

SECTION 1

INTRODUCTION AND BACKGROUND

Background

On September 23 through September 25th, 2005, over 100 individuals from eleven islands in the Islands Trust governance area came together on Salt Spring Island for a weekend of talk and fun. The meeting had two purposes. One was to continue the direction of a similar conference on Denman Island held the summer before. That is, to increase communication and understanding among residents of the various islands, to help keep us linked as a “community” around our vision for the Trust Area.

The second purpose was to bring together islanders who support the mandate of the Islands Trust and join together with others from islands in the Trust area to share ideas and strengthen ways of working together to build the communities we want to live in. We were asked the question: *What can we do as citizens and islanders to strengthen and invigorate the Islands Trust’s ability to fulfill its “preserve and protect” mandate?*

The Forum began Friday evening with a panel discussion on the history and mandate of the Islands Trust. On Saturday, under the guidance of Open Space Technology (OST) facilitator Chris Corrigan we formed ourselves into 32 different conversation groups who met and discussed various island issues. A recorder for each group produced a summary of their discussion. These are included here. Saturday night there was entertainment.

On Sunday groups formed themselves to plan for action. A description of those workgroups is included here as well. We have also included a description of the Open Space Technology / Process.

About the Open Space Process

Open Space Technology (Process), created in the mid-1980s by organizational consultant Harrison Owen, invites people working on complex and important issues to connect and deepen their work, through responsible self-organization. Open Space is more than just a meeting process. It forms the basis of a new, whole way of working and being in organizations and communities. It leverages inherent expertise and knowledge to create new options, possibilities and progress. It gets people and information moving in powerful new directions. And most importantly, Open Space demonstrates and activates the kinds of communities, initiatives and results we are working to create.

OST events have no keynote speakers, no pre-announced schedules of workshops, no panel discussions, no organizational booths. Instead, sitting in a large circle, participants learn in the first hour how to create their own agenda.

To initiate a workshop within OST, participants propose topics that they care deeply about by writing them on large sheets of paper which they post on a wall marked off with pre-established times and places for small-group meetings. When participants have posted their topics, a 'village marketplace' begins: participants mill around the wall, choosing their personal schedules for the remainder of the day. Group meetings start immediately. Recorders are chosen in each group and their informal minutes form a basis for the report and recommendations.

OST is more highly organized than the best planning committee could possibly manage. It is also chaotic, productive, and fun. No one is in control; rather, a handful of simple OST principles guide group activity. The most basic principle is that everyone who comes to an OST event must be interested in the question that draws the group together and willing to take responsibility for contributing to the group activity of creating something out of that interest.

Why Open Space Technology?

Through an intentional combination of order and chaos, OST resembles the creative act of a mind moving from confusion and frustration to assimilation and discovery, but OST achieves this transition not in one mind, but simultaneously in several. Intense, focused discussion leads to mutual recognition of areas of agreement and disagreement, and thus lays the ground for knowledgeable participation in the action program that concludes with the publication of a full report on the group's findings.

During an Open Space Technology event

- All issues important to the participants will be raised.
- Those participants most qualified and capable of getting something done on each topic will manage to address all of them.
- All of the most important ideas, discussions, data, recommendations, conclusions, questions for further analysis, and plans for immediate action will be documented in a report that will be emailed to participants within days of the event.
- This report can then be made available to an entire organization or community, thus immediately informing non-participating stakeholders of the group's findings and inviting them to join in the work of implementation.

See www.chriscorrigan.com for more detailed information about Open Space Technology.

SATURDAY SESSION REPORT

Explanatory Note:

Saturday's session began with an explanation of the Open Space Process. Participants who wanted to convene a session were invited to write the topic on a piece of paper and post it on the wall. Participants reviewed the topics and choose which sessions they wanted to attend. There were time slots for sessions, one in the morning and two in the afternoon. Each group had a 'reporter' (usually the convenor) who prepared a written summary of the discussion. These summaries were duplicated and distributed to the participants on Sunday morning.

What follows is the record of those sessions as prepared by the reporters on that day with the exception of a few revised versions that were submitted later.

The summaries have been grouped together under three themes:

THEME 1: THE PRESERVE AND PROTECT MANDATE AND SUSTAINABILITY

Don't Go Bare – Go Native: Re-greening the Islands

Convenor: Chris Firth

Participants: Chris Firth

Summary of Discussion:

Whenever a property changes hands trees are cut down to improve the "view". This amounts to a considerable amount of clear cutting which opens up the green canopy of the islands – especially the more northerly coniferous islands – and as houses are clustered together or developed in strips, gaping holes and gaps are visible which makes the islands look as sub-divided and ordinary as most other places on the Mainland.

How can we encourage individuals to regreen their own particular a acreage in a more fitting manner?

If you must cut down a tree which took 100 years to grow, why not replace it with five smaller trees and plant them in more suitable places – snot the ancient forest giants which take time and place to grow, but medium sized arbutus and cedars, or on a smaller scale, fruit trees which bloom in springtime, provide shade in summer, fruit for birds and pie fillings for people and beauty year round.

If you must have unobstructed sun, you can still cover or hide the ugly parts of buildings – basements, footings, etc. – with native berry bushes and flowering shrubs. Then there are the versatile brambles which provide blackberries for pies and jams and a hedge breachable only with body armour.

If bushes are too high rising, get ground covers. Don't bother with a lawn (requires too much water) but cover you bare rocks and septic field with native grasses and some of our splendid and elegant mosses – there are recipes for moss juice on-line.

And make it fun to plant trees and mix moss juice. Plant a tree for all the birthdays, anniversaries, and special ceremonies and let the children grow up alongside their own trees.

Regreening not only adds beauty and helps to heal the land which has been cut open but it also provides cover for animals, food for birds, riparian barriers, and prevents soil erosion and moisture loss which also helps to keep the island biomes working in a sustainable way.

How Do We Look At Land Ownership: “Take It Or Share It”??

Convenors: Roger Middleton and Eileen Wttewaall

Participants: Doeen Lilley, Julie Gardner, Deborah Miller, Sue French, Robear LeBaron, Gus Wttewaall, Beverley Vreeswijk, Peter Luckham, Ryder Bergerud

Summary of Discussion:

What can the community do about owners who clear-cut property?

How should the community handle stewardship of the land?

Stewardship: what, why, or why not leave it alone?

Ownership is only a concept created for legal purposes.

Having a VISION OF PLACE. Individual and community aims could be in conflict.

Who speaks for the land?

We need to learn better ways to relate to the land. Understand how First Nations have a different relationship to the land and have a lot to teach us in walking lightly on the earth. We need to remember WE BELONG TO THE LAND.

We need to 'grow' people who understand and love the land.

When we take out a lease on a building there is a clause requiring that we leave it in the condition we found it. We have no such clause for land leases or land ownership.

POSSIBLE SOLUTIONS:

Build to suit the site – being sensitive – but still acknowledge we make an impact.

Create resources to enable people to learn how best to protect land and species, when considering building on 'our' land.

The Islands Trust, the island conservancies, etc., to provide the expertise to assist owners with understanding their property: eg. Biologists, botanists, archaeologists, environmentalists, etc.

Topic: “So you're planning to build a house” – a brochure; an evening to discuss building issues.

Tours available to view ecological buildings, permaculture farms for a different approach to gardening.

More inter-island communication and share ideas.

Talk with your neighbours eg. A group to facilitate this: Neighbours can be a resource to learn about your property and share ideas.

Set up COMMUNITY LAND TRUSTS. Cowichan Land Trust in Duncan could be a model. They will come to help you see what you have and need to protect your property.

Regulations on clear-cutting need to be imposed and enforced. If land is clear-cut it must be replanted.

Loss of community and environment by non-resident ownership and by the degree and/or kinds of tourism on the Islands in the Salish Sea.

Convenor: Maureen Moore

Summary of Discussion:

In the opening remarks mention was made of the concept of “amenity migration” referring to people who come for the amenities but who do not commit to community. Also mentioned was the concept of the “creative destruction” of communities when amenities are created solely FOR tourists, a process that destroys the “rural idyll” and the permanent community.

At once a person identified himself as an “amenity migrant” and asked the group not to judge people who flee here. It was then pointed out that this person was not a “migrant” since he is clearly someone who is committed to working in the struggle to preserve and protect his community.

“What we want when we choose to live here?”

-peace, tranquility, nature, safety, a small, interconnected community, a culture in which people are valued for who they are not what they do.

Non-resident owners:

They don't volunteer and are not committed to community issues. How can we involve them? Some are simply investors who see a good deal and this investment buying influences the local real estate market so that prices rise and owning a home becomes more difficult or impossible for locals. Trends involving increases in nonresident owners and the (over?) marketing of Gulf Islands as tourist destinations, and increased tourism are interconnected.

