning up the undergrowth and adding more hydrants.
- If a goal is full employment and affordable housing, we have to provide for development and population growth
- To prevent development creates an artificial shortage, forces prices up, and will mean that only the rich will be able to live here
- This is a very weird questionnaire; I'm not sure that any positions following from this could be seen as based on the local will.
- Preserve and protect always worked for me

- Please, no increase in density based on allowing secondary suites. It only means that low cost housing will become more expensive vs, the cost from codes and permitting will go up
- Stewardship and restoration of native habitat and elimination of invasive species
- We desperately need an economic development plan, encompassing sustainable activities and living wages
- Having attended a couple of the OCP meetings, I feel the Trustees are a real detriment to the process.
- As a full time resident, I want to make sure that services and businesses remain viable – this means we need affordable housing – there is a terrible housing shortage for rental (year round, not just in winter)
- The islands trust mandate is critical but it does not preclude good development.
- Work smarter; not harder. We have means currently available. Use them. Resist bringing frivolous lawsuits against islanders
- I have mixed feelings about density swaps. Often rich landowners – developers, are looking for financial gain but try to appear benevolent.
- Secondary suites only on 5 acre lots or larger – do not legalize illegal suites
- Density transfer only for subsidized housing projects, the Island Trust must not take on the job of subsidizing housing – provincial and federal governments are down loading this one on small communities – yes I empathize with people who cannot afford housing but allowing the building of secondary suites will not be affordable for the working poor, or the disabled. We need senior government to step up.
- There needs to be more outreach to the community as a whole and less focus on one issue groups
- Get a new planner, this one is urbane not rural
- Need to mainstream consultation (preserve and protect) into the everyday decisions of business and public sectors (including the deliberations of the VRC on the OCP
- I don't like the word sustainability for the Island Trust – Hong Kong is called that – who wants to live in Hong Kong
- If you keep the same goals and principles I will be happy
- I think it is important that the community and the advisors (the VRC and staff) take adequate time to discuss difficult issues such as affordable housing, maximum population, density of population etc. By adequate time, I mean enough time for people to participate, to feel heard, and to believe they have been consulted (asked for input) at various stages in the process. Because it has been 13 years since the last OCP, the review process plan might be wide to extend this time frame of mid 2011.
- The diversity evident in the participation of the community on March 27th was very exciting. This is a rich community and many new people are coming out to listen and learn and speak. The more this can be encouraged over the next 15 months the better.
- Clean and protected bays, harbours coves and channels
- Should increase transportation issues i.e. cycle paths
- The plan should focus on land use, other issues such as business and social are beyond the scope of the Islands Trust
- I have recently moved to Gabriola Island and chose to live here because I felt that the current OCP is a good guideline for preserving the natural environment. If the environmental quality of a community is preserved and respected all of these other components will also develop
- If you cannot afford to pay to live on the island, I don't feel I should support people to move here. I live on a pension and my support for affordable housing is already taken off my cheque.
- My taxes are paid and we don't get regular service i.e. road paving, or even regular maintenance of gravel roads, street lights, snow removal and the ferries are seldom on time. The wait can be very long to get on or off during peak hours. This is Island life. If we increase our population the wait will be longer. Is a bridge with a toll being suggested by the LTC? A toll would be needed to 1) help pay for the bridge 2) not make it easy for criminal intent minded people to come over.
- To ensure a persons right to use of their private property
- If people cannot afford to live here, they should live somewhere else – affordable housing initiatives should not be considered
- Road maintenance must be looked at – more roads should be paved
- Healthy (in the vision matrix) not necessarily as in healthcare, but prevention by encouraging a healthy lifestyle for all. Providing healthy meals for those who are elderly or recovering from illness or disabled. Caring for our neighbours to enable them to live in their own homes. Mentoring those that may want to learn a career (cooking, gardening etc).
- Encouraging a more agrarian society through allotment gardens, saving seeds, buying locally, making better use of agricultural land
- I am concerned about popular focus on self sufficiency – can be very destructive – neighbours remove forest to plant a garden, others want to establish personal power systems which can be noisy and ugly and cause environmental damage rather than support our existing green energy system (BC Hydro) – no wind towers large or small. Any GHG emissions inventory that ignores off island travel is really pointless in my view
- I do not agree with what happened to the Thanksgiving tour Oct 2009, it became "big business" instead of unique small artists
- There are too many builders making a living by building spec houses which are very high end and change the character of Gabriola
- No secondary suites, consider enforcing the bylaws that exist
- Leave in the provision for further density
- With 1500 residential (lots and cottages) densities sitting undeveloped, it would be fool hardy to relax density restrictions. Those 1500 families will affect Gabriola in ways yet unknown. Gabriola is like a lifeboat that is probably already overloaded.
- Water and septic solutions along will be very expensive
- These goals need not include density increases or social housing
- Slow down and think of where this island is going before we over build this island
- No new densities
- We need real bylaw enforcement. Also, limit on the size of houses. The Trust Mandate "to preserve and protect" is critical. This island needs to be preserved and protected not developed and exploited. No density increases.
- Housing development on the island – continue with the direction of no further subdivision of land less than 5 acres, ideally it would be better to move it up to 10 acres if there is a community willingness – is the concept of keeping the same infrastructure footprint on a property viable? By this I mean if there is an existing house on the property and the owner would like to tear it down and rebuild – the footprint stays the same. Instead of creating huge houses that utilize an increase amount of electricity, water and space – keep the footprint smaller
- Can economic/tax incentives be provided to farmers? Perhaps through incentives the community can continue to encourage and support the 100 mile food production
- Housing sizes should be limited, more tax incentives for habitat protection, all developments should reflect the rural and natural aspects of the island
- Bike paths and lanes, encourage less use of cars, tree protection bylaw, pesticide bylaw, backyard burning bylaw
- Visitor Information and Signage- ferry hill signage – as welcoming to the island is there a mechanism to provide signage that is aesthetically pleasing or is there a different approach to provide information to visitors
- Work with the other government departments to create an interpretive centre in the building located in the Descanso Bay Regional Park, is it viable to have a visitor presence, during the summer, at the Ferry Terminal
- Please provide a neutral survey

