



Gabriola Island Local Trust Committee

Minutes of Regular Meeting

Date: February 23, 2023
Location: Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC

Members Present: Peter Luckham, Chair
Tobi Elliott, Trustee
Susan Yates, Trustee

Staff Present: Renee Jamurat, Regional Planning Manager
Narissa Chadwick, Island Planner, via Zoom
Nadine Mourao, Recorder

Others Present: There were approximately fourteen (14) members of the public in attendance.

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Luckham called the meeting to order at 10:37 am, welcomed the public and introduced Trustees, Staff and Recorder. Chair Luckham, Trustee Elliot, and Trustee Yates acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. MINUTES

3.1 Local Trust Committee Minutes dated January 26, 2023 – for adoption

By general consent the Local Trust Committee meeting minutes of January 26, 2023 were adopted.

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-up Action List dated February 16, 2023

Received.

5. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

6. LOCAL TRUST COMMITTEE PROJECTS**6.1 Preliminary Facilitated Session regarding the Official Community Plan (OCP) Review Project**

Chair Luckham acknowledged and thanked members of the Gabriola Advisory Planning Commission (APC) and Gabriola Housing Advisory Planning Commission (HAPC) for their attendance. Those unable to attend, or who have further commentary, may email their ideas and comments to Planner Chadwick or Regional Planning Manager Jamurat.

Planner Chadwick introduced the session, provided an overview on her background with Islands Trust, and noted the following key points:

- Trust Policy Statement (TPS) is a trust-wide policy that contains principles that guide decisions and land designations;
- OCP, a legal document, was created to preserve, protect, and manage growth for the islands in the 1970's;
- OCP is specifically land use;
- Land Use Bylaws (LUB) implement policies of the OCP with a finer grain of detail such as zoning, parking, signs, landscaping, subdivision requirements, siting of buildings etc.;
- Direction needs to be clear in the OCP while not being too prescriptive;
- Gabriola's last OCP review was in 2010;
- Currently in pre-project phase, next phase is project initiation, which focusses the discussion on priorities;
- Suggested the OCP be reviewed first and LUB second;
- Project timeline 2-4 years;
- Pre-phase project 2023/2024 budget business case waiting for Trust Council (TC) approval. Once approved, project may move forward. If not approved, suggested to move forward with information gathering and data analysis of work already done in community;
- Recommended First Nations engagement and inclusion at project onset;
- Purpose of current meeting to develop engagement plan for next phase of focused engagement, move through analysis of existing information, and develop discussion papers to share background information with community:
 - Identify sources of existing information both within Islands Trust, such as comparison of OCP categories in relation to TPS and best practice OCPs, as well as other work done and reports done in community;
 - Ideas on how to engage with community;
- Encouraged Trustees to think about a Groundwater Availability Assessment;
- Gabriola Housing Matters report a beneficial document with community engagement ideas, may also be used in development of OCP; and

- Project needs to have a climate lens.

Discussion ensued and Trustees noted Gabriola has a plethora of community groups who excel at organizing community input and are interested in harnessing this energy and experience for OCP review project.

By general consent the meeting was recessed at 11:41 am and reconvened at 11:48 am.

Members of the public, APC, and HAPC members noted the following:

- Questioned why commencing an OCP review when TPS being rewritten, as they are integrated and interchangeable? Is there a possibility that changes to the TPS may mean changes to the OCP to come in line with TPS?
 - Planner Chadwick stated that TPS is high level, while OCP relates to the TPS at a lower level. TPS is in process of evolution, may look to use as guidance while considering it is evolving and may still develop effective OCP. The two documents will continue to have a relationship;
 - Chair Luckham noted that the TPS is an overarching, aspirational document in broad terms and OCP are community vision and values documents. Level of detail in OCP will not affect minor changes in TPS. An OCP amendment may be needed over time; however, work may continue in concurrence without creating conflicts;
- Interested in local decisions for tree cutting and docks;
- Regional District of Nanaimo (RDN) have rules and guidelines and not always aware of Islands Trust bylaws. Building inspectors will not approve permits to home builders if they do not follow building codes rules and regulations;
 - Vanessa Craig, RDN Director for Area B – Gabriola, Mudge, and DeCourcy Islands noted that Islands Trust is the authority for land use planning, is excited Gabriola is undertaking this process and looked forward to opportunity to share with RDN what Gabriola is working on;
- Brought to Trustees' attention a survey completed by an engineering group. They will forward the survey for information to Trustees, and expressed support for an unrushed comprehensive project;
- Requested Trustees repeal Bylaw no. 177;
- Supported experimental building technologies;
- Interested in engaging with community in an open, meaningful conversation harnessing APC, HAPC, and/or community group support to bring broad concepts back to Trustees for decision and further community engagement, rather than traditional Islands Trust structured processes;
- Encouraged a grassroots engagement process with community ownership in the beginning, which increases community belonging and understanding. Islands Trust to keep broad ownership and come in, when necessary, with legislative necessities;
- Interested in Snuneymuxw First Nation inclusion from the project beginning and suggested hiring an Intergovernmental consultant to facilitate; and
- Requested a project page on the Gabriola Islands Trust website where all project information is available for community and stakeholders.