Tourism:

Several people said there must be a limit. Islands are TOO aggressively marketed by realtors and Chambers of Commerce so that we get different tourists now than previously. Some of the change is directly led by realtors. What is the impact of Short-term Vacation Rentals (STVRs) on affordable housing? What are our tools to control this trend? Is there a way to attract lower-impact tourists? Only 12 percent of SSI income is from tourism yet people believe it is much more. Most income on SSI is from pensions. There are intangible and crucial factors such as social and human capital connected to community that somehow are not counted.

Suggestions and Ideas:

In Bermuda nonresidents can only own 15 percent of each neighbourhood. (Note: presently in B.C. this legislative power is in the hands of the provincial government.) Some places forbid ALL foreign ownership. French villages do not allow fast growth, only very slow, planned growth. Farms cannot be subdivided. Most planners have urban training and need to have additional training to work with a preserve & protect mandate in our trust area.

What can our Trustees do to Manage Tourism?

Limit tourism by limiting zoning for tourist accommodation.

Encourage diverse tourists

Educate the community and MLAs about the “hidden” costs of tourism. Studies show that tourism is not a sustainable economy.

What can our Trustees do to reduce “investment” buying?

- Reduce the size of house that can be built. 3000 sq feet should be the upper limit. (suggested by several people.)

- Educate realtors and newcomers about the treasures that must be preserved in a “Trust Area.” Help realtors to learn how to attract “conservation buyers.”

- Educate staff as well about planning related to stewardship of land, not the commodification of land.

- Downzone.

- Publicize the covenant options for landowners that can result in lower taxes.

- Do not approve land removal from ALR.

- Ban blasting to create space for a 3 story house (by creating a full basement garden level.)

- Better bylaw enforcement with ticketing bylaws.

- More DPAs. (Afterthought added later-DPA infractions to be ticketable offenses.)

- Control strata occupancy.

- Allocate staff time for long range planning, strengthening OCPs, preserving the environment and community.

- Hold town hall community strategy sessions.

- Make all development proposals start with an environmental checklist.

- Reduce or eliminate STVRs as they are a “goldmine” investment.

- Communicate the interests of First Nations and the possibility of significant sites and the responsibility of newcomers to respect the history of the land and its First Peoples.

What can citizens do?

- Ensure that during an election period all candidates have a preserve and protect track record and can understand the fragility of our ecosystems and the need for sustainable community.

- Learn from other communities.

- Help educate newcomers.

- Network with neighbourhoods and other islanders to share information and get support.

- Consider being a trustee.

- Support our trustees when they are supporting the P&P mandate.

- Support our local farmers

- Extinguish densities

- Covenant land

- Educate ourselves

Request for Legislation to expand the authority of Islands Trust:

- Create a situation in which fractional ownership and timeshares are too difficult for a developer to manage.
- Make it possible for owners to be compensated for extinguishing densities/or, in a managed way, contributing them or affordable housing.
- Tax foreign purchases and use tax to fund affordable housing or to buy land to protect it.
- Allow IT to own and protect land in its natural state.

What we can't do (yet)

- Create an all-island DPA.
- Presently the strata title act supersedes the Islands Trust. IT can't regulate land tenure.
- ONLY BC Legislature can forbid foreign ownership but we can ask for this as we are talking about a Trust Area, rare and threatened ecosystems and flora and fauna that exist nowhere else on earth.

_____ thanks to all!

Models for Sustainability

Convenor: Jan Slakov, SSI

Participants: Tamar Griggs, Ken Rouleau, Mark Starik, Heather Munro, Jan Bevan, Andrea Rankin, Graham Brazier, Margery Moore, Michael Dunn, Peter Scholefield, Beverly Vreeswijk, Sheila Malcolmson, Briony Penn.

Summary of Discussion:

A large interest group in this theme area that was triggered by references to working models in Sweden for the Panel the night before. An opening circle was used to allow each participant to articulate their background, their interest in the theme on sustainability and any relevant experience or knowledge they could bring to bear on the subject. We merged with the group that was exploring Community Land Trusts.

The circle produced known examples of local communities or island communities that we implementing sustainability measures at the local level, but in various forms. Examples included: Island of Gurnsey, Channel, LaConnor, Washington, Switzerland, Curatiba, Brazil. These examples represented communities that had removed cars from their cores, created pedestrian only streets, enshrining rights to quality food etc. We also heard of developments of relevance on Gambier, Hornby, SSI, Mayne, exploring some possibilities by looking at the Crown lands, landscape conservation and community lands.

One working example within the Trust Area is being explored by Hornby and Denman islands using the community land trust model. This model has evolved from the need for communities to not only have conservation land trusts , but also community held in trust lands for other purposes. These purposes could include affordable housing, farming, etc. These lands are held in perpetuity for the community by a society which owns the land. No land is purchased, but instead leased with conditions. This process removes the incentive for flipping properties and only allows sale of

the improvements back to the Trust society or another individual. Is not driven by land market values only inflation and value of improvements.

Action: Participants to research on their own about Community Land Trusts.

Second aspect of the discussion centred around the language used in the land use process. Noted that is Not what we are going to do with the land, but what are we going to give to the land. It was noted that there is a limited point of view when using business/legal language for conservation based models. Language needs to come from different points of view – different disciplines or practices but still be relevant and clear.

Third aspect of the discussion – the need to use the Trust Mandate to filter all proposals as there was the belief around the group that the Trust Policy and some of its interpretations are getting close to providing the guidance to encourage and support a sustainable model for the Trust Area. Cautionary note here is that while the Trust Policy has a checkoff list of factors to measure development proposals against, it may in fact now need some updating of the language and intent as there are development proposals now that were not anticipated by the present policy or check offs.

The Fourth aspect got us to our theme . It was noted that models that we know about around the world that were being implemented had come about because of the work of outstanding and strongly motivated individuals or small groups of people. The Natural Step program started in Sweden was presented and discussed in detail. It is being embraced by Swedish municipalities around four basic principles:

Equity – Everyone has a voice in the process and every sector of the community will be looked after.

No more loss of natural areas – restoration is the operative principle now.

Cannot continue to add manmade substances to the earth

Eliminate dependence on fossil fuels and scarce metals.

From these principles local economies were stabilized, health costs decreased, alternative fuels required and proactive economic development model where communities invited commercial interests of that they wished and also met the four principles of operation. Also key was using cycles such as composting waste, growing alder from compost and manufacturing furniture from alder. Brought in young entrepreneurs to these communities. Also a policy of using existing footprints of brown fields for any new commercial venture within the community.

Reading : Natural Step for Communities, New Society Publishers, Gabriola Island.

Key observations and actions identified:

- Need to define what we want in terms of preserve and protect then set a path to attain and facilitate that;
- Need for inclusivity/diversity in setting policies, creating language (i.e. not just legalese, include full range of interests and ages).

- Look for key features for social change within the communities:
- Bi-culturalists – involve people who can be accepted and can bridge between disparate groups e.g. a biologist also a member of the Chamber of Commerce.
- Interdisciplinary Approach as a means to solve problems by having expertise from all ranges of disciplines or practices.
- Need to focus on ensuring that basic rights are met (principle of equity) in terms of quality food supply and water in order to begin the process toward a sustainable model.

Note that an institutional shift is needed for much of this to transpire from one of prescription to one of facilitation and encouragement in meeting the principles and desires of the community. The Islands Trust is about 75% there now.

Opportunities within the Island Trust Model

It was noted that the Trust Policy statement is the first level that the shift would need to occur and that in turn would revise the checklist for decision making. The Trust area is already an excellent scale and defined area by which to create this new institutional model which includes an active engagement in recruiting commerce and development that meet the established principles of a revised Trust Policy.

Another opportunity is to actually ensure that the Trust Policy Statement (which is presented to every potential developer) reflects our values, concerns, and principles for sustainable communities.

NEED to find ways to participate in the current Provincial Review of local and regional government models which includes the Islands Trust. This review is going on now!

Ocean /Atmosphere

Convener: Peter Scholefield (Gambier)
 Participants: Paul LeBlond (Galiano), Lois Kennedy (Gambier), Julie Gardner (Galiano), Ruth Tarasoff (SaltSpring)
 Rapporteur: Paul LeBlond

Islands are defined by the waters that surround them. Water and air quality are important for islanders, and although we realize that concerns about the ocean and atmospheric environments are not the Island Trust's direct responsibility, we feel that the Trust should be supportive of initiatives to preserve and protect the ambient sea and air realms.

Issues brought up during the discussion included dumping by cruise ships, boaters and ferries in our waters, protection of the near-shore environment associated with marina development, the introduction of marine protected areas, and concerns about the impacts of climate change.

The Islands Trust could be more supportive of air and sea issues by designating a staff person, or perhaps even electing a Trustee-at-large, responsible for these issues and for liaison with other agencies with overlapping jurisdictions.