- Affordable housing should not be part of the OCP
- Enforce the bylaws in place now equitably
- Please try to produce questionnaires in the future that are more realistic and meaningful and less one sided
- OCP is land use, don't try to micro plan every cause that is raised
- Get on with it – 12 – 15 months is ridiculous. The longer it takes the more rancor and dispute is created
- Have confidence in Gabriolans to deal with issues as they arise. Don't try to include answers and bylaws for everything
- LTC is not the local government so stop calling it government, it is a planning function, do a good job of that
- The Gabriola Fire Protection District has abdicated its responsibility and shows no interest in regulating smoke – The negative health effects of breathing fine smoke particulates is well and fully documented and I believe that we as a society are stupid not to do something about this problem – for a start, look at Nanaimo's fire regulations
- This island is very fragile – no capacity to carry the load of social development or increased density
- Should be no hunting on Gabriola
- We need real bylaw enforcement. Also, a limit on house sizes.
- The Trust Mandate "to preserve and protect" is critical. This island needs to be preserved and protected, not developed and exploited. No density increases.

Complete summary of the March 27th, 2010 Community workshop

General Comments on Context

- There are a mix of factual and directional statements
- Some of the statements are facts; some are potential goals, values, principles
- Context should be statements of fact, environmental conditions, governance relations, concrete factual pieces of info
- List all other government roles and relationships
- Fragile eco system is both a context and potential goal – describe what this means, riparian, coastal Douglas fir
- Add a context statement on affordable housing challenges
- Add an economic statement
- Add demographics and population projections (changes, trends etc)
- Add a short paragraph of description for each statement
- Add a statement on the relationship with the Snuneymuxw First Nation
- Survey does not have a question on this element. Change to 10% and is this sufficient at this time?
- Gabriola is a destiny and this should be in the context – tourism, low impact, especially as relates to out door activities, the future of Gabriola
- Need a broad statement on economic development and sustainability of...but 2nd to preserve and protect. Important to recognize importance of retirees to support island
- Re write – Gabriola is an island community where its unique environment, people and its natural amenities are preserved and protected.
- There are differing opinions regarding the range of preferred lifestyles on Gabriola, the rate of growth and the preservation of rural lifestyle
- There are differing opinions in the community regarding land use and environmental considerations
- There are two types of context statements – description and values – should be factual only
- Discussion of whether more than current 10% is wanted. Some wanted more pocket or neighbourhood parks. Pointed out that Gabriola possibly has a low %age of parks – would be interesting to know how Gabriola places in % compared to other islands.
- Agree need to say what proportion of land is public park use; but expand to address what is federal and provincial crown land and elaborate on SFN interests
- Identify % of residential vs. large rural (for all zoning types)
- Need to outline the % of ALR, the % of Forestry and resource uses
- What kind of activities are we trying to encourage in parks? Consider broadening the definition of public use to public space (ex. Bicycling)
- More parks and protected areas needed, conservation, marine protection, conservation on private lands, funding park development, tax increases to fund, money vs. conservation, wilderness areas vs. parks, fences only when needed (for gardens and livestock) for wildlife corridors
- Encourage bicycle use with paved shoulders
- The principle is that the island has a fragile eco system – the protection is the principle and the action
- No commercial development within park areas, not further logging, what types of parks do we want
- Move the opinions to policy sections, keep the context as the current realities
- Does the inventory include the nature preserves
- Can we use parks for community gardens
- Use the highway/road rights of way for parks
- Generally need more parks
- 10% in park now – should the statement contain that this is not sufficient? lower what the province considers sufficient, minimum, strongly believe it should be more – what are the mechanisms for increasing?
- What is reasonable to achieve and have a commitment to continue to increase
- OK except agreement that some references to water issue is needed here as it is seen as a major issue.
- Consider also a statement to reflect the rural/current or add – instead of limit development

