



## AGENDA

### GANGES VILLAGE AREA PLANNING TASK FORCE

Date: Thursday, October 21, 2021  
Time: 10:00 AM  
Location: Salt Spring Island Baptist Church - Lower Hall, 520 Lower Ganges Road

- 1. AGENDA 10:00 AM**
  - 1.1 Member Roll Call
  - 1.2 Approval of Agenda
  
- 2. MINUTES OF PREVIOUS MEETINGS 10:05 AM**

*Please propose amendments to the draft minutes as worded resolutions in writing to be presented at the meeting.*

  - 2.1 Draft Minutes of the October 6, 2021 GVPTF Meeting – *For Adoption* Page 2
  
- 3. BUSINESS ITEMS 10:10 AM**
  - 3.1 Area Plan Elements Mapping Exercise
  - 3.2 Review Area Plan Elements List
  - 3.3 Conversation on First Nations (Nov 18, 2021)
  - 3.4 Resolution to LTC on retreat request
  
- 4. OTHER BUSINESS 10:20 AM**
  - 4.1 Discuss the following items:
    - Review of staff work;
    - Topics over which Islands Trust has jurisdiction;
    - Learning more about First Nations;
    - Learning more from Jennifer Fix about the outreach and public engagement, with an updated stakeholder list;
    - Potential changes to the project charter; and,
    - Request staff to make a spreadsheet of Task Force recommendations and their end result
  
- 5. ADJOURNMENT 12:00 PM**



## Ganges Village Area Planning Task Force Meeting Minutes

**Date:** Thursday, October 6, 2021

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

**Members Present:** Robin Jenkinson, Chair  
Jesse Brown (arrived at 5:46 p.m.)  
David Dunnison  
John Gauld  
Jenny McClean  
Sebastian Moffatt  
Bob MacKie (arrived at 5:50 p.m.)  
Mike Best, Vice-Chair

**Regrets:** Eric Booth (resigned)

**Absent:** None

**Staff Present:** Daniela Murphy, Recorder

**Others Present:** None

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

### 1. CALL TO ORDER

Chair Jenkinson called the meeting to order at 5:35 p.m. and acknowledged the meeting is being held in Coast Salish First Nations treaty and traditional territory.

#### 1.1 Member Roll Call

The members present were acknowledged.

#### 1.2 Approval of the Agenda

The following amendments to the agenda was presented for consideration:

3.1 Stakeholders Discussion, including Information Gathering

DRAFT

1

- 3.2 Plan Area Elements
- 3.3 Next Meeting Agenda

**By general consent**, the agenda was adopted, as amended.

## **2. MINUTES OF PREVIOUS MEETINGS**

### **2.1 Approval of Draft Minutes for September 16, 2021**

The following amendment was presented for consideration:

- That Member Gauld and Member McClean have their opposing votes noted on the following motion concerning the Meeting Schedule:

“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.”

**It was MOVED and SECONDED,**

That the minutes of the September 16, 2021 Ganges Village Area Task Force meeting were adopted, as amended.

**CARRIED**

## **3. BUSINESS ITEMS**

### **3.1 Stakeholders Discussion – including Information Gathering**

There was discussion about the Stakeholder list and who may be missing from the list.

There was discussion about reaching out to the Capital Regional District (CRD) Commissions and share ideas from the Task Force.

There was a comment to not duplicate the consultant’s efforts in reaching out to the stakeholders.

Regarding the Information Gathering, there was a question about interfacing with staff and how to go about talking to others in the community.

There was a comment that staff previously suggested that all work did not have to be done by the Task Force. There was a further comment that the Task Force is struggling with stakeholder engagement, and is especially interested in the First Nations perspective.

There was a comment that the member reached out to Trustee Patrick to see how the Task Force could get some insight regarding First Nations. Trustee Patrick's advice was to ask staff to arrange for someone to speak with the Task Force. There was concern expressed that as a group, the memory of that engagement is needed. It was suggested to make a motion to speak to different parties and local First Nations as staff recommends this information sharing is to help the Task Force.

There was a suggestion to engage the harbour people, and learn more about who they are and what they do. There was a comment that Ganges is a harbour village. There are two marinas that attract 18,000 visitors a month during tourist season. There was a question as to why the Task Force has not engaged with these marinas, or the Harbour Authority. There was a comment that in conversation, Trustee Patrick advised to go ahead and contact these groups, while staff advised that a resolution would be required to proceed.

**It was MOVED and SECONDED,**

That the Ganges Village Area Plan Task Force appoint Member Best as the Task Force representative to gather information about the harbour, and report back to the Task Force.

**CARRIED**

**Member Gauld and Member McClean OPPOSED**

There was concern expressed about First Nations, archaeological interests and about the harbour area.

**It was MOVED and SECONDED,**

That the Ganges Village Area Plan Task Force request staff to provide a First Nations representative on the First Nations issues in Ganges and the harbour of which the Task Force should be aware.

**CARRIED**

The following amendments were proposed:

- To add "and/or expert" after "representative"
- To remove "and the harbour"

The resolution was then presented as:

**It was MOVED and SECONDED,**

That the Ganges Village Area Plan Task Force request staff to provide a First Nations representative and/or expert on the First Nations issues in Ganges of which the Task Force should be aware.

