

**MINUTES OF THE VOLUNTEER REVIEW COMMITTEE MEETING  
FOR THE OFFICIAL COMMUNITY PLAN AND LAND USE BYLAW  
HELD AT 7:00 P.M. ON TUESDAY, JUNE 15, 2010  
AT THE AGRICULTURAL HALL  
465 SOUTH ROAD, GABRIOLA ISLAND, BC**

<b><u>PRESENT:</u></b>	John Peirce	Co-chair
	Kathryn Molloy	Co-chair
	Tom Kirchmayer	Member
	Melanie Mamoser	Member
	Carly McMahon	Member
	Bill Pope	Member
	Adam Velsen	Member
	Lisa Webster-Gibson	Member
	Susan Yates	Member
	Randy Young	Member
	Pat Maloney	Island Planner
	Stephen Orgill	Recorder

<b><u>REGRETS:</u></b>	Kees Langereis	Member
	Daniele Rudischer	Member

<b><u>ABSENT:</u></b>	Mike Brown	Member
	Sara Brockelhurst	Member
	June Harrison	Member

Sheila Malcolmson, Gabriola Island Local Trustee, three (3) members of the public and 2 local media representatives were present.

**1. CALL TO ORDER**

Co-chair Kathryn Molloy called the meeting to order at 7:08 pm.

**2. APPROVAL OF AGENDA**

The agenda was reviewed and the following additions were made:

- Item 5.5 Official Community Plan Defined Terms
- Item 5.6 Additional Comments for Summary List – *Kees Langereis*
- Item 5.7 Additional Comments for Summary List – *John Peirce*
- Item 7.2 Recommendation for Additional Consultation

The agenda was approved as amended by consensus.

**3. COMMUNITY INPUT SESSION**

There were no comments or questions from the public in attendance

**4. MINUTES**

*4.1 Minutes from the May 18, 2010 meeting of the Volunteer Review Committee*

The Volunteer Review Committee reviewed the minutes of the May 18, 2010 meeting and the following amendments were made:

Page 1, header, correct date of meeting to May 18, 2010

Page 3, item 4.5, second sentence, change to "...*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 Molloy will chair any discussion on water issues and John Peirce will chair any discussion on affordable housing.*"

Page 4, item 5, first paragraph, first sentence; change "*now*" to "*not*"

Page 6, item 8, first paragraph, second sentence; change "*sustainable*" to "*self sufficient*"

The minutes of the May 18, 2010 meeting of the Volunteer Review Committee were adopted by consensus as amended.

**5. BUSINESS ARISING FROM MINUTES**

*5.1 Cover Memorandum from Co-chair John Peirce regarding Recommendations to the Gabriola Island Local Trust Committee arising from Volunteer Review Committee Discussion on May 18, 2010*

Co-chair Kathryn Molloy presented a memo prepared by the Co-chairs explaining in further detail the Volunteer Review Committee's recommendations regarding the Priority Issue Areas for Research and Change that were requested by the Local Trust Committee. She explained that the notes prepared by John Peirce are a synopsis, with some elaboration, of the Volunteer Review Committee's discussion that took place on May 18, 2010 about the Local Trust Committee's request for recommendations. She suggested that the points made in John Peirce's summary notes could be discussed in four motions.

*5.1.1 Resolutions for Consideration and Forwarding to the Gabriola Island Local Trust Committee regarding Issues Priorities and Research*

John Peirce projected his notes of the May 18, 2010 Volunteer Review Committee discussion regarding the Local Trust Committee's request for recommendations to Priority Issue Areas for Research and Change and invited the Volunteer Review Committee to comment. He mentioned that the items had been added to the Island Planner's Consolidated List of Identified Issues and Concerns for the Gabriola Island Official Community Plan Review. He explained that he had arranged the recommendations into four separate proposed resolutions.