- Access development through policies that reflect Gabriola's unique character
 - Protecting fragile elements of the ecosystem (old growth trees and coastal Douglas fir)
 - At least to encourage protection on private land
 - Decks and benches on foreshore are an issue
 - Protect the foreshore and riparian areas
 - Enforcement of currently bylaws
 - OK except add people and sustainability
 - Eco system should be defined
 - Look to protect native/indigenous flora/fauna – define eco system, all natural elements of the system?
 - Eco system mapping, which is in process, will aid this goal, park signage explaining fragile eco systems, initiatives such as the museum, the introduction of indigenous species back to the island
 - OK except some did not like use of word "limit" and thought "manage" or "guide" would be better. Is there a tension between the use of limit here and bullet #4 of social goals (encourages Gabriola development). No consensus on this issue.
 - Take out of the context, if you want to limit development, make it a goal but add a discussion about environmental challenges (water, septic, air quality)
 - Need to develop our own concept of what development is
 - What is appropriate development, ex where there is always grey water recycling
 - Yes but how, in terms of land use
 - Areas where density are more desirable, possible sq.ft. limit on houses, smaller footprint and impact
 - Use vs. user, one house can have many people
 - Special considerations for seniors
 - Inclusive – needs for long term care
 - Not a principle – a goal or objective – wrong place
 - Development needs to be defined
 - What does development mean? – limit development potential, nature of development – should density be used, limit to marsh
 - Add, "to the current density while allowing for sustainable development"
 - Define development
 - Not written as a principle, written as a goal, not clear – include a sustainability checklist – all items on the list must be met before building can proceed including septic
 - OK, except some questioned whether village is the "social" core of Gabriola community, no consensus on this issue.
 - Should the village be the only centre; it isn't the only one. The village centre is a major social and business core but need to recognize the other two
 - Call the village the major business core, in order to recognize that there are other cores
 - Affordable housing – housing is expensive, the needs of all citizens, separate development for long term care
 - The village is presently the dominant social and business core
 - General disagreement – the village is more than just a commercial focus and there are other commercial areas
 - The village centre is recognized as the primary business core of the Gabriola community
 - Need definitions that relate in the context to "amenities"
 - Did not get into this bullet nor discussed other additions to the context statements
 - If it is a goal, it sets art and artists as a special group – is this appropriate and add an economic picture or condition such as "tourism and arts and crafts, agriculture, retail, home based businesses or a fact such as 13% self employment in their own homes
 - Not part of the principle – too exclusive
 - General disagreement
- Principle**
- The "object" is in the Act and therefore not open to changes by the OCP review
 - Is the fundamental underpinning to the OCP
 - No change suggested
 - Recognize that the purpose is to outline community aspirations and provide guidance for Trustees
 - Need to have community conversation on principles and vision
 - Who are "other people and organizations"
 - All people should be supported not just artists
- Social Goals**
- No consensus over changes. Should some terms be defined such as atmosphere, rural character, lifestyles? Could "and atmospheres" be removed? Is settlements the proper term, what does it refer to?
 - Should be divided into two – preserve the rural characters (what is rural, large properties, Gabriola is sub urban at least in lot size) and ensure viable communities
 - Clarify settlement vs. community (potentially outdated)
 - Preserve means not making any changes – while preserving, rejuvenating – creates growth. Consider preserve and enhance rural character of Gabriola community.
 - Consider "to mitigate social disparity, to encourage an inclusive, divers and open community on Gabriola