**CARRIED**

There was a suggestion to ask staff to report back to the Task Force of any stakeholder concerns. Concern was expressed that by the Task Force contacting stakeholders directly would be usurping staff's role.

There was a comment that the more help the Task Force asked of staff, the more the process could move forward.

There was concern whether the Task Force should be reviewing the stakeholder list and adding extra stakeholders? There was a comment that the initial list was put together by staff, but that a lot of names could be omitted. There was a question of how the list could be narrowed down.

There was a question about what the Task Force wants from stakeholders?

There was a comment that Task Force members were to email the consultant any additional stakeholders, as she was going to put together a master list.

There was a comment about the CRD having a big interest in Ganges. In a conversation with Gary Holman, he had asked when he was to be involved in the process. It was acknowledged that the CRD has a lot of knowledge about Ganges.

There was a comment about the CRD and how they can dominate the conversation.

### **3.2 Plan Area Elements**

The item was not discussed.

### **3.3 Next Meeting Agenda**

There was a question about how the agenda items are determined. Chair Jenkinson advised of the process.

Discussion about future meeting agenda topics included:

- Review of staff work;
- Topics over which Islands Trust has jurisdiction;
- Learning more about First Nations;
- Learning more from Jennifer Fix about the outreach and public engagement, with an updated stakeholder list;
- Brainstorming activity with the base maps;
- Revisit of the Area Plan Elements list;
- Potential changes to the project charter; and,
- A report back from staff regarding the suggestion of the 2-3 day retreat and if the Local Trust Committee approved the resolution.
- Request staff to make a spreadsheet of Task Force recommendations and their end result.

## **4. OTHER BUSINESS**

### **4.1 Design Process facilitated by Member Sebastian Moffatt.**

Member Moffatt shared some proposals as how the group could proceed and explained an exercise. He spoke to the big task, a lot of work given the commitment, stamina and time. He expressed the group's endeavours to make this Task Force a success, as the Trustees are

depending on them. He expressed a desire for an integrated approach to accomplishing this plan with other organizations. He advised that he did not have the supplies to complete the exercise as originally planned.

Member Moffatt asked a question about the consultant and how the consultant would interact with the group and how they would reach out to the public.

Member Moffatt referred to the project charter and expressed concern that if the Task Force does not do a fair bit of work, the project charter will not be achieved. He advised that a design charrette is a lot of fun, but takes 3-4 days minimum, including clarifying goals with leaders, research, and consulting with experts on regular basis throughout the day. There is a couple of days of dreaming and talking, and then drawing ideas on paper. He does not feel that is a possibility with this project but suggested that an alternative proposal could work.

Member Moffatt expressed that as an informal sub-committee, the Task Force is a brainstorming group and must be a safe space for all contributions, done in a respectful manner. He advised that it is not about voting on things, but rather, getting ideas done. He advised that in a recent conversation with Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director, that he learned that conversations can occur “commission to commission” and advised that there are some advantages to doing things that way.

Member Moffatt suggested to the group to deal with key elements, 2-3 times in the 18 months, including meeting with key groups, e.g. transportation, housing, etc. and the meeting could include exercises and a charrette. The first meeting would be to obtain the information, while the second meeting would allow for the Task Force and key group to meet and do a charrette. He suggested to integrate the technical group and community engagement process with a structured approach. A third meeting would be the chance to integrate further things, such as livability and climate change.

Member Moffatt expressed concern about a meeting space, and suggested the Middle School as it is soon to come available. The use of whiteboards and walls would help in generating a memory and integration of ideas. He suggested talking to the school district about using a classroom once a month.

Member Moffatt advised that communities have transformed themselves in the past 10-12 years, and that those transformations have not occurred on Salt Spring. He spoke to the Policy Statement to see if it empowered the Task Force to design or redesign villages, but confirmed that it does not. He felt that there was nothing positive or affirmative about the draft new Policy Statement. He suggested that he could draft something on behalf of the Task Force reflecting village design and the Object of the Islands Trust that could be forwarded to the Local Trust Committee for the Policy Statement. He spoke to the need for support for a built environment for the key village in the Islands Trust area.

There was a comment as to whether the Task Force would want to engage in an interactive design with stakeholders. There could be a possible grant from the CRD to employ artists, or possibly recruit a few artistic volunteers. This would give the consultant plenty to provide to the public.

There was a comment that there is a need for a local area plan, and that it be produced. There was a reference to the many “wins” in the community – and that the exercise could lead into that.

There was a comment about the need for more vibrancy in Ganges, as well as a reference to the Island Coastal Economic Trust (ICET) program. Preliminary work is being done on this Chamber of Commerce mandate.

There was a comment about the project not progressing quickly, and the lack of trust with staff and the consultant. There was a comment that the consultant presentation was well done.

There was a comment about the consultant being engaged in the process, and that what is being proposed by the Task Force should be run past Islands Trust staff. There was also a comment that the Middle School is still not available as it is hosting grade 7 students. There was a suggestion that Lisa Wilcox, Senior Intergovernmental Policy Advisor be asked to speak to the Task Force as she is a resource for First Nations information.

