

Minutes of Sustainable Gabriola Meeting
January 27, 2019, 3 p.m.

Facilitator: Judith Roux
Minute taker: John Peirce and Tobi Elliott
Next meeting Facilitator: John Peirce
Next meeting Minute taker: Tobi Elliott

Present: See attached list

Process for minutes: Note taker send draft minutes to those attending and asks for corrections. Then minutes are posted on web site. Bob McK to provide instructions for posting.

- Minute taker becomes facilitator next month, then takes a break. Next minute taker comes from list of facilitators, which Bob will update and post to web site.

Judith opened the meeting with an acknowledgement that we are meeting on the unceded territory of the Snuneymuxw First Nation.

The meeting started with a discussion about what to have on the agenda. There were several smaller topics (scheduled first) and then the subject of how to organize a Town Hall meeting.

1. **Housing Advisory Planning Commission** established at Local Trust Committee (LTC) meeting on January 24, 2019, requesting a SG rep
 - a. Nancy HP – her report is posted with minutes, as well as the Staff Report and the Housing Options & Impact Review Phase 2 Charter.
 - b. Trustees have been working on their Housing Options Review project since 2016. The Phase 1 work focussed on expanding options for secondary suites. Phase 2 is now starting and will focus on issues including density limits, definition of affordable housing and multi-dwelling affordable housing projects (see attached Phase 2 Charter)
 - c. The LTC meeting decided
 - i. That the existing Gabriola Advisory Planning Commission will help staff to develop a Communications and Engagement Strategy for the Phase 2 work.
 - ii. To establish a new Housing Advisory Planning Commission (HAPC). Each of these groups will be invited to provide a member for the HAPC:
 - a) Snuneymuxw Housing Committee
 - b) Gabriola Advisory Planning Commission
 - c) Gabriola Housing Society
 - d) People for a Healthy Community on Gabriola Island
 - e) Gabriola Chamber of Commerce
 - f) Gabriola Auxiliary for Island Health Care Society
 - g) Gabriola Village Vision
 - h) Sustainable Gabriola
 - i) Member at large,

and people will be approved at the LTC meeting on Feb 28. Desire to have SG. Rep have strong environmental background. Steve Earle offered to be rep for SG. Tobi offered to be available as support. Deb Ferens offered possibly as alternate if that was an option.

Action: Judith to write note to Sonja at Islands Trust with these names.

2. Gabriola Groundwater Society (Randy Young)

- a. Last year dissolved the society, but a working group still exists. No current president. Members Cliff Turner, David Boehm and Randy Young
- b. Arbutus is now doing water testing for e coli; concern is the equipment is getting old.
- c. They have re-engineered the old Well Watcher system for monitoring water levels in a well. Passed around a new well watcher device. These are available for \$50 each.
- d. To install a well watcher, one needs to get a small plastic pipe (1/8" or 1/4") to the measurement depth. This may require pulling the pump to add the plastic pipe to the well pump assembly.

3. Raising \$ via Taxes – Richard Strachan

Richard would like to see a community discussion on the concept of raising taxes to create a discretionary fund for community initiatives like emergency preparedness, affordable housing project, community hall upgrades.

- a. The average Area "B" property has increased by an assessed average of \$36,823 per year for the past three years. Richard suggests we consider canvassing the community to see if there is support for raising money through property taxes in order to help fund social needs such as affordable housing, emergency preparedness and community organizations like the Community Hall. Typically, \$118 in taxes per year per residential property in Area B (4700 properties) could raise \$500,000 per year."
 - b. Concern over loss of quality of life, value of property if we don't have support for people who have less money or vulnerable housing
 - c. Brief discussion about how this might work. Agreement that discussion is needed about what areas might be community projects worthy of such an effort. Perhaps a topic for the Town Hall meeting.
4. **Food Forum** Feb 16 Noon-3 pm: is this an opportunity for SG to have our information put out to the community? Do we want to have a presence there? No clear consensus or volunteers.
5. **Water Sustainability Act. Scott Colbourne.** Deadline for registering wells for March 1. For first in line, first in rights; for growers & producers, especially.
- ## **6. Upcoming Town Hall Meeting**
- A) Discussed how to prepare, structure of the meeting
- a. **ACTION:** Members: Dyan, Katharine, Tobi, Steve, Ewout offered to put together some ideas. This group will meet during next month and try to come up with a transparent approach to choosing the topic(s) and how to structure such a meeting.
 - b. Facilitation: is there any appetite to hire a professional to facilitate?

- B) proposed subject of the Town Hall – to be set at the first potential Town Hall meeting, established by the community itself. Re: suggested first topic “carrying capacity”
- a. Judith Roux read parts of message from Shelagh Huston, economist, who writes: **I think that the topic of “carrying capacity” may be a poor foundation for considering the many aspects of sustainability on Gabriola.** Letter attached.
 - b. Letter from Paul Grignon (attached) makes same point.
- 7. Other business:**
- a. Ewout: asked re: fundraising. Contents of the house auction? Tobi: didn’t happen. PHC couldn’t administer it and she couldn’t organize it and the opportunity fell off the radar.
- 8. Next meeting:** Dyan will convene a meeting with Town Hall committee in early Feb so we can report back to the SG next meeting group, then we can maybe set a date for the Town Hall, likely in April. Next meeting is Sunday Feb 24, 3PM at the Commons. John P to facilitate and Tobi E to take minutes.

Attachments:

1. List of attendees (w/o email)
2. Ltr from Shelagh Huston
3. Ltr from Paul Grignon
4. Report from Nancy HP on Jan 24 LTC meeting re housing
5. Staff report to LTC on Housing Option Review & Impact Project
6. Housing Option Review & Impact Project Phase 2 Charter