

ADOPTED

**MINUTES OF THE VOLUNTEER REVIEW COMMITTEE MEETING
FOR THE OFFICIAL COMMUNITY PLAN AND LAND USE BYLAW
HELD AT 7:00 P.M. ON TUESDAY, MAY 18, 2010
AT THE AGRICULTURAL HALL
465 SOUTH ROAD, GABRIOLA ISLAND, BC**

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

There were three (3) members of the public and 2 local media representatives present.

1. CALL TO ORDER

Co-chair Kathryn Molloy called the meeting to order at 7:04 pm.

2. APPROVAL OF AGENDA

The agenda was reviewed and the following additions were made:

- Item 4.3 Report from Water Sub-committee
- Item 4.4 Official Community Plan Review Document
- Item 7.1 Next Steps

The agenda was approved as amended by consensus.

3. MINUTES

3.1 Minutes from the April 20, 2010 meeting of the Volunteer Review Committee

The Volunteer Review Committee reviewed the minutes of the April 20, 2010 meeting and the following amendments were made:

Page 4, item 6, separate the second and third paragraph with a line space

Page 4, item 7, third paragraph, third line, after “vision statement”, add “needs organization rewrite,”

Page 4, item 7, add fourth paragraph; “A complete list of these strengths and weaknesses is contained in Planner Maloney’s April 21, 2010 report to the Local Trust Committee , attached to these minutes.”

Page 5, item 9, second paragraph, last sentence, add “...review and a copy of the Strengths and Weaknesses list developed at this meeting.”

The minutes of the April 20, 2010 meeting of the Volunteer Review Committee were adopted by consensus as amended.

4. BUSINESS ARISING FROM MINUTES

4.1 Direction for Subcommittees – April 29, 2010 GBLTC Minutes

Island Planner Pat Maloney reviewed the directive of the Local Trust Committee regarding the Volunteer Review Committee striking task subcommittees. She said that the advice of the Local Trust Committee is that: 1) it is the Local Trust Committee 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. There was further discussion about the small group discussing water related issues.

4.2 Results of the SWOT Analysis

Island Planner Pat Maloney referred to a memorandum dated April 21, 2010 that summarized a resolution passed at the last Volunteer Review Committee meeting and a list of opinions identifying strengths and weaknesses of the Official Community Plan that had been expressed by members of the committee at that meeting. Co-chair Molloy said that the list had been forwarded to the Local Trust Committee for information and that it is a sampling of individual member opinions. There was further discussion on how the list could be used.

4.3 Water Report from VRC Sub-committee

Randy Young reported to the Volunteer Review Committee a summary of the discussion the small group had regarding the water related issues affecting the Official Community Plan. He said that the group had put forward a lot of good ideas, however, they ended up with several procedural questions. He raised questions about advocacy statements and policy statements and said that it may be an opportunity for the Local Trust Committee to affect what the engineer does when doing an installation, suggesting a practice manual for liquid waste.

Tom Kirchmayer commented on the provincial Energuard program for new housing construction that will be required by December 31, 2010. There was discussion about how the new legislation would affect the Volunteer Review Committee in recommending policy.

Randy Young commented on the BC Government revising the Water Act and said that legislative changes will sort out a lot of the issues.

Co-chair Molloy said that further research may be needed on these issues.

Susan Yates said that the Official Community Plan can only have advocacy statements and the Vancouver Island Health Authority will set all other policies.

Randy Young raised the question of what is an appropriate "Community Context" section. Melanie Mamoser pointed out that the Community Profile provides the "Community Context".

Randy Young asked for a method of including comments from those indicating some disagreement. Further discussion suggested a sidebar comment such as "not consensus on issue" could be used.

Discussion concluded that the report of the group with 15 – 20 policies on water and sewer would be sent to the Island Planner two weeks ahead of the next meeting for distribution to the Volunteer Review Committee members.

4.4 Official Community Plan Review Document

Lisa Webster-Gibson updated the Volunteer Review Committee on the document that was created from reviewing the Official Community Plan with accumulated tracking comments. She said that a summary would be available for the next meeting.

4.5 Other Business Arising from the Minutes

John Peirce explained his position on participating in a small group discussion and said that he would continue to participate in the discussions on water issues. He said that the co-chairs had come to an agreement on alternating the chair duties in such a way that one of the Co-chairs is not acting as chair when a

report is being discussed in which that Co-chair participated in writing. For Example, Kathryn will chair any discussion on water issues and John will chair any discussion on affordable housing.