Sustainability & Water

Convenor: Mary Cooper , Mayne Island

Session Participants: none others

Summary of Discussion:

Givens:

i) Without water, 'preserve and protect' will not ensure habitable islands.

By-laws must be strengthened to protect finite resource.

Multiple other effects on water resources: tourism, new development, new property owners, ditching, logging , high extent of primarily privately owned lands on some islands (e.g. Mayne).

Some kinds of tourism may encourage city attitude to water (water as unlimited, source not a consideration) more than others – e.g. short term vacation rentals (STVRs?)

ii) Wells are being drilled deeper every year to access potable water.

Population and consumption is increasing every year.

Groundwater recharge are decreasing and are not adequately protected.

Opinion:

Islands Trust has failed to address water issues within their mandate of 'preserve and protect'.

Action:

New developments:

- Prove adequate supply of potable water for present, and with sufficient reserves for future demand

- Prove their project will not affect or deprive the area aquifer of the ability to supply the existing community (present and future), both private and community wells.

- Post substantial bonds for a minimum of five years against community well damage as insurance against risk of community water system damage and legal responsibility of existing services to supply

- Ensure no hydrofracturing within 2 km of ocean.

Demonstrate community needs the proposed development as a first step, or development permit should not be granted.

Tourism:

- Require education on fragile nature of water resources on the islands, for example: Chamber of Commerce brochures?

- Islands Trust pass by-law to establish extensive conservation measures in all commercial accommodations, including STVRs. Address: water catchment, use rate, grey water re-cycling etc.

New Owners:

Community support Islands Trust and Water Districts in effort to require real estate personnel to disclose all public water concerns on all islands

Other education and communication:

- Islands Trust should encourage all water associations /societies and groups to map local wells to assist with planning

- Islands Trust educate all planners on water issues, recognizing difference from urban planning approach

•Islands Trust require all ditching be on a need only basis to protect groundwater re-charge areas

Outstanding Question:

What can Islands Trust do to protect groundwater recharge areas on private land?

The Precautionary Principle

Convenor: Peter Lamb, SSI

Participants: Irene Wright, SSI; Ken Rouleau, SSI; Paul LeBlond, Galiano; Lois Kennedy, Gambier; Norbert Schlenker, SSI; Jan Bevan, Hornby; Gus Wttewall, SSI; Kimberly Lineger, SSI; Mike Logan, Pender

Summary of Discussion:

Introduction:

Peter introduced the session. The Precautionary Principle means the selection, in an open, transparent decision-making process, of the alternative that presents the least potential threat to the natural environment and public health, as based on the best available science.

In June 2005, Trust Council decided to adopt the following: “1. Use a ‘development approval information’ bylaw as a means to implement the use of the precautionary principle in LTC decision-making; 2. Examine means to include the precautionary principle in OCP reviews; 3. Support review processes that engage the precautionary principle when considering development applications.”

Problems:

Lois’ experience on Gambier was that it was very difficult to get planner to implement, even though integrated mapping of terrain/streams & wetlands/forest cover, etc. was available, and a strong OCP and LUB and Policy Statement in place.

Jan and others brought up the issue of “professional flouters” (repeat violating developers who don’t care about community or environment). There are trash-and-run developers for whom it’s cheaper and quicker to do reparation or pay fines than to comply with requirements.

Ken brought up the point that there are two levels of Precautionary Principle:

One is legalistic (quantifiable); the other is philosophic (individual responsibility, personal attitude, education of the public). “What the Trust can do is more easily implemented than getting people to act in a way that gets the outcome we want”. Peter pointed out that economic activities have dollar values; social and environmental impacts cannot be quantified.

Kimberly expressed frustration that the Precautionary Principle is not at present a first step, before any application proceeds. It should be a “filter” through which applications are pre-processed, a way to say NO long before expensive studies, staff time, ACP and other volunteer time is spent. The applicant (not the Trust or volunteers) should have to do a “rigorous assessment” before applying for a permit. None of the Trust’s tools, except saying NO, prevent harm (only minimize harm). Kimberly said there is a “disconnect in the timing” between site preparation and application for permits. (“At which point does NO come in? This takes agreement among the trustees [of a LTC].”)

Paul agreed that we need sufficiently detailed studies before the application process begins. Irene, referring to a discussion with David Essig, said we need regulation over land tenure, not just land use. Powers held provincially need to be in Trust hands (e.g. Subdivision approval. Who can own land? Is fractional ownership permitted? Does “grandfathering” apply after land passes out of the family?) She also reminded the group that we need to ask the basic question of how it is that “special green places” are disappearing bit by bit.

Ken brought up the problem of enforcement (or lack of it). Ken also asked if there is any way to put a moratorium on all development until “serious restructuring” takes place.

Peter pointed out that negative impacts on land outside property boundaries is not factored in. Peter said the present Development Approval Information process doesn’t do two important things: it doesn’t look at alternatives, and it doesn’t consider the external impacts/costs.

Some ideas:

Lois: Every property-owner needs to get a statement about what is possible to do on island lands. ??: Can we have a bylaw against tree-cutting?

Lois: We need a “culture of conservation”, to change people’s attitude, from seeing land as “property” or “investment” to seeing it as heritage.

Mike: There needs to be a “serious disincentive”, such as huge daily fines, if any development is done before a permit is approved. Peter: Or if negative impact outside property boundaries.

Norbert: Take the profit out of trash-and-run developing.

Irene and Paul: Require a performance bond to be posted—e.g. \$100,000 for damages. Kimberly: And very early in the process (long before 3rd reading!) so developer can factor that into plans.

Mike: Could we have a list of Community Approved Projects? Kimberly: Or a Green Sticker of Approval?

Kimberly: Implement Best Management Practices. Create a Developer Education Package. Inform land-owners if their land is in a Development Permit Area (so people can’t claim ignorance).

Kimberly: Have very tight criteria (OCP, LUB, Trust Policy) so that only applications that are most in line with our mandate get to the table.

Peter: The Development Approval Information process (which is now available to the Trust) needs to ask any developer “What are you going to give to the community?”

Kimberly: There is a precedent for looking at alternatives and their costs, and at external impacts and costs: the Utilities Commission process for looking at Hydro lines across Salt Spring. The important thing would be not to make any decision on which is apparently cheaper, and not to have the decision be made by the developer. The Trust needs to have the power to decide which option to choose.

Kimberly: The most contentious situations are those that require an OCP amendment. Approvals could be for only those proposals that already fit both LUB and OCP.

Peter: There could be a points system. (Certain criteria weighted above others on the checklist.)

Kimberly: A points system needs to be overall for the Trust, and have Trust Council endorsement. This avoids duplication in planning. (Also Council planning comes from a different fund.) It also needs to be correlated with other jurisdictions that have points systems, especially those that have “override” (such as Department of Fisheries and Oceans), so that the two systems don’t “collide”

Norbert: Points systems are in place for two reasons: 1. To limit numbers, and 2. To let the best applications “bubble to the top”.

Kimberly: A points system could have the incentive of saving time (e.g. an applicant whose proposal had a score of 99/100 would not need to be referred to APC or other advisory bodies).

Kimberly: If an issue affects several islands, it can be dealt with at Trust Council level, with a “template” that can be applied/adjusted to various islands. Another way is for one island to go ahead and do the work locally, and then the Trust adopts it for the whole Trust area.

Lois: The Precautionary Principle helps us on Gambier to see problems coming (e.g. B&Bs, short-term rentals) and get our bylaws in place. [Kimberly recommended not letting infractions go unreported, so that they become “entrenched practices” in the underground economy—very difficult to stop later.]

Irene: “Describe a whole island as a conservancy. Limit behaviours on all parcels.”

Peter: Could we have a whole island, or the entire Trust area, declared a Development Permit Area? This would take a legislative change [according to David Essig]. The costs of burden of proof need to be on property owners, not on the Islands Trust nor on those who are negatively impacted.

Kimberly: For “professional flouters”, there need to be large penalties.

Kimberly: As individual islanders, we have to decide how to deal with our “individual bits of paradise” as a daily practice.

To Preserve and Protect the Archaeological Heritage of the Gulf Islands

Convenor: Eric McLay (Hul'qumi'num Treaty Group - HTG)

Participants: Eric McLay (HTG), Julie Gardner (Galiano); Jasmine Dine (Pender Island); Fiona Munro (Salt Spring); Heather Munro (Salt Spring); Eileen Wittewaal (Salt Spring); Kim Kornbacher (Salt Spring); Phil Vernon (Salt Spring); Dianne Hinkley (Cowichan Tribes)

Summary of Discussion:

Brief summary and discussion of proposed Political Accord between Islands Trust and HTG to protect archaeological heritage values, and the process for each Local Trust Committee in HTG Statement of Intent to discuss and forward Political Accord.