<ul style="list-style-type: none"> • Table agreed that Gabriola is not a gated community • What is rural character? • Divide into two parts because they are two different topics – change provide to “allows” • General agreement but want to expand for income and housing, what does variety of lifestyles mean – make sure this matches the social goals • OK • Access and opportunity – very vague, what public (anyone, resident, non resident, or just Gabriolans), is it a social goal, covered in the principle, not necessary to repeat • General agreements • Should be reworded to clarify the intent. Pointed out that intent was to ensure that the island not developed fully in a rapid manner. • Future generations not jeopardized – to make land use decisions, what does this accomplish, cut it out • Possible re phrasing – “planning done with consideration for future generations” • Diversity of population • Importance of tourism – Gabriola beauty is for everyone, not just Gabriolans • Is tourism still an important part of life on Gabriola • Reopen the question of vacation rentals • Economics of suites and cottages, building a suite vs. a cottage • Encouraging visitors to Gabriola, environmental protection to protect the beauty and integrity of Gabriola as a tourism destination • Residential and tourism growth solved by solving the water problem (truck water from Nanaimo, build a pipe) • Definition of rural character (not urban) • While it is a bit vague, there was general agreement • No consensus. Is this section somehow a clarification of Bullet #3? Point raised – is “rapid” appropriate? Could there be a time when “rapid” is appropriate (i.e. to address an emerging issue). Have we limited ourselves? One suggestion to use term “ensure” rather than encourage to strengthen the statement. • Encourage gradual rather than rapid • Define “rapid” – inappropriate statement, encourage appropriate and gradual development • Public forum for development, community input for developments, would like to see the community consulted – considered change • Change wording to “to ensure gradual change and growth, appropriate to the rural character of the island.” • Agree but housing is needed • Makes no sense • OK except references to First Nations is needed <p><u>Additional Goals</u></p> <ul style="list-style-type: none"> • No consensus on these additions but suggestion to include affordable housing as a goal, self sufficiency but acknowledged that not fully realizable. Increase in amenities and services good but pointed out that in employment area such self sufficiency would necessitate rampant commercial/industrial development • Economic • Local Food Choices • Housing Affordability • Opportunities for physical activity and recreation • Add Snuneymuxw First Nation culture and history • Add safety • Add social goal related to First Nations; to pursue and support dialogue with First Nations, to recognize cultural significance of the SFN history and heritage on Gabriola – break down the social solitude • There are social elements that should be added to the principles • Support self sustaining and self supporting – but by using self sustaining does it mean we all have to become farmers, concern over the impact of supporting ourselves • Less dependent on the outside, concern that it relates exclusively to economic decisions • Should be inclusive, supportive, sustainable and safe • To preserve the rural character and atmosphere of settlements in the Gabriola Planning Area and ensure our community remains a viable, healthful, inclusive place in which to live, providing for a diversity of lifestyle in harmony with the natural environment – look at all the goals together and make sure they fit together • No mention of SFN or cultural goals • Change LTA to Gabriola Planning Area and make all goals more clearly worded <p><u>Environmental Goals</u></p> <ul style="list-style-type: none"> • Water protection is a huge issue – sewage running into water • Yes but need specifics such as elimination of invasive non native species, IT can advocate for Provincial land but cannot direct it; trustees to pursue all possible means • Consider expanding to be explicit to address list of identified issues • Broad goal – caution; re light industrial, discourage industrial, need effective enforcement, limited legal budget, better enforcement model? People are taking advantage of the zoning – community arbitration? • Revise wording to reflect preserve and protect • General agreement 	<p style="text-align: center;">27</p>
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- Acknowledge that social and economic goals are dependent on the ecological services that a healthy environment provides
- Need stronger wording instead of encourage
- OK – take out reference to Local Trust Area and say Gabriola
- Fight clear cutting using any means possible – selective harvesting
- Stop use of road salt
- Agree – protecting the foreshore – marine health – surface pollutants – suggested change – natural value instead of natural beauty
- General agreement but nothing is really natural
- Define unique and important areas – e.g. Watersheds and wetlands
- The need for sound science to aid in decision-making to support these goals
- Possibly remove the first part – does it allude to current major issues on island? Does “discourage activities or projects inside or outside the Local Trust Area...” cover off all issues
- Reword – strengthen the statement, reduce existing and limit activities which could lead to more pollution, focus on pollution removal, reference to aesthetics and encourage outside the trust – add a climate change goal
- Clarify pollution /existing pollution
- An issue – need to consider how to measure accomplishment of goals; methodology and credibility; part i already related to climate change; add goal – if you can measure it to reflect becoming carbon neutral
- Consider a goal to encourage use of renewable resources; also to share transportation; an additional goal to recognize impacts of transportation and encourage low impact transportation; advocacy role
- Cars are an existing source of pollution – slowness as a rural character
- Split into two – to encourage the removal of existing sources of pollution and to discourage activities and add “and which would increase potential health risks”
- Agree but agricultural should be allowed
- Incorporate the concept of ecological footprint into land use decisions.
- Policy statement not a goal
- OK, covers off forestry and water
- Yes, agriculture, foreshore and forest
- Strong statement, should be left in – add compostable toilets, grey water, hay bale homes
- General agreement
- General agreement to remove
- Question – reference to “social diversity” in current bullet an “environmental goal”
- Is this really necessary in the context statement, re assert as an objective under #1
- Consider enumerating environmental issues faced by Gabriola, such as within the rural context, develop a check list that goes to developers, if listed can then be reflected in goal, then supported by appropriate tool
- General agreement but not environmental
- Yes, add a new goal to effectively manage water resources
- Consider goal to reflect best practices of sewage treatment
- Great goal, already being done. Continue to encourage, compare data and sensitive areas, encourage good stewardship
- Act as a vehicle for proactive communication with the community
- Salish Sea should be added as an idea
- Recognize First Nations as a group for which Gabriola is important
- Emphasize diversity, vibrant community
- Split into two statements to encourage good stewardship... and to encourage voluntary submission of land....
- General agreement