**ADOPTED**

**VRC-008-2010** It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee recommends that the following additions be included in the "Consolidated List of Identified Issues and Concerns for the Gabriola Island Official Community Plan Review" document as presented in the April 20, 2010 staff report:

- Item 2. Infrastructure: Add (h) Community composting site, including yard waste.
- Item 6. First Nations: Add (f) Updated survey of archeological resources
- Item 8. Environmental: Add (h) Open burning
- Item 9 Transportation: Add (g) Ongoing maintenance policies and Memoranda of Understanding re: maintenance of roads and Emergency Access and Right of Ways and (h) Traffic Safety at Ferry Terminal and in Village Core
- Item 10. Open Space: Add (h) Provide adequate visitor services (e.g., garbage collection in parks)
- Add Item 18. Economy. Separate section needed in OCP on this topic.
- Add Item 19. Emergency Services, in particular priorities for improved access.

**CARRIED**  
(unanimous)

**VRC-009-2010** It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee recommends that the following additions be included under item 17(b) of the "Consolidated List of Identified Issues and Concerns for the Gabriola Island Official Community Plan Review" document, concerning improved formatting of the Official Community Plan:

1. The format of the Official Community Plan should be revised to consistently separate out context, objectives, policies and advocacy policies into separate paragraphs. (Currently these topic areas are mixed together.)
2. There should be a clear linkage established between objectives and policies and some measure of accountability should be established wherever possible.
3. Some detailed sections of the Official Community Plan (e.g., the bulk water section) would be more appropriate in the Land Use Bylaw. Review the rationale for putting such detailed items in the Official Community Plan and move to the Land Use Bylaw if feasible.
4. Write a new outline of major topic headings so that it becomes clear where new topic areas are needed, e.g., water.

**CARRIED**  
(8 in favor, 1 abstention)

There was discussion about the wording of paragraph III of John Peirce's notes to form a resolution.

**VRC-010-2010** It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee recommends, considering that contextual background is too long to be included in the Official Community Plan, that the Local Trust Committee consider revising the Community Profile, such as the one done by the Vancouver Island University, using expertise in the community, and that this new document could become a core reference for the Official Community Plan. It should be updated every five years.

**CARRIED**  
(unanimous)

**VRC-011-2010** It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee that with regard to Areas for Research Needed, the VRC members used the April 20, 2010 Staff Report, as expanded above, to vote on priorities. Emphasis was placed on the areas where more information is required rather than the perceived importance of issues. Each member had 4 votes, meaning a possible 48 votes amongst the 12 members present. The following five areas were chosen (collectively representing 2/3 of the possible votes), and discussed in more detail.

1. **Housing – Eco-footprint Analysis** (5 votes). The community needs to see a practical example of what this might look like and what sort of development applications it would be applied to. We would like to see several examples showing how other communities have applied this approach and a detailed proposal for how it might be applied on Gabriola.
2. **Infrastructure – Water/Septic** (6 votes). Areas where more understanding is needed include what is possible in terms of an “aquifer map” – see discussion in water document still being reviewed by VRC, possible solutions for bulk water sales problem, realistic alternatives for more control on maintenance of septic systems, including regular inspections, and an investigation into possible grants that might assist the community in understanding septic problems.
14. **Commercial/Village Core** (6 votes). The VRC has already made a recommendation for a Community Workshop and the LTC have agreed that this is needed once all research currently underway is completed. Under this topic we recommend that some discussion be devoted to the concepts of secondary commercial nodes (e.g., Silva Bay and Twin Beaches) and how do we facilitate the growth of home-based businesses into something larger that requires a light industrial zoning or something similar.
16. **Density** (9 votes). This is the highest priority area for additional work. A discussion paper by Staff should clarify the following issues:
  - Carrying Capacity – how many additional densities might be created under future sub-divisions and how many additional single family units and secondary cottages are possible, given the current build out map?
  - Some clear definitions are needed for terms like density, density unit, density transfer, population of the island, etc. The LTC has already asked for this. These definitions are critically needed in order for the Community to have a rational discussion on related topics.
  - Density transfer model. State clearly how the current model works and propose some alternatives. Specifically address how density transfer might affect possible multi-family housing proposals and how environmental trade-offs might be evaluated. Specifically some sort of environmental impact assessment process is needed that considers the environmental needs of the whole island. Would density units be able to be sold to another land owner independent of a specific development or subdivision proposal?
18. **Economic Diversity/Sustainability** (7 votes). We need to have discussion around what limits to economic diversity the Community wants. We need to have some Objectives and Policies regarding the development of sustainable economic ventures within the overriding Preserve and Protect philosophy. We note that sustainable does not mean self-sufficient. Perhaps the Sustainable Gabriola Group could be asked to develop these ideas.