Discussion of need for all Island Trust Committees to consider heritage conservation in 'preserve and protect' stewardship mandate.

Importance of heritage management for respecting and building co-operative relationships with all local First Nations (both in and outside-of treaty process).

Specific measures discussed for Islands Trust to fill regulatory gaps in provincial archaeological heritage management:

1. Land-Use Planning:

- a) Include Principles in Official Community Plans to conserve archaeological heritage values;
- b) Explore Local Gov't tools to protect archaeological heritage sites in Land-Use By-Laws.

2. Development Applications:

Notification to developers of recorded archaeological sites on property by Islands Trust using provincial on-line RAAD system (Remote Access to Archaeological Data) ;

- a) By-Laws outlining conditions for property owners to address archaeological issues prior to receipt of permits;
 - b) Creation of Heritage Advisory Committees in each Local Trust Area to assist review of land applications, as well as monitor and enforce development projects.
- 3) Need for coordinating Archaeological Overview Assessment (AOA) studies as a planning tool to protect unrecorded archaeological sites.
- 4) Information Sharing between Islands Trust and First Nations.
- 5) Explore inclusion of archaeological sites in Island Trust Conservation Tax benefits or other incentives for private property owners to uphold heritage conservation values.
- 6) Need for Public Education:
- a) Information Pamphlet to New Comers to Islands on importance of heritage conservation and responsibilities under heritage legislation;
 - b) Information Pamphlets on heritage conservation for Development Applicants and Land Owners;
 - c) Support broader public educational initiatives to change public attitudes towards heritage conservation in Gulf Islands to respect First Nation heritage.
- 7) Need to build political will to implement change within each Island Trust Committee and achieve long-term regional stewardship over archaeological heritage in Gulf Islands.

Top 10 Crucial Regulatory Strategies for Preserving and Protecting (in no particular order)

Convenor: Deborah Curran

Participants: Tony Law, Audrey Wild, David Greer, Elizabeth White, Lisa Barrett, Cara Jay, Cynthia Minden, Kathy Dunster, Sheila Malcolmson, Donna Martin, Jan Kirkby, Linda Adams, Gary Holman

Summary of Discussion:

Overarching Issues:

- Existing zoning is a primary problem. Subdivision potential exists on most Islands. Island's Trust/community-initiated rezoning to decrease density on what should be rural parcels ("downzoning") is very political and most Trustees will not support it.
- Staff are primarily urban planners (growth is a given) and have little expertise reviewing development applications from an environmental and social perspective. Need more resources for staff – an environmental planner/biologist and long range planner are a good starting point.
- Need ongoing community process to engage residents/owners to ensure they support village containment/rezoning when decided upon as part of an OCP review or update.
- Strengthening the Trust Policy could take controversial decisions out of the local realm and provide a veto to inappropriate development.
- Islands Trust jurisdiction is quite small when we consider all of the overlapping jurisdictions (e.g. Ministry of Forests, Dept. of Fisheries & Oceans). What is a process to strengthen cooperation and dispute resolution (and ultimately the preserve & protect mandate) with senior levels of government?
- Development cost charges should reflect the increased cost of building on the Islands.\

Top 10 Strategies:

1. Limit Housing Size

Land Use Bylaw: To decrease the amount of water used (fewer bathrooms), decrease the speculative value of the land, preserve the character of the neighbourhood e.g. Hornby limits housing size to 200 square metres

2. Limit Total Lot Coverage

Land Use Bylaw: To preserve the landscape and maximize the infiltration of water into the soil. Effective imperviousness can be increased by putting the water draining off roofs etc. back into the soil

Limit to 10-15% of lot in non-village areas

3. Prohibit docks, boathouses and other marine foreshore appendages

Land Use Bylaw: To preserve the foreshore ecosystem and maintain the character of the islands

4. Village Containment Boundary

OCP and Land Use Bylaw :Limit more dense development to areas within a village containment boundary where commercial & residential for people who need to be close to services/in a walkable community

Revise boundary only as part of the larger discussion of OCP review & update

Ensure land use bylaw mimics VCB – hard line village/rural

To preserve rural areas, decrease potential of development in rural areas (speculation), use servicing wisely, stop sprawl

5. Increase Minimum Lot Sizes

OCP & Land Use Bylaw: In rural areas (e.g. anywhere outside of the village), increase minimum lot sizes to 10 or 20 hectares.

6. Comprehensive Environmental Bylaw

New Regulatory Bylaw: To provide blanket regulations for the entire Island for issues such as tree protection/cutting, soil removal & deposit, development on steep slopes, water quality provisions Island-wide regulations rather than site-by-site development permit discussions

7. Impact Assessment Process Directed by the Islands Trust

Development Information Area declared in OCP (for entire Island): To allow staff to require information from developers (e.g. Environmental Impact Assessments and other studies) where staff hire the consultant and set the terms of reference. Developer provides money to staff to hire consultant.

8. Bonding for Development Permits

Development Permit Areas & other bylaws: Require developers to put up a significant bond (more than the cost of doing business) to ensure that work required e.g. landscaping, environmental remediation, is completed as required.

9. Development Moratoria/Limits

OCP, Development Procedures Bylaw: Slow down the rate of development by: placing limits on the number of development permit applications considered each year, do not consider any rezoning or OCP amendments until the effects of existing development capacity are known

10. More Detail

OCP, Development Permit Areas, Zoning: Craft more detailed standards at all levels of planning and regulation so that both developers and staff know where they stand – less room for discretion. Do away with “no net loss” policies and prohibit the destruction of existing environmentally sensitive areas e.g. wetlands. Institute net gain policies for agricultural land where land coming into the Agricultural Land Reserve must be equal to or better than the land taken out and in a location that is viable for farming.

What are the measures of a sustainable rural community? What influence can the Islands Trust have on those measures?

Convenor: Michael Dunn

Participants: Audrey Wild, Elizabeth White, Jan Slakov, Bob Wild, Louise Bell, Neddy

Summary of Discussions:

Group worked on what would be a definition of rural. What are we talking about when we are asking to preserve and protect our rural amenities? It was noted that the Trust islands were at one time forested landscapes and that the agrarian ideals of the European settlers converted the landscape into basically the mosaic we have now. First Nations of the area were not an agrarian culture, being mostly marine oriented in their view of this place.

Attempts at defining the sense of a rural landscape included: Scattered population, Mosaic of open spaces and forested areas.

More questions did arise around what defines a suburb versus rural? The sense of rural was that it is a deliberate attempt to honour the land while an urban view would be land as a commodity. Also the sense of hearing the land speak which will guide how one lives on the land.

It has now become a planetary imperative for all communities to look at being self sustaining which means finding ways to increase food production and services from the forest land base. Within an rural landscape this could mean more distributed settlements (hamlets) within contained boundaries so that food and other services can be found in the surrounding lands. This model could work for some of the island communities within the Trust Area.

We saw this as a need for conscious effort to be a human on earth – sort of counter to the rapidly increasing urban culture. But how do we sustain this goal as the communities are changing?

The discussion then moved to the sense of carrying capacity and populations in rural settings, do we have the will to limit the size of a population in order to derive the other benefits from the land-base? Even at that it was pointed out that the more operative word here is sustainability and that we would likely find more common ground here than defining what is rural. Preservation of our agricultural lands and food growing capacity was part of the community sustainability measure and also included providing the ability for people to make a living by growing food.

There was the perception that the Islands Trust Policy statements do not encourage or support agriculture. The actual Trust Policy upon review was found to be supportive of agriculture at its

three levels of iteration, particularly the highest or imperative level of commitment. Even at that , there were questions on how it is being applied locally toward farm lands.

As a side note, a capacity assessment for fruits and vegetable growing on Salt Spring Island, found that it was not a limit to lands for growing, but growers. Existing growers did not wish to expand operations as this was not a main source of funds so no incentive to do so. So, how then, do we keep a supply of growers viable within the community particularly young people?

The notion of farming cooperatives was brought up and found that it has been successful on some islands, while not so on others. Some of this was attributed to the one stop nature of modern grocery stores. This brought up the comment that many of the islands still have urban cultured people and the process to move away from this to more self reliance within the community could be long.

Sustainability of the Trust Area communities does cause some concerns for the Trust as many of these notions such as affordable housing and sustainable agriculture are not part of its core mandate, yet related to the overall measures of a preserve and protect ethic. The risk however is that the Trust will become spread too thin.

The notion of carrying capacity of a community was brought up in the context of what the current zoning allows and if built out would this exceed the island community's carrying capacity for water supply or waste disposal? The question could not be answered directly other than the fact that water conservation scenarios need to be visualized and acted upon. This would include at the household level, the agricultural/food growing level and the needs for other species found on the islands. It was found the Trust has no authority over such things as metering groundwater supply or use. This could be achieved however through encouragement and support of rainwater catchment.