5. COMMUNITY INPUT

Gisele Rudischer commented on the transparency of sub-committee meetings and said that the location of the meeting on water issues was not announced for public participation. She added that advocacy statements are good for the community to lobby the provincial government. She said that she disagrees with Randy Young's statement that zoning regulates sewage and elaborated her reasons.

Sheila Malcolmson commented on water management and asked that the Local Trust Committee be informed of the "ideal future". She suggested areas of where the community can express its wishes.

6. REFERRALS FROM THE LOCAL TRUST COMMITTEE

6.1 Memorandum dated May 3, 2010 regarding Summary of Survey Results and Community Workshop

Island Planner Pat Maloney reviewed a memorandum dated May 3, 2010 regarding the summary of the Community Survey responses with comments and the comments from the March 27, 2010 Community Workshop on the Official Community Plan. Co-chair Molloy invited comments and there was discussion about public viewing of the results.

6.1.1 Summary of Survey Results and Community Workshop

Island Planner Pat Maloney briefly outlined the structure and contents of the document. Co-chair Molloy invited members to comment and asked how to proceed with the information contained in the document. The Committee discussed the comments from the survey. Mike Brown noted that the survey respondents represented only 5% of the population of Gabriola Island. Lisa Webster-Gibson said that the document is intended to inform the Volunteer Review Committee but non-resident landholders are not represented.

Co-chair Molloy reviewed the trends in the comments from the survey and summarized they are; housing, transportation, economy, water and density issues. She suggested that the document be used in considering recommendations for the next steps to be followed by the Committee.

6.2 Consolidated List of Identified Issues and Concern for the Gabriola Island Official Community Plan Review

Island Planner Pat Maloney reviewed a staff report dated April 20, 2010 regarding a consolidated list of identified issues and concerns for the Gabriola Island Official Community Plan review. She explained that the Local Trust Committee had requested the list and it was accumulated as a consolidated list of 17 items from previous staff reports, the Local Trust Committee's Top Priority List, and responses from the Community Survey and Community Workshop.

The Volunteer Review Committee discussed the list and suggested adding: *h. solid waste composting* to item 8. *Environmental*; *g. roads, maintenance, improvement, access* and *h. increase parking at ferry* to item 9. *Transportation*. Further discussion suggested adding item 18. *Economy* and 19. *Emergency Services*.

Co-chair Molloy summarized that the Volunteer Review Committee's response is to raise other issues not included in Planner Maloney's list. Sheila Malcolmson said that the Local Trust Committee is looking for priorities considered by the Volunteer Review Committee.

7. REQUEST FOR RECOMMENDATIONS ON TOP PRIORITIES FOR RESEARCH

John Peirce posted the list of issues presented in Island Planner Pat Maloney's staff report dated April 20, 2010 on the wall for a general discussion. He highlighted some of the issues that could require additional research. He asked committee members to vote on their top four items. Planner Maloney reviewed the relevant research that has been produced and the current or ongoing work. Members of the Committee marked their votes on the chart. John Peirce summarized the results in order of most votes as: eco-footprint analysis, infra structure, water/septic, village core/commercial, density transfer mode, economic diversity/sustainability. There was further discussion with elaboration on each area identifying research goals.

John Peirce suggested that he would frame a resolution for circulation to the Committee for editing and have it ready for the next meeting.

7.1 Next Steps

Co-chair Molloy reviewed the items that will be considered at the next meetings. She listed the report from the Water discussion, the Official Community Plan document with accumulated tracked comments, the issues list, and a resolution to the Local Trust Committee on the Volunteer Review Committee's recommendations.

8. COMMUNITY INPUT

Gisele Rudischer provided several comments arising from the Committee discussion. She said that Gabriola Island has never been a self sufficient community. She said that the “draw-bridge” concept is not true of Gabriola Island, the Official Community Plan allows things to happen, and provided an explanation of density transfer.

John Peirce asked Sheila Malcolmson when the writing of the Official Community Plan would begin. Trustee Malcolmson said that it is her point of view that the text writing will not be done until the idea of policy change has been made clear.

Sheila Malcolmson said that the Local Trust Committee had asked the Island Planner for updates on the Volunteer Review Committee. There was discussion about having as a regular item on the agenda a trustee update to the Volunteer Review Committee.

9. NEXT MEETING DATE

The next meeting of the Volunteer Review Committee will be held at 7:00 pm on Tuesday June 15, 2010 at the Agricultural Hall, 465 South Road, Gabriola Island.

10. ADJOURNMENT

The meeting was adjourned by consensus at 10:04 pm.

Recorder

Co-Chair

Co-Chair