**CARRIED**  
(unanimous)

5.2 Draft Water Supply Document

Randy Young presented a draft Water Supply and Liquid Waste Management report for discussion. He said that the work was the result of discussion meetings and research done by Jeremy Baker, Kees Langereis, Melanie Mamoser, Jenny MacLeod, John Peirce, and himself. Randy Young briefly reviewed the document.

John Peirce suggested several corrections to the draft as follows:

Page 1, add title: Recommendations for Water Supply and Liquid Waste Management Objectives and Policies for the Official Community Plan

Page 2, second paragraph, first sentence, correct typo "supper" to "summer"

Page 6, second paragraph, list item a), change "Hydrologist" to "Hydro-geologist"

Page 6, item 2 d), second sentence, continue sentence to page 7 by adding: "...continue to produce water, there must be a large enough intercept of the water table to provide sufficient flow, in addition to a working coverage at the pump."

Page 9, item 4, first sentence, delete: "based on community volunteer"

The Volunteer Review Committee discussed the corrections and Randy Young pointed out that the document is a draft and could have an ongoing update.

John Peirce proposed resolutions regarding the report that he had prepared and distributed to the Volunteer Review Committee.

**VRC-012-2010** It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee forward to the Local Trust Committee the draft Recommendations on Water Supply and Liquid Waste Management with an attached covering memo. Votes of support on groups of recommendations or individual resolutions with the document are enumerated in the minutes of the June 15, 2010 meeting of the Volunteer Review Committee.

**CARRIED**

(8 in favor, 0 opposed, 1 abstention)

**VRC-013-2010** It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee supports Water Supply Objectives #1-3 and the attached discussion in the draft Recommendations for Water Supply and Liquid Waste Management report.

**FAILED**

(0 in favor, 9 opposed, 0 abstentions)

Discussion arose on removing the attached discussion in the report from the resolution.

**VRC-014-2010** It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee supports Water Supply Objectives #1-3 of the draft Recommendations for Water Supply and Liquid Waste Management report as follows:

1. To manage the island's water resources on a sustainable basis.
2. To have a sustainable long term domestic water supply available to all individual properties sourced from within each property.
3. To promote groundwater resource conservation in order to maintain water table levels for both domestic and agricultural consumption and protection of tree canopy coverage.

**CARRIED**  
(unanimous)

**VRC-015-2010** It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee supports Water Supply Policy # 1 of the draft Recommendations for Water Supply and Liquid Waste Management report to undertake a program to map groundwater availability levels on all of Gabriola.

**CARRIED**  
(unanimous)

**VRC-016-2010** It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee supports Water Supply Policy # 2 of the draft Recommendations for Water Supply and Liquid Waste Management report allowing Bulk Water Sales under 4 conditions as follows:

- a) At least two bulk water source extraction areas should be necessary as a long term supply.
- b) Sources should be limited to high aquifer groundwater availability areas as defined in the Islands Trust Aquifer Groundwater Availability Map.
- c) Paved roads to the property are required to prevent summer dust.
- d) Surrounding wells shall be supplied with well watchers, and pumping will cease if water table falls to within a reasonable safety level of the bottom of the surrounding well. For a well to continue to produce water, there must be a large enough intercept of the water table to provide sufficient flow in addition to a working coverage of the pump.

**FAILED**  
(0 in favor, 9 opposed, 0 abstentions)

There had been discussion about amending the wording of the failed resolution and a consensus of the Volunteer Review Committee suggested that the authors of the report reword Policy # 2 to reflect the discussion.

**VRC-017-2010** It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee supports Water Supply Policy # 3 of the draft Recommendations for Water Supply and Liquid Waste Management report as follows:

3. Recommendations for Bulk Water sales from ALR lands will be disallowed in order to sustain water table levels for agricultural use.