A rural distinction is that water supply is a conscious consideration for most of the residents within the Trust Area – they are close to the supply. More urban areas are not so connected to their water supply.

Rural can be defined as the degree of self reliance the community has.

The question of economic sustainability of rural communities was considered from the point of view of encouraging young people and families to move to the islands. It was thought to be particularly important to encourage entrepreneurial young people with innovative ideas. The use of the Natural Step process in Swedish municipalities was found to actually do this by providing entrepreneurial opportunities for young people around green technologies.

For the Trust Area, community land trusts would likely be the best approach to providing affordable land to young people for business opportunities. It was pointed out that the Trust Act cannot create community land trusts or encourage them.

What did we come up for measures?

- **That agricultural landscapes are part of a rural landscape**
- **That water supply and active conservation are part of a rural ethic.**
- **That a measure of self reliance is a character of rural communities.**

Recommendation to Trust

That the Islands Trust work toward having authority over all aspects of the land-base including use, tenure and activities.

That, based on our discussion, there is not a prevailing or comprehensive definition of what is a rural landscape and what would be measures to sustain it. This is an excellent opportunity for some further study in order to help with the question of what are we trying to preserve and protect.

Parting comments

We need to engage in a dialogue related to the shifting of an urban/suburban centred view to a rural view in order to know what we are striving for within the Trust Area.

THEME 2: COMMUNITY DIALOGUE AND PUBLIC CONSULTATION

Community Building – Who are we???

Convenor: Nora Layard.

Participants: Phil Vernon, Maggie Ziegler, Murray Reiss, David Greer, Ellie Parks, Juliette Laing

Summary of Discussion:

Who is coming to our islands?

Ellie's research roughly showed that in the

- 50's – cottagers
- 60's – back to the landers, artistic
- 70's – professional artists
- 80's – retirees
- 90's – professionals who can work from home, connected by net
- 2000+ - post 9-11, Americans

What is it that they long for?

We believe that people move here because they see values here that they want to engage with. Some of these are:

- Trust – evidenced by farm stands with untended money
- Lifestyle
- Sense of privacy
- Sense of community
- Good food, trees, clean water
- Natural setting and beauty, nature, wildlife
- History, sense of continuity
- Self-“policing” – neighbours dealing with issues rather than having to bring in authorities
- Safety, including from winter storms, theft, etc.
- Social safety net
- Mediterranean climate
- Who you are is more important than what you do
- Freedom to be accepted for who you are (gay, disabled)
- Tolerance
- Diversity (although we noted that we are uni-coloured by and large – why?)
- Connections with others
- Connection to broader land, bioregion, Salish Sea
- Peace & quiet

Use these values to draw people into understanding. Tell stories, use examples. For example, talking about beach accesses (what people will want to know about) can lead to discussion about birds. Migration, common territory for birds in San Juans and Trust area. Another example – use winter storms (the power does go out) to talk about energy efficiency in homes.

Ideas to expand understanding:

- The brochure is a good start.
- Develop a CD.

- Create a website. (Real Estate Foundation funding?)
- Do experiential workshops on each island.
- Do island by island projects.
- Attend newcomers clubs.
- Welcome wagon.
- Community mapping projects.
- Potlucks by neighbours.

Phil talked about the Trickster in First Nations culture, a creature that gets people to do things they may not necessarily subscribe to at first. We want people to make a commitment to their homeplace, their patch of earth. This is what leads to community. It works both ways however, as there is a social contract and commitments need to be honoured. For example, people moving here with young children who then learn that they have to deal with a 4 day school week.

In short, community building takes work and long term commitment. We are caring for our islands, islands with finite resources.

Coordinated Lobbying of the Province

Convenor: Tony Law

Participants: Andrea Rankin, Jean Gelwicks, Neddy Harris, Shirley Burr, Lorrie Wood, Mary Forbes, Tony Law

Summary of Discussion:

Purpose:

To discuss setting up a process for coordinated lobbying of the Province involving the Islands Trust, citizens and community organizations to provide strong, broad-based and consistent messages in support of implementing the object of the Islands Trust.

Main messages to get to the Province;

- There is support for the object of the Islands Trust and for the Trust to have the tools it requires to carry out its provincially legislated mandate;
- The object of the Islands Trust should be cross-referenced in other legislation governing provincial agencies that have jurisdiction in the Trust area;
- There should be a statutory resolution process when there is a conflict between the Islands Trust Act or policy and other provincial legislation or policy;
- Support for specific legislative changes being requested by Trust Council;
- Support for a more effective program for Crown land transfers to the Trust Fund Board;
- Support for amendments to the Islands Trust Act to enable new governance options once these have been clarified;
- Identify ways in which supporting the Islands Trust mandate can advance Provincial objectives (eg maintaining viewscapes, protecting rare ecosystems);
- Follow-up support for letters or meetings between Trust Council representatives and representatives of the Province;
- Address emerging or urgent issues.

How should messages be provided:

concise	informed	clear	consistent
often	on-going	coordinated	

Activities:

- Letter-writing to ministers, MLAs, opposition critics;
- Citizens meeting with their local MLA
- Representatives of Islands meeting with Minister of Community Services
- Property owners & visitors lobbying MLAs elsewhere in the Province
- Regular actions?

NB – importance of timing – each with respect to legislative agenda

How coordination can be carried out:

- ROOTS can be coordinating body;
- Islands Trust (Executive Cmtee) can provide information on issues, lobbying activities being carried out by the Trust, etc
- ROOTS can provide information on issue, message and recipients to island contacts
- Island contacts can prepare “action request” including specific island perspectives
- Island contacts communicate “action request” to e-mail list, community organizations (conservancies, residents and ratepayers associations) and local media.

Creating Action Plans to Achieve Measurable Goals to Manage Development

Convenor: Maxine Leichter (SSI)
Participants: Doreen Lilley (Thetis), Caterina Geuer (Mayne), Gisele Rudischer (Gabriola), Mary Cooper (Mayne), Neddy Harris (SSI), Laurence Fisher (Lasqueti)

Summary of Discussion:

The group felt that there were many organizations on each island each with specific expertise and that could be utilized to create action plans for better managing growth. These groups include conservancies, groups interested in water, affordable housing, environmental protection and also groups that represent the more pro-development sector.

If input was needed on other issues, the community could form committees or committees could be set up by the Trustees. The group felt that mechanisms should be created for the planning process to benefit from a wider community dialogue that includes various interest groups, including those groups that are not necessarily environmentally oriented such as off island owners, farmers, real estate agents. Mechanisms should also be created to provide an interdisciplinary approach to development issues. This could be achieved by encouraging APCs to receive input from the community early in the decision making process regarding specific developments. APCs themselves could be composed of representatives from various community organizations and there could also be rules limiting the influence of certain interest groups on the APC. Community groups should explore the potential to make presentations to the APC to inform

them about specific issues of interest to the community outside of a specific development proposal.

Advisory groups or task forces could be formed by Trustees to research and create action plans to address specific problems such as allocating scarce water supplies, restoring damaged ecosystems, managing tourism, providing affordable housing, etc. It might also be useful to form a group to encourage the LTCs to take strong stand on rural preservation, carry this to the Trust Council and work at that level for changes needed from the Province. Local groups could also pressure the province for needed changes.

Some people felt that if the Trustees were doing their job well, the community's involvement could be minimal but others felt the need for ongoing oversight of LTC activities including perhaps creating a way to report LTC actions to the community. An important principal is for Trustees to not support developments inconsistent with their OCPs. We all agreed that having trustees committed to preserving a rural and authentic community was most important.

It was suggested that groups be formed on each island recruit and elect good candidates for the Trust. Such a group could create a questionnaire that could be circulated to candidates and then published. Such a group could also provide support to Trustees after they are elected by conducting research and gathering information for Trustees. However, supporters should realize that these Trustees might not always vote as they would want because the trustees are exposed to a wider viewpoint after taking office. Another suggestion was to create an ombudsman position at the Trust Council level for community groups and individuals to go to for help with conflicts with Trustees.

Development decisions should be based on each island's OCP. If there are problems with the OCP, then the community should work to change it. In the end development should be approved only if it does not interfere with the ability of the community to sustain itself. Can the development be supported by local water supplies? How will it effect the number of volunteers needed to provide community services such as the library and fire department? Can it be supported by existing medical services? Can the island be evacuated in an emergency? We felt that the Trust could make better use of existing community expertise and volunteer resources towards the goal of a protecting the rural character on the islands. Better coordination among these varied groups might be accomplished through a coordinating committee. However, such a group should not make decisions but only serve as a vehicle for coordination and information exchange.

How can we Encourage and Sustain Public Participation in Problem Solving and Decision-Making?