By general consent the meeting was recessed at 12:42 pm and reconvened at 1:15 pm.

Planning Manager Jamurat posted flip charts on the wall posing four questions for commentary:

Work done before?

- Gabriola cycle path planning (2010);
- Targeted OCP review by the APC in (2008-2011), interested in hearing from those who participated in process;
- Gabriola Housing Matters report www.gabriolamatters.ca
- Gabriola Village Vision www.villagevision.ca community input (2015);
- Gabriola Health & Wellness Collaborative;
- Gabriola Health & Wellness Health Matters survey www.gabriolahealthmatters.ca
- Gabriola Health & Wellness Collaborative family report (2017);
- Gabriola Health & Wellness Collaborative presentations: Dr. Sandra Allison, Medical Health Officer (2022) and Dr. Paul Hasselback (2019);
- Current OCP and last OCP review (1997);
- OCPs from other islands;
- RDN Social Needs Assessment;
- Aquifer monitoring reports;
- The Gabriola Island Link Active Transportation Project report (2021);
- Lasqueti Island community group/association process for OCP review;
- Gabriola Chamber of Commerce light industrial zone investigation work;
- Sustainable Gabriola and Gabriola Talks www.sustainablegabriola.ca
- Role and work completed by Lisa Wilcox, former Islands Trust Senior Intergovernmental Policy Advisor;
- People for a Healthy Community on Gabriola Society (PHC) data on housing, food, and income inequality;
- Sign Bylaw work;
- Gabriola Health report (2020);
- Trust Council declaration on implementation of UNDRIP that is adopted by Province;
- Climate emergency declaration;
- Protocol agreement with Snuneymuxw First Nations; and
- Sense of situation and place, everything we do is situated in place and on the land, this is where our community resides.

Who do we need to talk to? Examples but not limited to...

- Dyan Dunsmoor-Farley to forward names of 52 organizations who are part of Gabriola Health & Wellness Collaborative;
- RDN regarding trails, parks, Ministry of Transportation and Infrastructure (MoTI) relationship, mapping, groundwater mapping, aquifer mapping, waste management etc.;
- MoTI;

- Requested Trustees complete groundwater mapping for Gabriola to provide data for OCP review;
- Snuneymuxw First Nations, Métis residents of Gabriola, First Nations residents of Gabriola, and First Nations with an interest in Gabriola involvement critical;
- Friends, neighbours, and community;
- Children and Youth;
- Vancouver Island University (VIU) Planning students;
- Gabriola community groups, Charities, and Societies;
- Gabriola Land and Trails Trust (GaLTT);
- Sustainable Gabriola;
- Islands Trust Conservancy;
- Gabriola Volunteer Fire Department (GVFD) and Royal Canadian Mounted Police (RCMP);
- Vancouver Island Health Authority (VIHA);
- Gabriola Housing Society (GHS);
- Gabriola Against Freighter Anchorages (GAFFA);
- BC Ambulance Services;
- Gabriola Healthcare Foundation and Gabriola Medical Clinic;
- Gabriola Elementary School and The HOPE Centre;
- Vancouver Island Regional Library;
- Local churches/fellowships;
- Gabriola Chamber of Commerce;
- Citizen scientists and traditional knowledge keepers;
- Farmers and Agriculture Cooperative;
- Trauma informed councillors possibly through Gabriola Health and Wellness Collaborative;
- Allies of creating spaces of safety, allies of the process, cultural safety allies;
- Sustainable Gabriola Climate 12-12-12;
- Agriculture Land Commission (ALC);
- Community members whose lives have been impacted by OCP and LUB and ask what is important to them, what affects their livelihood? Host a meal. Here are what we have control over and what would you like to see done differently?
- Tap into community groups and ask open-ended questions throughout process;
- People with lived experience;
- Builders and contractors, invite them to lunch;
- Gabriola Outreach;
- “Qwanteum” (our wise Elders) doing good work on this island;
- Stephanie Johnson, Intercultural Engagement Facilitator who can help with First Nations and OCP conversations;
- Indigenous Lead Consultant, Carol Ferguson, Gabriola Arts Council possibly has contact information;
- Gabriola Arts Council (GAC);

- Non-sentient beings, trees, rocks, open to talk to the next generation as this has to look a long way into the future;
- All other living creatures on island;
- Pulxaneek Love Heart to Heart, Indigenous Relations Consultation, Felix Addison has contact information;
- Gabriola Island Land Steward Society (GILSS);
- Gabriola Ecumenical Society;
- Gabriola Commons;
- Gabriola Parent Advisory Committee (PAC);
- Gabriola Museum Society; and
- Gabriola Recreation Society (GRS).

Best Way to Engage?

