

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

<b><u>PRESENT:</u></b>	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
	Bill Pope	Member
	Lisa Webster-Gibson	Member
	Susan Yates	Member
	Randy Young	Member
	Chris Jackson	Acting Island Planner
	Stephen Orgill	Recorder

**REGRETS:** Adam Velsen Member

**ABSENT:** June Harrison Member

There were five (5) members of the public and 2 local media representatives present. Local Trustee Deborah Ferens was present.

**1. CALL TO ORDER**

Co-chair John Peirce called the meeting to order at 7:06 pm.

**2. APPROVAL OF AGENDA**

The agenda was reviewed and approved by the Volunteer Review Committee by consensus.

**3. COMMUNITY INPUT SESSION**

**Jeremy Baker** asked for the specific voting pattern of the resolution concerning groundwater extraction. He said that the minutes showed that 3 in favor, 5

opposed, and 1 abstention defeated the vote. He asked for the record of member votes. Co-chair John Peirce said that it was not the practice of the Volunteer Review Committee to record names of members voting on a resolution. He said that the resolution might be reconsidered on this agenda. Several members identified how they had voted on the resolution. Jeremy Baker provided a definition of specific aquifers for the information of the Volunteer Review Committee.

**Jacinthe Eastick** quoted from a 1994 report on ground faults and said that the conclusion of the report was that the location of water is not known.

#### **4. MINUTES**

##### *4.1 Minutes from the June 15, 2010 meeting of the Volunteer Review Committee*

The Volunteer Review Committee reviewed the minutes of the June 15, 2010 meeting and the following amendments were made:

Page 1, add to those present; "*Local Trustee Sheila Malcolmson attended the meeting.*"

Page 2, item 3, correct typo; "*of*" to "*or*" and add period at end of sentence.

Page 2, item 4.1, amendment for Page 3, item 4.5, delete redundant phrase; "*in which that Co-chair is not acting as chair when a report is being discussed*"

Page 3, item 5, fifth line on page; add apostrophe to "*Planner's*"

Page 4, resolution VRC-011-2010, item 14, first sentence; change "*Research*" to "*Workshop*"

Page 5, item 5.2, John Peirce's suggested corrections to the draft, Page 1; pluralize "*Recommendations*" for Water Supply...

Page 10, item 7.2; delete last sentence.

Page 10, item 7.2; add resolution:

**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 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)

The minutes of the June 15, 2010 meeting of the Volunteer Review Committee were adopted by consensus as amended.

**5. GUEST SPEAKERS**

*5.1 Local Trustee Deborah Ferens*

Trustee Ferens responded to the June 15<sup>th</sup> Volunteer Review Committee recommendations provided as resolutions to the Local Trust Committee. She reviewed each resolution and summarized the Local Trust Committee's discussion at the July 7, 2010 special meeting. Trustee Ferens explained that the Local Trust Committee decided to incorporate the items into its program or had considered that some items were already included in the consolidated list or project scope. She said that the Local Trust Committee appreciated the thoughtfulness and thinking around the resolutions.

*5.2 Regional Planning Manager Chris Jackson on Existing Official Community Plan Density Transfer Provisions*

Regional Planning Manager Chris Jackson used a PowerPoint presentation to illustrate the explanation of density transfer. He said the definition of density arises from the Local Government Act and he provided a brief history of how density has been used in the Official Community Plans from 1978 to 1998. On Gabriola Island, all density transfer proposals must go through the bylaw amendment process. Chris Jackson said that density can only be taken from Resource or Forestry zoned land and can be given to Resource zoned land elsewhere on the island. He explained the concept of donor lots and receiver lots and the intention to protect the character of the parcels in the Forestry and Resource Land zones. Chris Jackson invited question from the committee.

Lisa Webster-Gibson asked what policies are used by the Local Trust Committee to determine transferability. Chris Jackson said that the process relies heavily on the Official Community Plan and the decisions of the Local Trust Committee.

Sara Brockelhurst asked how zone suitability affects density transfer. Chris Jackson elaborated on how Resource zoned land is different in its receiver capability, however that the Forestry and Resource zones are very similar.

Bill Pope requested a further explanation of the distinction between Resource and Forestry zoning. Chris Jackson explained some of the differences.

Tom Kirchmayer asked if accessory cottages that are lost through a transfer could be transferred to community use such as community housing. Discussion of the issue continued and through the chair, Gisele Rudischer commented that the Forestry zone, that was established when the province had a Forestry Land Reserve, had lower taxes and so cottages were not added in the zone.

Co-Chair John Peirce asked Chris Jackson to forward Gisele Rudischer's comments to the Volunteer Review Committee on the Forestry Land Reserve and density transfer to the Local Trust Committee.

**6. BUSINESS ARISING FROM MINUTES**

*6.1 Draft Water Supply Document*

Co-Chair John Peirce passed the chair to Co-Chair Kathryn Molloy.

Randy Young explained to the Volunteer Review Committee that the draft report presented on this agenda had been updated reflecting the discussion from the last meeting. The Volunteer Review Committee discussed item 2 of section B. Water Supply Policies (page 7 of report) and suggested further changes to the draft. It was suggested that items a), b), c) and d) from the Reasoning of policy 1 should be moved to be included as bullets under item b) of policy 2. The Committee also reworded item b) of policy 2 to have more strength by replacing the word "should" with "shall".