There was a comment about the draft new Policy Statement, and noting that Trust Council has the ability to overrule an Official Community Plan (OCP). There was concern expressed that the Task Force’s end product is to be part of the OCP, but that Trust Council could then determine that the Task Force’s contribution is not part of the bigger vision.

There was a question on whether the consultant would do a charrette, or what kind of charrette it would be?

There was a comment about Member Moffatt’s design approach and enthusiasm. There was reference to the 2006-2007 results, noting that those results were not added to the OCP. Many of the recommendations did not fall under the purview of the Islands Trust. It was noted that Islands Trust cannot order other agencies. There is no local area plan at the moment and that is what is missing. There was concern expressed that a process would proceed with a similar end product that results in nothing. The OCP could have been amended anytime since 2007, but the 2007 document was never adopted. It was explained that a Local Area Plan becomes part of the OCP, and those policies are referred to when land use decisions are made. Concern was expressed that a repetition of the 2007 project would occur, with a different result, or that the group could produce a Local Area Plan with deliverables.

There was a comment that if this Task Force was just about creating a Local Area Plan, then there was no interest in continuing. There was a comment about important topics, such as transportation, housing, parks & recreation and the economy and that meeting with others is crucial to the success of the project. Support was expressed for the memory wall idea, and to secure a classroom at the Middle School. A reference was made to the Ladysmith waterfront plan.

There was concern about the Ministry of Transportation and Infrastructure and other stakeholders and whether the Task Force could reach out to them directly.

Support was expressed for the alternate meetings having a less restrictive environment in order to do exercises as a group in person.

There was a suggestion to make a resolution to ask Islands Trust to print 1:5000 scale maps and request supplies to do the exercise. The map would show topography, water, ecosystems, demographics and existing structures. It would help the Task Force understand who the community is and what it is that the community is moving towards. A 2-3 day retreat would be helpful to work on this. There was a suggestion to go through the 2007 plan and review the directives and create an action plan on how to move forward.

There was a comment about the resolution concerning the retreat, and how the Local Trust Committee had not yet seen this.

There was a comment that this is a Local Area Plan exercise, not a design exercise. There was a comment to ask the consultant about her job description. Is the consultant just doing public outreach or also a design exercise?

There was a comment that the aim of the Task Force, without question, is to produce a Local Area Plan. Items need to be addressed, which are within the Islands Trust's jurisdiction and to add those to the OCP. There was a comment that the big challenge is to integrate other agencies to put the plan in motion. Concern was expressed that nobody is working together, and that a chance to integrate with other agencies could be missed. There was a suggestion to involve senior staff to speak to the senior staff of the other agencies in order to encourage agency representatives to meet with the Task Force.

**It was MOVED and SECONDED,**

That the Ganges Village Area Plan Task Force request staff to provide large scale base plans of Ganges area, including and up to the study area boundary for review.

The resolution was amended:  
And include tracing paper (30" roll) and pens.

The resolution was then presented as:

**It was MOVED and SECONDED,**

That the Ganges Village Area Plan Task Force request staff to provide large scale base plans of Ganges area, including and up to the study area boundary for review, and include tracing paper (30" roll) and pens.

**CARRIED**

There was a comment about what the consultant is engaged to do. There was a comment that the consultant's task concerns public engagement and to create a marketing plan so people will give the Task Force their input on Ganges.

There was a comment about what is within Islands Trust jurisdiction and what is outside of Islands Trust jurisdiction.



**It was MOVED and SECONDED,**

That the Ganges Village Area Plan Task Force request staff to review the recommendations of the 2007 Official Community Plan focus group, and restructure the list to then determine (using the list as presented in Member Dunnison's excel spreadsheet)

1. Recommendations clearly within Islands Trust's jurisdiction
2. Recommendations outside of Islands Trust's jurisdiction
3. Recommendations that are a cross-jurisdiction with Islands Trust.

**CARRIED**

There was a comment to not re-do the document, but rather, update, revise and add missing pieces in order to show the Local Trust Committee what the guiding document is for the next year and a half.

There was a comment about asking for another Trustee dedicated to village design. There was a further comment that the Trustee needs to be elected.

Chair Jenkinson invited members to comment on something nice that happened to them in Ganges.

- The info booth about biking that is located in front of the Fire Hall.
- A member noted that they hadn't been to Ganges recently.
- Went to Centennial Park with their child.
- Shopping, meetings and recreation.
- SSNAP and the Parallel show. Also, the Switchboard has bought the Perch.
- A grocery store had bad salami, but the deli gave a replacement on the house.
- Middle school as it exists, and the PAC meeting via Zoom. There is a plan to fund activities and this is positive.
- The Visitor's Centre has received a \$40,000 grant to improve accessibility.
- One grocery store was out of lamb shank, but the other grocery store had one left.

**5. ADJOURNMENT**

The meeting adjourned at 7:30 p.m.

---

Robin Jenkinson, Chair

**CERTIFIED CORRECT:**

---

Daniela Murphy, Recorder