New Goals

- Some reference to “development should address environmental impacts before being considered” with some form of sustainability checklist. Intent to strengthen requirements for new developments. Environmental impacts specific to but not limited to water and sewer.
- Need them to be better/clearer; pertain to environment
- Add the goal “to provide protection for our forest ecosystems” using the Gabriola Land Conservancy goal, with implementation ideas like:
 - Create a bylaw that makes clear cutting forest land illegal
 - Create an application process similar to an environmental assessment for forest land that must be approved before clear cutting
 - Create a map similar to the ecosystem map which shows the continuity of forests and how property lines related to these forest systems
 - Create developmental zone criteria based on what ecosystem the property is part of in order to preserve as much intact forest as possible
 - Create a forest protection law which prevents trees of a certain diameter being cut
 - Protect significant cultural and natural trees with tree protection legislation
- Additional suggestion – we discourage the use of recycled houses, because of the local environmental cost of disposal of renovation materials
- Maintain the water table in order to sustain tree canopy and foliage
- To look at sustainable energy on Gabriola
- Encourage and facilitate sustainable agricultural practices, in an attempt to re establish shellfish harvest areas
- Wolves and cougars should be encouraged
- All goals seem similar, maintain biodiversity, need an acknowledgment of the importance of protecting water – something more specific
- Conserving renewable natural resources, ensure adequate clean water supply

- Air quality not referenced
 - Acknowledge that water is a shared resource
 - Split the policies from the goals
- Vision**
- No consensus – but options are
 - No vision statement
 - Short statement like that for Cedar
 - Longer statement like that for Denman
 - Mix of sample vision statements
 - Most at the table preferred some form of vision statement to reflect how Gabriola views itself as a community. Some discussion over vision statement for community that may not be cohesive, easier if cohesive.
 - Respects and accepts limitations of surroundings, could reflect ability for everyone to be free to be themselves and at the same, committed to the common good
 - Include a vision – but should be short
 - Good place to state ideas of “rural, pastoral” nature and diverse communities, community that is tolerant of one another
 - Inclusive and diverse community
 - Open dialogue
 - Timeless characteristics – not urban
 - Rural as a goal, some debate as to whether rural is a reality
 - Rural character as an important shared belief and goal
 - Strong community as a goal
 - “island community” as a term
 - Nature and natural environment
 - Economically inclusive
 - Lack of traffic lights, street lights, garbage once every two weeks
 - Slowness, “island time”
 - Life on Gabriola requires planning, can’t just decide to do things lightly
 - Foreshore and water
 - Needs forward thinking on sustainable energy and global issues
 - Diversity of age and financial means within the carrying capacity of the island
 - Retain the ferry service
 - Sustainability and cooperation with other authorities
 - Maintain the quality of life
 - Short succinct statement – healthy happy Gabriola –use the first two paragraphs of Electoral Area A
 - We value a vibrant and diverse healthy ecosystem and communities – a community with strong emphasis on rural values where a sense of freedom and safety with some independence from rapid social change is more important than urban amenities
 - Support the mandate of Islands Trust
 - Need a vision statement that reflects – safety, community, diversity, people, environment