Policy 3 was discussed and "Bulk Water sales" was changed to "Bulk Water groundwater extraction". Further discussion of the policy suggested that sales of water from rainwater catchments should be permitted. Randy Young said that Policy 3 could be revised and further discussion was deferred.

The Volunteer Review Committee discussed section C. Water Supply Advocacy Policies.

**VRC-021-2010** It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee request the Regional District of Nanaimo to provide a study on the feasibility of a pond in the swamp area of the 707 Community Park.

**CARRIED**

(10 in favor, 2 opposed, 1 abstention)

**VRC-022-2010** It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee request the Regional District of Nanaimo to modify building permit approval to require cisterns and rain catchments plumbing and filters in all new houses in water catchment areas marked on the aquifer storage map as having minimal groundwater and; to modify building permit approval to include requirements for house tanks in all new house construction not requiring cisterns.

**CARRIED**

(9 in favor, 1 opposed, 3 abstentions)

**VRC-023-2010** It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee encourage the Ministry of Transportation to use runoff areas called infiltration swales leading from highway ditches to allow water to soak into the aquifer.

**CARRIED**  
(13 in favor, 0 opposed, 0 abstentions)

**VRC-024-2010** It was **MOVED** and **SECONDED** that the Gabriola Island Official Community Plan and Land Use Bylaw Volunteer Review Committee discourages excessive well extensions. Fracturing and the use of explosives is prohibited.

**CARRIED**  
(13 in favor, 0 opposed, 0 abstentions)

Discussion of Liquid Waste Management Objectives and Policies contained in the report was deferred to the next meeting.

*6.1.1 Recommendations to Local Trust Committee Memo*

Discussion of items 6.1.1 and 6.1.2 was deferred.

*6.1.2 Annotated comments by John Peirce in regard to Gisele Rudischer's water document*

*6.1.3 Suggested Resolutions*

John Peirce's list of subjects for proposed resolutions was considered during earlier discussion.

*6.2 Hydrogeology of Gabriola Groundwater by John Peirce and Nick Doe*

John Peirce presented a background paper for information on groundwater aquifers on Gabriola Island.

**VRC-025-2010** 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 for information, the document titled The Hydrogeology of Gabriola Groundwater by John Peirce, P.Geo. and Nick Doe, P.Eng.

**CARRIED**

Co-chair Molloy passed the chair to John Peirce.

*6.3 Terms Defined in Both the Official Community Plan and the Land Use Bylaw*

Kees Langereis explained the document that reviews defined terms used in both the Official Community Plan and the Land Use Bylaw. He drew attention to his comments identified as key distinctions of the defined terms. Acting Island Planner Chris Jackson thanked Kees Langereis for the document saying that it is a useful document and has saved a lot of staff time.

**VRC-026-2010** 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 for information, the document titled Terms Defined in Both the OCP and LUB prepared by Kees Langereis.

**CARRIED**

**7. CORRESPONDENCE**

There was no correspondence for receipt.

**8. NEW BUSINESS**

*8.1 Referrals from the Gabriola Island Local Trust Committee*

*8.1.1 Summary of Cohort Meetings Staff Report dated June 10, 2010*

Island Planner Pat Maloney's June 10, 2010 Staff Report and Memoranda dated May 17 and 27, 2010 regarding cohort meetings for the Gabriola Island Official Community Plan were received for information.

*8.1.2 Draft Terms of Reference: Project Scope and Objectives as endorsed in principle by the Local Trust Committee on July 7, 2010*

Trustee Ferens explained the draft document regarding the Official Community Plan review project scope and objectives. She said that the draft document had been endorsed in principle by the Local Trust Committee and invited comment from the Volunteer Review Committee.

*8.2 Community Workshop*

Acting Island Planner Chris Jackson reviewed ideas discussed at the July 7<sup>th</sup> Local Trust Committee special meeting regarding the next Community Workshop. He said that the workshop could be structured with seven topic issues for discussion at seven tables with a rotation of participants every 25 minutes for three rounds. Table facilitators could provide a brief synopsis of the discussions

at the conclusion of the meeting. Chris Jackson asked the Volunteer Review Committee to provide about ten volunteers to assist in the workshop. The day and time of the workshop was further discussed and Jackson said that staff would advise on the availability of the venue.

*8.3 "Next Steps" for the Volunteer Review Committee*

Co-chair John Peirce asked members to submit issues for consideration on the next agenda.

Acting Island Planner Chris Jackson suggested items for the next agenda include:

- Ecological Footprint Staff Report
- Gabriola Housing Task Force Submission
- Summary of Salt Spring Island Reports on Secondary Suites for Affordable Housing provided by Trustee Malcolmson
- Happiness Index Decision Tool presented by John Peirce

**9. COMMUNITY INPUT SESSION**

There was no additional community input.

**10. NEXT MEETING DATE**

The next meeting of the Volunteer Review Committee will be held at 7:00 pm on Tuesday August 17, 2010 at the Agricultural Hall, 465 South Road, Gabriola Island.

There was discussion about changing the meeting day of upcoming Volunteer Review Committee meetings to the first Tuesday of the month beginning in September and convening a special meeting to consider the Water Report.

**11. ADJOURNMENT**

The meeting was adjourned by consensus at 10:14 pm.

\_\_\_\_\_  
Recorder

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

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