



## Ganges Village Area Planning Task Force Meeting Minutes

**Date:** Thursday, September 16, 2021

**Location:** Baptist Church, Lower Hall  
520 Lower Ganges Road

**Members Present:** Robin Jenkinson, Chair  
Jesse Brown  
David Dunnison  
John Gauld  
Jenny McClean  
Sebastian Moffatt

**Regrets:** Bob MacKie  
Mike Best, Vice-Chair

**Absent:** Eric Booth

**Staff Present:** Louisa Garbo, Island Planner  
Daniela Murphy, Recorder

**Others Present:** Peter Grove, Local Trustee  
Ahne Studio Consultants: Jennifer Fix and Lucas Ozols-Mongeau

These minutes follow the order of the agenda although the sequence may have varied.

### 1. CALL TO ORDER

In the absence of a Chair and Vice-Chair, Member Gauld was nominated to serve as Acting Chair and commence the meeting. Acting Chair Gauld called the meeting to order at 10:08 a.m. A territorial acknowledgement was offered.

#### 1.1 Member Roll Call

Acting Chair Gauld presented the member roll call.

#### 1.2 Approval of the Agenda

By general consent, the agenda was adopted.

#### 1.3 Approval of Draft Minutes for August 19, 2021

ADOPTED

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**It was MOVED and SECONDED,**

That the minutes of the August 19, 2021 Ganges Village Area Task Force meeting were adopted.

**CARRIED**

**1.4 Meeting Notes for September 2, 2021**

The meeting notes were received.

**2. MEETING SCHEDULE**

There was discussion about the common elements between the Ganges Village Area Plan and the Housing Action Program Task Forces and the value of being able to attend the Housing Action Program Task Force meeting. There was a concern expressed about selecting a date and time for the additional meeting with just a bare quorum present.

Chair Jenkinson arrived at 10:14 a.m. Acting Chair Gauld turned over the responsibility of the meeting to her.

Discussion of the logistics regarding the additional meeting continued. There was discussion about inviting community groups to the additional meeting.

The Recorder advised the group that an ad for an additional minute taker to accommodate the additional Task Force meetings had been advertised and circulated, but to date, has been unsuccessful in responses.

**It was MOVED and SECONDED,**

That the Ganges Village Area Planning Task Force request staff to schedule a second meeting on the first Wednesday of the month from 5:30 p.m. to 7:30 p.m. until the end of 2021.

**CARRIED**

**Member Gauld and Member McClean OPPOSED**

**It was MOVED and SECONDED,**

That the October meeting on the first Wednesday (from 5:30 p.m. to 7:30 p.m.) be a design process facilitated by Member Sebastian Moffatt.

**CARRIED**

**3. CONSULTANT INTRODUCTION**

Jennifer Fix of Ahne Studio introduced herself and acknowledged the privilege of working with Islands Trust and explained the ethic brought to projects of Ahne Design. She explained her background as an urban planner and engagement specialist. Lucas Ozols-Mongeau also introduced himself and expressed that he was happy to support the process. A handout was circulated to the Task Force members.

The consultant provided the Task Force with an overview of how Ahne Studio would approach the engagement process. They advised that this is the first step of the process and is looking for Task Force member input. The consultant proceeded with an overview of the handout that addressed the “3 Pillars of Engagement”, “Foundations”, “Identity Outreach and Materials”, and “Events”.

There was a question about the timeline. The consultant advised that they have several trips planned to achieve the public engagement and that details will depend on the feedback received today by the Task Force.

There was a question about the charrette. The consultant advised that the charrette would be something to be decided by the group in consultation with the Planner Garbo.

There was a question about what was a charrette. The consultant advised that it is a design workshop: creating a vision with input received, working throughout the day, exploring designs, and bringing that vision to life. Patterns and themes can be seen and help to bring the plan forward. It is a design journey that allows everyone to contribute.

There was a question about working with people under age 30. The consultant advised that they have had campaigns to engage youth and have been to schools to engage with children.

There was a comment about the lack of youth on this process, and the lack of spaces for teenagers on this island.

There was a question to the consultant about what they find as a challenge on a village within the Islands Trust? The consultant replied that they are still learning about Ganges and the Islands Trust, but the challenge is in getting people to participate. There are people who frequently participate, but certain topics can certainly resonate with many people.

There was a comment about the consultant reaching out to Lisa Wilcox, Senior Intergovernmental Policy Advisor with the Islands Trust, and her knowledge. There was a reference to the list of stakeholders in the agenda package. There was a further comment about the harbour being an archaeological area, but that there is a lot of hope to develop the harbour. There was a question about First Nations interests.

There was a question about how does the Task Force and the consultant’s roles converge – that is, who is in charge, providing direction, etc. The consultant advised that their contract is with Islands Trust and their scope is project work, working with advisory groups who hold expertise. The Local Trust Committee directed staff and Ahne Studio to work with this Task Force.

Planner Garbo pointed to the Terms of Reference for the Task Force to work on those elements.