STAFF REPORT

Date: April 20, 2010

File No.: GB/04-1-i.a

To: Gabriola Island Local Trust Committee

From: Patricia Maloney, Island Planner

Re: Consolidated List of Identified Issues and Concerns for the Gabriola Island Official Community Plan Review

As amended as per comments from LTC at the April 29th, 2010 Meeting

BACKGROUND

The Gabriola Island Local Trust Committee wishes to establish a list of issues to be considered during the Official Community Plan review. The following list has been developed using past staff reports, the Local Trust Committee's Top Priority List and responses from the Community Survey and Community Workshop (March 27, 2010). The items have been grouped under headings. There is no specific order or significance to the listing.

It is acknowledged that while many of these issues are addressed in the current OCP, the means to achieve the goal or the actual issue may have changed since the time of adoption and may require a re-assessment.

LIST OF ISSUES

1. Housing
 - a. Secondary Suites – the extent of the number of illegal suites, whether or not they should be legalized and if so, how would that occur and what would be the controls (*January 29, 2010 direction – staff researching this*)
 - b. Homelessness – this issue has been identified but not quantified
 - c. Affordable Housing – the Local Government Act indicates this must be addressed, determination of how it can be addressed, how we can achieve affordable housing, who regulates (GILTC Top Priority List)
 - d. Toilet in Accessory buildings – the LTC determined that this issue would be reconsidered during the OCP review process after a petition was submitted requesting the bylaw change (GILTC Top Priority List)
 - e. Seniors/Assisted Housing – the Local Government Act also indicates that this be addressed in an OCP.
 - f. Size of houses – many people in the surveys feel house size is an issue
 - g. Research eco-foot print analysis (*January 29, 2010 direction – staff preparing report*)

2. Infrastructure
 - a. Bulk water extraction and sales – identified by the Ground Water Society and the Advisory Planning Commission as an issue (LTC indicated this may not be an OCP issue)
 - b. Mandatory cistern construction – many surveys and participants at the Community work shop have identified this as an issue (cisterns can be for rain water catchment or trucked water storage)
 - c. Ground water study – there are many questions surrounding ground water availability and several people have suggested a ground water study be completed similar to that for the Area A Cedar OCP (1970's study update)
 - d. Septic fields and alternatives – VIHA will be consulted as to the size, approvals and alternatives
 - e. Green infrastructure (identified in June 3, 2009 staff report)
 - f. Community water and sewer systems (*January 29, 2010 direction – staff currently researching*)
 - g. Increased sustainability of fresh water supply
3. Agriculture
 - a. ALR lands and the protection and enhancement of these lands
 - b. Food security – many people in the survey and at the community workshop have raised food security as an issue – this is a cross over issue with Climate Change (reducing greenhouse gas emissions by growing and buying local food)
4. Communication Towers
 - a. Policies and restrictions – advocacy – build in the new checklist and policies into the OCP (GILTC Top Priority List)
5. Alternative Energy
 - a. Siting and height for wind turbines – an issue raised by surveys, attendees at the workshop and the Advisory Planning Commission
 - b. Community energy plan (GILTC Top Priority List)
6. First Nations
 - a. Lands and uses
 - b. Cultural references
 - c. Protection of archaeological areas
 - d. Snuneymuxw First Nation Protocol Agreement Implementation (GILTC Top Priority List)
 - e. Policies about inclusion and harmonization (GILTC initiative)
7. Green Wharf
 - a. Advocacy and retention of the wharf (GILTC Top Priority List) (not listed for research – monitor RDN actions)
8. Environmental
 - a. Marine eco systems – identified by community and Snuneymuxw
 - b. Sensitive eco system mapping – incorporate the new mapping and information
 - c. Develop a conservation plan (GILTC Top Priority List)
 - d. Archaeological sites (GILTC Top Priority List and Snuneymuxw)
 - e. Protection of sensitive eco systems
 - f. Advance stewardship of marine/shoreline
 - g. Marine eco systems