**FAILED**

(3 in favor, 5 opposed, 1 abstentions)

**VRC-018-2010** It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee supports Water Supply Policies # 4, 5, and 6 of the draft Recommendations for Water Supply and Liquid Waste Management report as follows:

4. Islands Trust staff will maintain a water table map and recording system, using calibrated water depth measurement systems, with records kept on a monthly basis.
5. Water storage in any form shall be encouraged, particularly in ponds, dugouts, cisterns and wetlands.
6. A public education program shall be encouraged to promote water conservation policies.

**CARRIED**

(unanimous)

The Volunteer Review Committee decided that it would continue the discussion of the water report at a later meeting.

### *5.3 Aquifers on Gabriola in their Geological Context*

John Peirce introduced a document titled Aquifers on Gabriola in their Geological Context by John Peirce and Nick Doe. Discussion of the document was deferred to the next meeting.

### *5.4 Summary of Comments and Suggestions on Current Official Community Plan*

Island Planner Pat Maloney explained that the color coded spreadsheet is a document that captures the discussion as the Volunteer Review Committee reviewed the Official Community Plan at three previous meetings. Comments shown are what had been recorded in the “markup” version of the Word document.

**VRC-019-2010** It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee recommends that the Summary of Comments and Suggestions on Current OCP be expanded to include items 5.6 and 5.7 of this agenda (June 5, 2010 email from Kees Langereis and Additional line-by-line changes for OCP Review Document suggested by John Peirce, June 8, 2010), and forward the summary to the Local Trust Committee for consideration when rewriting the Official Community Plan.

**ADOPTED**

**CARRIED**  
(unanimous)

*5.5 Commonly Defined Terms in the Official Community Plan and Land Use Bylaw*

Island Planner Pat Maloney reviewed the report prepared by Kees Langereis. It was suggested that the report be forwarded to the Local Trust Committee for information. Further discussion was deferred to the next meeting.

*5.6 Email from Kees Langereis dated June 5, 2010 regarding Summary additions*

The Volunteer Review Committee reviewed the additions submitted by Kees Langereis during discussion of item 5.4.

*5.7 Additional line-by-line Changes Suggested by John Peirce*

The Volunteer Review Committee had considered the suggestions presented by John Peirce in his June 8, 2010 memo during discussion of item 5.4.

**6. CORRESPONDENCE**

There was no correspondence for receipt.

**7. NEW BUSINESS**

*7.1 Next Steps for the Volunteer Review Committee*

John Peirce suggested that the next meeting could consider the Development Policies that may need strengthening in terms of enforcement consequences and protection. There was a brief discussion about a proposed Development Approval Information Bylaw as a mechanism to achieve this.

John Peirce also suggested that at the next meeting there could be discussion about a holistic tool to evaluate the costs and benefits of larger development proposals or policy decisions.

Susan Yates raised the four issue papers that had been requested at the January 4, 2010 meeting. Planner Maloney explained specific funding was not available and that the density transfer, illegal suite compliance, and ecological footprint issues are being considered in six staff reports that will be discussed at the June 24, 2010 meeting of the Local Trust Committee.

*7.2 Recommendation for Additional Consultation*

Carly McMahon elaborated on the value of additional consultation of specific groups identified as 30 to 40 year-olds. She also suggested the consultation of physically and mentally handicapped people should be represented in the Official Community Plan.

**VRC-020-2010** It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee request that the Gabriola Island Local Trust Committee authorize two additional cohort meetings this summer for 1) residents

**ADOPTED**

who are under 40 years old (to be supplemented with childcare opportunities during the meeting), and 2) people with multiple physical and/or mental disabilities.

**CARRIED**  
(unanimous)

**8. COMMUNITY INPUT SESSION**

**Gisele Rudischer** said that the regional protection of the drinking water and groundwater supply is what Gabriolans agreed to pay an additional tax for at the last provincial election. She provided information about the upcoming public meeting on the subject sponsored by the Regional District of Nanaimo on June 24, 2010.

**9. NEXT MEETING DATE**

The next meeting of the Volunteer Review Committee will be held at 7:00 pm on Tuesday July 20, 2010 at the Agricultural Hall, 465 South Road, Gabriola Island.

**10. ADJOURNMENT**

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

\_\_\_\_\_  
Recorder

\_\_\_\_\_  
Co-Chair

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Co-Chair