<p>Convenors: Sheila Malcolmson, Gabriola & Marion Pape, Salt Spring Island Co Participants: Linnet Karton, Bob McKechnie, Chris Bowers, Gabriola; Su Everts, Mayne; Tony Law, Hornby; Laurene Stefanyk, Annette Shaw, Nancy McPhee, Galiano; Juliette Laing, Bev Byron, Margery Moore, Rosalind Vijendren, Sharon McCullough, Roger Middleton, Bob Wild, Salt Spring Island; Louise Bell, Denman; Michael Sketch, North Pender; Kim Benson, Keats/Gambier; David Essig, Peter Luckham, Thetis; Sam Peramaki, Saturna</p>

Summary of Discussion:

Develop a Diversity of Input, Discussion & Notification Methods

Comment forms, list-serves, emails from Trustees, newspaper articles, comment boxes, websites that take input, notice-boards, and questionnaires: these all can be used to inform residents and trustees. A consistent public process is needed- same time for meetings, advance notices, communicate the plan widely. It is very helpful to let people know how their input will be used, and what the next steps will be, and the more that residents see their inputs reflected in the final product, the more trust there will be in public process.

Formal input that allowed anonymity could bring in the views of those who will never write a letter or speak at a meeting (a constituent can record comments via a website dialogue box, providing their name and address to assure legitimacy, but that personal info will not be published publicly). Although this got lots of support in our circle-discussion, some were scared by its potential for slander and the resources needed to moderate anonymous e-forums.

Radio-Free-Trust could bring news regularly, with a real diversity of viewpoints (better than waiting for the biased weekly paper).

Bring down the Heat at Public Meetings

If people hear each other, versus just trustees hearing opinion, there can be more understanding of the breadth of views in the community (then it won't be such a shock to hear varying views when you get to the formal meeting).

Recognize passion as energy to be put to creative use: reflect back to passionate people that they have been heard, which dissipates the urge to fight.

Find ways to get regular folks out such as newcomers. Create space for the moderates.

One-on-one communication will always be more humane than email. Commit to dialogue with those you appear not to agree with – difference of opinion can be viewed as a sign you need to get to know that person better. One by one we make a difference.

A sergeant-at-arms could relieve the Chair of some policing, and residents could take responsibility for moderating tone. Sitting in circles or U-shapes can make all feel part of the discussion; make eye contact with all and invite each person to speak.

Present Policy Visually

Overcome fragmentation by putting visions together, demonstrating shared values, and ending up with a new model that can be seen, modified, and that ultimately almost everyone can own.

Distill OCPs into punchy power-point presentations for those who won't dive into legalese. Use creativity to tell stories with an interesting twist.

Build Understanding Early Inform the community early of development proposals, before public opinion hardens, and before developers' positions harden. This can increase understanding, slow down the rumour mill, and save developers the cost of proposing something that will never fly.

Public discourse can be done creatively. Foster small dialogue groups say once a month, Community neighborhood meetings, circle discussions, conversation cafes, salons all can identify problems before they build to crisis, and create a forum for discussion well in advance of a development application or policy review. Can use emergency preparedness groups as informal dialogue groups. Community websites with a dialogue box can take input on specific issues (eg www.npenderocp.com).

Keep Trustees in the Community Fold

Recognize that they can get isolated by conflict and fractiousness – keep them in the community fold. Trustees, recognize that in a small town/island, there’s hesitation about discussing politics and religion.. It will always be a challenge to get everyone to speak out. It’s hard to find a government that gets more public participation than does the Trust; at the same time, we know we’ll get better decisions if we can always harness more of our communities’ energy and innovation.

How Can Youth Become More Involved in the Island Trust and Related Issues?

Participants: Heather Munro, Fiona Munro, Micael Sketch, Mike Logan, Jasmine Dine, Laurence Fisher, Jo Atkins, Marion Pape

Summary of Discussion:

Education

Youth need to be educated in how government works and learn that it’s really not that complicated. We need to be informed of what is going on in our communities and how to make a difference.

Personal Connection

Youth need to know how issues relate to us and how they will effect us. Issues need to be presented to youth in a way that makes them take the initiative to do something and feel very passionate about it and feel they are making a difference. Youth initiated things are much more excepted, issues should be delivered to youth by youth or by people they respect.

Accessibility

Information needs to be simple, short and to the point and readily available. Youth have to know that they don’t have to do a lot to make a difference. It is essential to form connections between the community and the schools.

How to increase dialogue between community groups and the Islands Trust, developers and real estate agents

Convenor: Wendy Kaye
Participants: about 10 people

Summary of Discussion:

Wendy shared her experience on Saltspring over the past 2 years of attempting to enter into meaningful dialogue with the Islands Trust re. a proposal to increase a development by six lots (Trincomali Heights). The local residents’ group was frustrated by the lack of opportunity to

discuss the project with trustees and planning staff, even though they wanted to show how this would set a precedent for future development on the island.

The discussion centred on the following:

1. Islands Trust:

- trustees and staff – seems to depend on who the trustee is. On other islands there is more dialogue between individuals
- advisory planning committees: are not allowed to discuss proposals due to litigious climate we are in. They would have to prove to the courts that there was no untoward lobbying.
- proposals should go to environmental committees first
- the OCP needs to be upheld

Proposals:

Islands Trust: We need a 180 degree turn around in the psyche of the agency.

First, trustees on large islands need to be paid for the full-time job they are doing.

Second, some islands may need more trustees.

Third, a cost benefit analysis is needed of the relationship between time spent with development proposals and the amount of public input. When staff and trustees don't take time to listen upfront, downstream costs mount.

Fourth, job descriptions for planners need to include facilitation, communication and environmental skills and expertise. It's good that the Trust is hiring an environmental planner, more environmental training is needed.

2. Public groups: We need to create coalitions of groups so that we can speak as a larger body to address overarching issues and specific issues where a precedent is being set.

For more discussion:

The concept of having appointed trustees was offered, going back to the original Trust. These people would keep the provincial interest in mind. But, the issue of having political appointments made that are damaging to the Trust was brought up.

3. Communications within the community:

The following ideas were offered to increase information flow in communities:

- Newsletter
- E-wheel (Thetis) – electronic news

Communication with Real Estate Agents (often first point of contact)

We can circumvent them by posting signs at ferries, providing information on ferries and around town, signs at the Islands Trust office, etc.

We can work with them by offering training, through the Real Estate Board, funded by the Real Estate Foundation (?), create green certification, promote green realtors on conservancy websites in return for donation of % of commission (e.g. TLC). We need to find a way to reach agents that don't live on our islands.

We can show their clients that we are in green communities by having signs like Neighbourhood Watch – we are green watch – in many places. We can have tables at Newcomer Meetings, Welcome wagon brochures, links to websites.

Proposal: Find a way to make it mandatory that along with an offer made must go an environmental statement including the Trust goals.

Find a way to have information to ENGO's triggered by property sales.

Developers – communication with

An example of trying to talk with family members about what we value showed us that we have to keep talking, not give up. It would help to have brochure to hand to family members.

Developers look to the Urban Development Institute – we need a Rural Non-Development Institute. UDI has inservices – can we develop training for them.

Question however, by these ideas would we be encouraging more development??

We need public postings of development proposals as soon as they are in the door. We also need a developer checklist. Example California checklist. See ROOTS paper.

4. General Comments:

Need to set the bar high, so that developers self-select. No changes to the OCP, increase fines for bylaw infractions.

How to make the Trust work better: principle-based decision-making, communication with the communities, participatory democracy.

Convenor: Susan Berlin

Summary of Discussion:

This group had a rather wide-ranging discussion, covering such issues as:

- Political apathy, which makes participatory democracy somewhat moot;
- Whether Trustees are responsible to – and should base their decisions on – the expressed will of their constituents, or their allegiance to the principles of the Islands Trust mandate;
- At Friday night's meeting, Kathy Dunster commented that there is a need for a 180° turnaround from development-based planning to planning based on a 'preserve and protect' mandate. At present, Trustees and planners generally look chiefly at Bylaws, instead of to the *intent* of the Act, its policy statements and the OCPs. How to shift this?
- There was some comment that this was too academic a discussion – that we should really be looking for strong recommendations that would actually change the Trust, rather than just talking about the 'warm fuzzies.' Others disagreed, saying this was not an academic discussion;
- Whether we should take a step backward and simply stay with existing Bylaws – not permitting any interpretations – since interpretations give people the opportunity to 'mess up everyone's mind' so that in the resulting confusion they can do whatever they want to;

- On the other hand, you want some flexibility – but you don't want that to open up Trust decisions to 'weaseling';
- If you don't have people – both ordinary community members and Trustees – who are willing to enforce legislation, the legislation itself becomes meaningless;
- The first approach to the Trust is through the planners – and we have people trained as urban planners, when what we need is rural planners.
- We need an Islands Trust Ombudsman to make sure that corruption is eliminated. Perhaps the Ombudsman could be elected for a short period (6 months at a time); or maybe three people could be elected to cycle through three short terms, to eliminate too-frequent elections.
- Question: what happens when a substantial number of people believe that a Trustee is not behaving according to the Trust mandate? Since the Trust Council does not like to get involved in such situations, how and to whom can people bring complaints?