9. Transportation
 - a. Heritage/scenic roads (currently in the OCP, MOTI has no definition or distinction for these roads – determine how OCP should deal with them)
 - b. Zero Emissions Vehicles (GILTC Top Priority List)
 - c. Cycle route (GILTC Top Priority List)
 - d. Public Transit – bus route prepared by Ad Hoc Transportation Committee
 - e. Speed Limits – discussed by GILTC and community
 - f. Section 42 roads – how to get them designated properly (Wharf Road and sections of North Road in particular)
10. Open Space, Parks, Protection and Conservation
 - a. Optimum amount of park land – while the Island currently has approximately 10% of the land area in parks, is this sufficient, what if subdivision and density transfer is the only way to get more park space (check with Regional Conservation Goals (this is a report for each local trust area – not completed for Gabriola)
 - b. Beach access – community survey and workshop want to protect and increase
 - c. Linkages – GaLTT is working to increase linkages for walking and cycling – coordinate with the Cycle Plan
 - d. NAPTEC and other means of encouraging park and sensitive areas to be donated to the Trust
 - e. Density Transfer – policies and locations need to be identified by community
 - f. Develop a conservation plan
 - g. Protected area network
11. Riparian Areas
 - a. Mapping and policies to protect and meet Provincial Guidelines – watersheds and creeks
12. Climate Change
 - a. Targets and policies – ensure that the other policies in the OCP conform to the May 2010 OCP amendment for Greenhouse Gas Emissions.
13. Culture/Institutional
 - a. The Haven
 - b. Camp Miriam – definition of recreation camp (GILTC Top Priority List)
 - c. Archaeological Sites (GILTC Top Priority List)
 - d. Health Clinic
14. Commercial
 - a. Mixed use - many comments in the survey and at the March 27th community workshop about mixed use developments in the village
 - b. Tourist commercial
 - c. Build out
 - d. Village core – clear determination of the boundary of the village core to establish transportation policies and form and character policies
15. Development Permit Areas
 - a. Hazardous Areas and Steep Slopes (*GILTC Top Priority List and hiring consultant authorized at April 15, 2010 LTC Meeting*)
 - b. Village Core
 - c. Twin Beaches (GILTC Top Priority List)
 - d. Eagle Nesting Trees (GILTC Top Priority List)
 - e. Review all DPA policies – The Tunnel, Locke Bay Area, Hoggan Lake Area, Flat Top Islands Area, Gabriola Pass Area, Form and Character of Commercial,

Industrial and Multi Family Residential Development, Special Needs and Seniors
Multi Family Housing, Light Industrial Use

- f. DPA for GHG, Energy and Water Conservation (June 3rd, 2010 staff report)

16. Density

- a. Update the Build Out report (*January 29, 2010 direction – staff currently completing revised building out report*)
- b. Transfer of density – specific purpose (*January 29, 2010 direction – currently under review by staff*)
- c. VIHA view of concentrating development (*January 29, 2010 direction – staff arranging meeting for May*)
- d. Definitions (*January 29, 2010 direction – staff preparing staff report with definitions*)
- e. Covenants restricting further subdivision (GILTC Top Priority List)
- f. ALR Policy re subdivision for a relative – Section 946 (GILTC Top Priority List)

17. Implementation and Enforcement

- a. Legislative review – preliminary review completed – staff to continue to work on
- b. Formatting – VRC has recommended some modifications to tie the goals to the policies and to make the document more user-friendly.
- c. Mapping (*January 29, 2010 direction – staff are currently updating and aligning all mapping for Gabriola*)
- d. Soil removal bylaw (GILTC Top Priority List)
- e. Overall bylaw enforcement – community identified in both survey and workshop
- f. Cost effective bylaw enforcement
- g. Islands Trust Policy Statement Review – ensure it meets all of the policies

RECOMMENDATIONS

It is recommended that the Gabriola Island Local Trust Committee consider the list of issues and:

- a) Determine which issues should be presented to the public for further public discussion at the next community workshop for the Official Community Plan Review, and
- b) Direct staff as to which issues require further research and study.

Respectfully submitted by:

Patricia Maloney
Island Planner

April 20, 2010

Date

Concurred by:

Chris Jackson, MCIP
Regional Planning Manager

April 20, 2010

Date