There was a comment that there is a chance that there could be a divergence and subsequent failure to implement the plan. The consultant acknowledged the importance of regular communication, gathering the information and providing it to the Task Force so that they can take informed next steps for the project.

There was a comment about the Islands Trust Draft Policy Statement and how it could affect the Ganges Village Area Plan.

There was a comment about the agenda package, and targets and policies. There was a suggestion to discard items that are not under the purview of the Islands Trust.

There was a comment that this is a Local Area Plan that is being developed because Islands Trust does not have the authority to deal with several things that a normal Local Area Plan can address. There was agreement with the concept and broad vision, but a need to move quickly on what a Local Area Plan is, was expressed. There was concern that people need to be reminded on what Islands Trust can and cannot make happen. Islands Trust can work with partners, but there is no guarantee that the plan will come to fruition.

There was a comment on the Task Force keeping a tight focus. There was a comment that there was no strategic plan that resulted from the 2007 vision. There was concern expressed that in the visioning process, false expectation will be created. A suggestion to split into two groups was made. A reference to the legislation being a limiting factor in this process was made.

There was a comment about the frustrations experienced by the Task Force, and how best to make use of the skilled experts.

There was a question about whether the consultant would attend the Fall Fair, or what the milestones would be? The consultant advised that attending the Fall Fair would be short notice, but would be bringing forward engagement opportunities. The consultant advised that suggestions and feedback from the Task Force will be sought on how best to engage the community.

There was a comment about the Chair's job and appreciation was expressed.

There was a comment about the Chamber of Commerce's project to spruce up the village. It was suggested that the consultant could piggyback on the engagement with the Chamber.

There was a comment about Ganges and the division of poverty and wealth, as well as the housing crisis.

There was a comment expressing appreciation of the Chair.

There was a comment about the challenges the group has had to work through so far in this project. There was a comment about the Local Area Plan focus. There was reference to the group's struggles: with the vision and maps. There was a comment about Ganges being a harbour village, but the harbour is out of the Islands Trust's purview.

The consultant posed the following questions to the Task Force, and advised that they would be provided via email: "How will you know how this engagement will be a success? How will the project outreach be equitable? "

The consultant advised that they will be working on and identity for the engagement, coming up with a brand that people will recognize and encourage participation.

The consultant asked the Task Force: “What are 3 adjectives that sum up the spirit of Ganges Village?” The following adjectives were offered: diverse, central, neighbourly, welcoming, creative, cultural tourism, farming, multi-use, eclectic, funky, nautical, experimental, volunteerism, resourceful, community-minded, oasis.

There was a comment that a better form of governance is needed. Ganges needs a positive identity. A further question was made in how this design exercise could be effective.

The consultant asked the Task Force: “How do you think this plan is currently perceived by the community?” The following answers were offered:

- There is general negativity around local government. There is concern that people may be indifferent in participating in this public engagement.
- A lot of frustration has been articulated, including concerning the government structure. However, there is still hope that the feedback provided will produce actionable things.
- Islands Trust wants low density, but Ganges needs mixed density. The challenge is how the Task Force can provide recommendations that are going to be counter to the Islands Trust mandate or require collaboration in the end.

The consultant asked the Task Force: “How do you want the plan to be perceived?” The following answers were offered:

- Engagement is needed in order to improve this place. Salt Springers collaborate and volunteer their time to their community.
- There is a hope to have a positive engagement, as good ideas are met with resistance and complete failure. Our community is blessed by environment, but there is a need to do better.
- How to translate art and beauty with density? Access to beauty should be present regardless of money.
- Link the Local Area Plan with pressing issues, such as housing or safety. Some of these issues can be addressed and with policies developed as a result. This may generate more interest in community participation.
- How can Ganges be safe for children with activities for them?
- People need things to do without (economic) barriers.

The consultant asked the Task Force: “What does Ganges village mean to you?” The following answers were offered:

- A place that one can connect with the community. A neighbourhood where chickens are the traffic calming device. An artistic community surrounded by a beautiful natural setting.
- Town – where to shop, buy lumber, a place to walk and enjoy parks.
- A unique location to realize the pursuit of passions.

Trustee Grove left the meeting at 11:56 a.m.

- A place to work, a place to enjoy. It's interesting to see visitors and their first impressions of Ganges.
- I view Ganges as an extension of my farm. I want to continue the design and landscape.

There was a question about when the consultant could return. The consultant advised that they would be in contact with the Planner Garbo. Rough notes of today's meeting will be shared with the Task Force, as well as the output of the survey.

Planner Garbo spoke to the need for healthy discussion, as well as the responsibilities and challenges of being part of an appointed body. She advised that collaboration with other bodies is staff's responsibility and will be coordinated. She concurred that the design charrette and community engagement is a good path forward.

#### **4. ROUNDTABLE DISCUSSION**

**By general consent**, Items 4.1 – Continuous discussion on Area Plan Elements and 4.2 – Stakeholder list were deferred to the next meeting.

#### **5. ADJOURNMENT**

The meeting adjourned at 12:05 p.m.

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Robin Jenkinson, Chair

**CERTIFIED CORRECT:**

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Daniela Murphy, Recorder