Out of these discussions, the following recommendations were produced and supported by participants:

1. The rules for making decisions (Bylaws, mandate, etc.) should be
 - a. Solid – ie, leave little room for interpretation;
 - b. Consistently applied and predictable;
 - c. Nevertheless, the rules should allow for some flexibility that doesn't work against the underlying Trust mandate;
2. And since we are unable to predict the future, there must be the opportunity and capacity to identify when rules no longer work, and to change them.
3. We need to embed into Trust legislation/operation rules for principled interpretation of OCP regulations and Bylaws based on the Trust mandate.
4. There must be an appeal process in cases where people feel a Trustee has acted in a way counter to the spirit of the Trust's mandate. Possible routes to be designated: through the Trust Council as a whole; or to the Provincial Ombudsman.
5. We should develop a way to require Trustees to append a statement about which Trust principles s/he used in arriving at any contentious community decision. The media should be encouraged to press for publication of such statements. These statement can then form part of an appeal process if a community wishes to appeal a given decision.
6. All re-working of Trust documents (Bylaws, OCPs, etc) and all decisions taken should be presented to the public in plain language format.
7. The ROOTS conference should send a letter to the Minister stating that the conference as a whole, with representation from all the islands in the 13 Trust areas, wants to go on record as supporting the Islands Trust form of government for the islands.

Islands Trust and First Nations: How can the Trust and First Nations work together for our mutual benefit?

Convenor: Phil Vernon (SSI)

Participants: Julie Gardner (Galiano), Caterina Geuer (Mayne), Chris Bowers (Gabriola), Darlene Mace (Gabriola), Linnet Kartar (Gab), John Gauld (SSI), Kim Kornbacher (SSI), Eric McLay (HTG Ladysmith), Diane and Tristan Hinkley, Cowichan Tribes, Dan (Saturna)

Summary of discussion:

Strengthening the relationship between First Nations and IT would mutually benefit and strengthen the both mandates to 'preserve and protect' the environmental and cultural natural resources of the Gulf Islands. The strengthening of this bond would give authenticity to the purpose of the Islands Trust and affirm Aboriginal rights as inspiration to local and global communities. We have a pivotal, historical opportunity to demonstrate "relationship building", change the tide of development/destruction, and provide visionary implementation of the common objectives of FN and IT communities.

1) TRUST

Innovative and imaginative strategies are needed right now.

Trustees must be visionary representatives

More local power could be shifted from province (i.e.: archaeological sites)

How can we rewrite IT legislation to better reflect spirit and intent of Trust so, it can have constancy between legal powers and mandate? This is essential to our understanding and acceptance of FN

Learn from past and present problematic issues. I.e.; Walker Hook

What can we do in the VERY BEGINNING of process to prevent wanton destruction of rich natural and historical resources???

Using tools of IT to demonstrate public values on private property

Land Use Planning- how does it connect to FN?

(i.e.: foreshore rights are Crown land and there are rights of public access. The dramatic increase in dock applications has a direct relationship with shrinking public use and accessibility to foreshore access)

Powerful amendment would be to incorporate into OCP recognition of Aboriginal Rights and Treaties. Eg heritage advisory, liaisons w/ FN, Protocol agreement of Hul'qumi'num, .Trust wide??

IT needs to better communicate its limitations of power to general public, and communicate better what IT can and cannot do. This will help deflect the energy of criticism towards IT and strengthen political will to where it can be better served to strengthen the tools it has.

Rationale behind bylaw enforcement's

What can we do without Treaty process?

Valdez Island- last large undeveloped Island on the chopping block of development right now. Can group effort of IT demonstrate effectiveness and strength of IT mandate today?

2) FIRST NATIONS, TRUST AND ARCHEOLOGICAL SITES

-Urgent opportunity. Archaeological focus relates directly to relationship building. Opportunity to 'walk talk' of trust, relationship, cultural value, etc.

-Archaeological mapping, begun in 1970's, largely volunteer, has not been completed and would provide an excellent opportunity for community awareness, trust and relationship building, and education

Power of Aboriginal Heritage sites underused, undervalued, underutilized.

Help us understand concepts our language is limited in expressing.
Inspiring and rich heritage to all cultures. Global perspective

3) EDUCATION

- Caterina: idea of Speakers Tour of the Islands with Elders and Archaeologists
- Storytellers, artists recognition, cultural celebration of the history of these islands. This knowledge serves as an inspiration to contemporary citizens.
- Improvement of local historical knowledge could help perpetuation of common misconceptions that FN did not live permanently, full-time on Islands.
- Improved awareness of myths and misconception
- Where do visions lose ability to be reflected in our laws? Western laws encourage people to try and circumvent them.
 - Circles help eliminate power hierarchies.
 - Promote Islands of the Salish Sea Atlas & Community mapping
- Local groups such as SSI Justice and Reconciliation and Gate (Gabriolans affirming treaty entitlement) can help locally but also need to network with IT and other Islands

Obstacles, Conundrums and Challenges

- Opinions of this group are observed as the minority in general society and some FN. How do you educate the individuals demonstrating prejudices?
- FN consultation often shuffled until after process or building (i.e. Walker Hook) has already taken place.
- Lack of continuum in consultation. Impairs relationship building
- FN disparity of resources
- Conundrum of different FN, indistinct boundaries can lead to vision of overarching principles for IT.
- Vision of simultaneous title in perpetuity (ie: mineral rights, foreshore, etc.)
- We have world class, national geographic quality history being destroyed at an extremely alarming rate. Why do we value other indigenous cultures and not our own?
- Resources are everywhere. How do we synthesize/infiltrate the shared interests and values of the IT in a encouraging, friendly way?
- “Development” language needs to adjusted to reflect what can happen to the natural environment in its wake.
- Awareness of imposition of one’s own vision on others

Scenario Planning

Convenor: Dennis Russell, Saltspring

Session Participants: Paul LeBlond, Dennis Russell, Nora Layard, Sophia, Mina Lea

Summary of Discussions:

Scenario planning is a planning tool that has been effectively used in other areas. Prior to the Islands Trust being formed, a group led by Buzz Hollings created a scenario for the region that led to greater interest in the Islands Trust potential.

We would like to see scenarios developed for the Gulf Islands, as a whole and also by individual island, that reflect:

1. A no holds barred development scenario, with large scale tourism enterprises, marinas, hotels, resorts, etc. Use examples from around the world, e.g. Majorca. The asphalt vision. A dystopic world view.
2. Present OCP's and Islands Trust planning. THEN THE KEY QUESTION IS ~ WHAT DIRECTION DO OUR PRESENT PLANS TAKE US IN?
3. A bright green vision, Eden on Earth vision, that has viable ecosystems, no cars, green space, it's quiet, etc.

There are several topics/variables that could be used. The end of oil, transportation issues, water limits, land use, affordable housing, consumer society, etc.

How would this be done?

We recommend that a group of the Islands Trust develop a scenario planning group that calls on existing expertise, for instance from universities.

We also recommend that this process be taken to the public, where people can create images that help describe the scenarios. One idea is to ask artists to render the images on the spot, like the CityPlan process used in Vancouver in the late 1990's.

Finally, we recommend that the Islands Trust step away from its day-to-day function to engage in this type of process. We believe that it must take the time needed to examine the future in detail and that this is an important tool to use to create and convey images of the potential options.

Trustees: Attracting candidates, Educating, Nurturing, Opening up communication

Convenor: Cara Joy Hughes

Participants: Mike Hoebel (Galiano), Sophia vom Bauer (SSI), Murray Reiss (SSI), Wendy Kaye (SSI), Janet Land (Saturna), Kathy Dunster (Bowen Is), Caterina Geuer (Mayne), Kim Kornbacher (SSI), Kimberly Lineger (SSI), Donna Martin (SSI), David Essig (Thetis), Tamar Griggs (SSI), Judi Stevenson (SSI), Sharon McCollough (SSI), Cynthia Minden (Denman), Leslie Gilbert (Denman), Graeme Bregani (Saturna). + others.

Summary of Discussion:

Defining a trustee:

The word "trustee" is legally and perceptually a very different word from "councillor" or "administrator". There is a higher, broader responsibility. It was pointed out that the Act says the local trustee represents the local interests, but has a higher responsibility to the Preserve and Protect mandate for all the islands – hierarchical.

Elections:

Can you stop a special interest person from running? Not in a democratic election – the recourse is to challenge at candidates meetings. Then we should have a process allowing recall if the community believes there was bias in local trust decisions or they were blatantly outside the local OCP.