- OCP 101 sessions: the inner workings of the OCP, historical information, high-level, and project vision, scope, objectives, timeline, and outcomes,
- TPS 101, APC 101, Cultural Awareness 101, Climate Change 101, and Equity and Inclusivity 101;
- Print media important, such as flyer insert in the Gabriola Sounder or door-to-door flyer delivery;
- Limit use of acronyms;
- Innovative ways for open, safe discourse;
- Past tools used for OCP engagement;
- Organic, grassroots approaches to community conversations with a sense of belonging and ownership of OCP;
- Central location, easily accessible for project data, commentary, and report sharing;
- Let community group collaborate and assist LTC on the OCP review project;
- First Nations engagement high priority;
- Community will self-organize with adequate resources;
- Define who are we?
- Great healing through engagement and safe discussions;
- Create local island internet;
- Events: attend multi-day events such as Cultivate Festival, regular existing events where people can talk, and organize engagement events;
- Take part in existing community events;
- Reach out and engage with Planning students;
- Limited by RDN and TPS;
- Trauma-informed to create safety in discussions;
- Be inclusive, meet people where they are at;
- Establish formal, respectful way of engaging and holding meetings, have guidelines;
- Information and knowledge events for brainstorming such as Climate 12-12-12, contact Steven Earle for more information;
- Engage in a way that is not a public meeting, can be traumatic, contentious, and emotional;

- Surveys, Thought Exchanges, and include way for anonymous commentary to hear all thoughts;
- Find new ways to have respectful discussions, healing old wounds in the community. Ask ourselves what is our claim to belonging here? Discussions to form community without exclusion, find ways of belonging;
- Explore how to engage with community that currently lacks trust or confidence in Islands Trust;
- Find way that young people feel comfortable giving their feedback;
- Engage people by discovering what their community passion is, be positive and affirming;
- Look to the future? What does the OCP look like for the next twenty years?
- Who are we now? Identify values;
- Listen to our Elders and the wisdom of our ancestors “songs left on the land”;
- Keep it broad, define what is important, not granular;
- Know what we are talking about, have a vision;
- Did not support traditional engagement techniques or processes, hard to sit for long and remain engaged, supported finding different ways of thinking;
- Walking tours;
- Critical mass to support Indigenous persons in the room, support in numbers;
- Avoid “I’ve got the solution” mentality which ends in debate/argument and does not address complex problems; and
- Design a process that respects the anonymity of participants.

What else?

- List of acronyms;
- Words are important;
- Build trust into process;
- What are the conversation buckets? Approach people who have lived experience on variety of levels in a way that makes sense to them. Identify where in process we can do that;
- Project monitoring and evaluation;
- Hear First Nations stories of the land and non-settlers’ relationships with the land;
- Spend majority of budgeted funds up front in community engagement;
- Be aware of volunteer and community exhaustion;
- Need Indigenous Consultant rooted in Snuneymuxw community who will bring Elders and ceremony. Islands Trust is coming from colonial mindset, need to include Snuneymuxw and respect the land. Professional consultant is an outside voice who listens and designs a process together. Indigenous consultant must be supported so they are not ‘othered’ or sidelined, they have a role and putting this piece aside could easily happen; and
- Lessons to be learned from previous OCP review.

How do you want to be involved in pre-work?

- Regular review of OCP;

- Collective communication program and local autonomous internet;
- Dyan Dunsmoor-Farley interested in working as part of community team guiding development of engagement process and facilitate/deliver it in whatever form;
- Community groups on island very experienced in community engagement;
- Find the funds needed for OCP review;
- Gabriola Talks a good organization to organize this engagement, Steven Earle will talk with Gabriola Talks to see if a good fit if everyone interested and they would work in collaboration with an Indigenous consultant;
- Food excellent way to get people involved 'break bread' and eat food together;
- Emily Carson-Apstein point person for PHC, good connections with difficult to reach community members;
- First step hire Indigenous consultant and support that person, moving on without and bringing in part way will not work;
- Continue with role in APC to handle referrals;
- Director of Planning for the City of Nanaimo may have Indigenous Consultant referral;
- Planning Manager Jamurat to explore approaches for procuring Indigenous Consultant; and
- Ardyth Cooper to enquire with Snuneymuxw First Nations regarding Indigenous Consultant contact information.

Planner Chadwick discussed next steps and noted the following key points:

- OCP Review project budget decision information in April;
- Conversations with First Nations;
- Project Charter, reflect how we move forward and high-level actions;
- Engagement Plan;
- Review current OCP;
- Assess what info we have and what info we need;
- Distribute ideas for discussion; and
- Business case for 2023/2024.

7. WORK PROGRAM

7.1 Active Projects Report dated February 16, 2023

Received.

7.2 Future Projects Report dated February 16, 2023

Received.

8. UPCOMING MEETINGS

8.1 Next Regular Meeting Scheduled for Thursday, March 30, 2023 at 10:30 am at the Haven, Heron Room, 240 Davis Road, Gabriola, BC

9. ADJOURNMENT

By general consent the meeting was adjourned at 3:02 pm.

Peter Luckham, Chair

Certified Correct:

Nadine Mourao, Recorder