Attracting candidates:

Several speakers saw the job of Trustee as overwhelming – to the point of discouraging some people from running. The factors of the time required and the very low remuneration were prime deterrents. It was agreed:

The dollars paid must be substantially increased. It was pointed out the Trust has the power to raise salaries but they are reluctant to do so without overt community support. (This would not require a referendum.) The group felt this step should proceed.

To run, a candidate should have a clearer definition of the Preserve and Protect mandate. A trustee candidate should have a clear understanding of the local core values which are to be preserved and protected. Guidelines should be formulated for the importance and necessity of preserving cultural (such as rural) character, environmentally valuable resources, watersheds and coastal waters, etc. as seen by the community.

Respect for Trustees and their work would help – meaning not blasting a Trustee at a meeting or in the press, being civil and impersonal in meetings.

Support for candidates:

In addition to a 3-day orientation period for new trustees given by the administration staff primarily, and local on-the-job training, one very valuable resource is the trustees and island representatives meeting together in conferences such as the last Nanaimo gathering. This should be part of the process, highlighting the whole islands community.

One trustee said the support most lacking for her were:

A committee secretary – someone to assist the local committees, help them with administrative work (correspondence, reports, scheduling, phoning, circulation of minutes etc.) and research tasks (getting reports, follow-up, etc.).

A secretary for the trustees to book meetings, duplicate reports, get documents – all the tasks to leave the trustee to just turn up at meetings and have all documents, know letters have been sent and replies followed up.

A refinancing structure. (Details subverted.)

Advisory committees are in place, but their process must be one of particular task and discussions must be carried out only in public meeting of the committee. (Legal requirement.) It was suggested it would be useful to be able to have a committee to which varied jobs could be assigned such as asking for a proposal for standards, or a kind of new bylaw, work to be done in camera.

Community support for a Candidate might include a community “team” in the sense of providing support where needed in the baby-sitting, grass-mowing mode but also a group who would be supportive of the trustees decisions. It was felt such a group would soon die off.

It was suggested additional support staff in the areas of environmental assessment and social-economic planning should be added to the Trust. This would help dispel the concept of biased reports from applicants having undue consideration and ensure a deeper evaluation of the Preserve and Protect mandate. It was pointed out the Trust is now moving on either hiring two such new bodies or setting up the funds to hire its own consultants for specific application before it.

A discussion of time allocation of the staff indicated if it was agreed by communities 50% of the time of the staff could be spent on applications and 50% on pro-active planning and development. Not quite the 50%'s because enquiries at the offices absorb much valuable time. (This would slow down application processing.) It was suggested an information officer for, e.g. Salt Spring and larger communities would help – even a part-time one, or office hours open to the public could be curtailed. It was stated a better public education process is necessary since many queries could be answered directly from the Trust's web site.

Communication and other factors:

A public process should be available whereby each trustee's decisions on applications and other matters are recorded together with their specific reasons for voting as they did. This would allow evaluation of their "caring capacity", and reasons for limits to growth.

Other factors in the discussion included a look at a local council to help trustees deal with matters, possibly allowing a mentoring for future candidates. But it was pointed out that a local council could never really have the experience of meeting with other trustees and getting the big picture. The consensus was that for some islands increasing the number of trustees was the way to go. Populations have expanded and complexity of applications increased since the '70's, and the workload is too much. One speaker said he considered running but felt the job was such that when you put a foot down you just hoped it hit solid ground.

It was generally felt that more effort was needed to better communication between trustees and their constituency and, especially, between the islands. All felt decisions made on one island could really impact or assist decisions to be made on other islands. This sense of islands community would enhance the role of trustee.

What Constitutes Effective Dialogue with the Community?

Convenor: Louise Bell, Denman Island

Participants: Eileen Wttewaall, Lorrie Wood, Mary Forbes, Kimberly Linegar, Jo Atkins, Ruth Tarasoff, Bob McKnechnie, Samantha Sanderson, Maggie Ziegler, Murray Reiss, Marion Pap

Vision of the Island

Trustees need to articulate their vision, principles and values for their island, with the OCP as the basis. People want their views, their philosophies recognized. Trustees need to assure people that their views are being taken seriously. There is a lack of information about the Vision and History of the Islands Trust and the Local Trust Committee process for making decisions.

Changes to Structure of Islands Trust

Some believe that two trustees cannot handle complaints about issues of concern. Suggest increasing number of representatives for the Trust for some Islands to 5 representatives. Trustees could choose alternates to share the load and be a contact in community. Need more early opportunities for community to learn about upcoming issues and for Trustees to share their views.

One idea presented was that a candidate could work with a group to define a policy framework for guiding a trustee through the election and to continue to support the trustee after election.

Communities dialogue together

Early polarization on certain issues creates frustration for everyone.

Conversations project is a method of encouraging communication that clarifies different perspectives.

One of the voices lacking is that of the eco-system. Who speaks for the herring? Goal is not always to achieve a balance. Trustee should listen but may not agree. Decisions need to be rooted in principle. Sometimes we need to say no. The question is how to say no and survive?

Hold a variety of Community meetings, Women's Institute, Newcomers, "meet the neighbours" meetings for developing awareness and understanding about Islands Trust and OCP, possibly based on Emergency preparedness or post office neighborhood groups. If discussion starts with values, it helps people to focus more clearly and find commonality. Dialogue should include First Nations and youth. Also, talking one to one. People actively working on issues are sometimes perceived as being rabble rousers. Dialogue needs to be designed to help people understand each others' viewpoints.

Communications Skills

When islanders are addressing a controversial issue, trustees want to hear facts, not necessarily expert opinion, but some clear arguments from constituents. We all need to acknowledge different points of view. Trustees have expectations of constituents and constituents have increasing expectations of trustees.

Overall, fear and love are the two things that motivate people to listen and get involved.

Attracting People to Trust Functions

People agreed that the Trust needs to use creative ways to dialogue with the community! Suggestions include using theatre to help people learn about their island e.g. Bowen Island's musical called "Voices in the Sand". It is a very powerful tool to acknowledge shared values. Creativity opens the door to deeper levels of understanding and awareness. This is an effective way to reach people.

Use other ways to bring information to people and to pull people into the dialogue. Prepare PowerPoint presentations using different creative ways to present information and community stories. Important to bring the OCP alive for people. This moves discussions about OCP from legalistic language to more visually attractive ways to communicate the concepts and policies.

What Role Can Deliberative And Direct Democracy Play?

Convenor: Mike Logan

Participants: Phil Vernon, Lisa Barrett

Summary of Discussion:

Direct democracy was defined as all people having a direct role and stake in the democratic process and in governance; examples include elections, referenda, recall, and interaction with officials

Deliberative democracy is defined as processes whereby people exchange ideas, educate themselves and each other, strive for awareness and, where appropriate, consensus. Ideas are bounced around, and considered prior to any votes taking place. Examples include this Open Space forum, and public consultations (as opposed to public hearings).

Lisa Barrett began the conversation as a continuance of another meeting. The question 'why won't people run for Trustee?' seems to be answered in the context of the perception of being left out in the cold. [That is, no friends on either side]. She suggests we consider the global view (i.e., what precedents are being set, and how are global organizations influencing local processes?) and the shared values of other communities.

Secondly, she discussed the Assembly model of governance (used in Vermont), whereby the population as a whole may choose to be directly involved in the Citizen's Assembly (think large town hall) to discuss issues and reach a consensus, which is then relayed to the state legislature. Legislators who do not comply with the deliberated consensus will of the people are held accountable at the voting booth.

Phil Vernon then talked about the importance of protecting archeological heritage sites in the trust area (also as continuance of another group). He suggested a grassroots watchdog could organize to provide information to landowners and communities in regard to heritage violations (i.e., desecrating or uncovering sacred burial grounds). He raised the question, 'can we find the time and energy to create our own enforcement mechanisms' using the bottom-up approach? He pointed out that are left to pick up the pieces of reductionist governments (less government, less taxes) by leading from the ground up.

But, there are coordination difficulties among groups. Although a unified approach would strengthen and lend credence to any cause, coordination and unified fronts are not a common feature of local activism. Too often, it seems, groups are 'fighting piecemeal – one issue at a time'.

Lisa brought up the model of the Community Vis[ibility] Program (made possible by the Orton Family Foundation). It's used for land use planning and features matrices of issues of concern (water availability, ecological impact, site impact, etc) and also plots via 3-d computer graphics the projected impacts on already mapped land. It is a valuable tool for community groups, but it is

technology dependent and, the as the **Convenor** pointed out with the assent of the **Participants**, it is vital that such a tool remain in the hands of the public as multi-user input shareware.

The group then disbanded to check on other discussions, however the **Convenor** would like to offer for consideration the following principles:

- * How do we set up recall procedures for elected trustees?
- * How do we change the Trust Act to allow binding referenda OR how do we effect a more direct role on the decisions of the Trust?
- * How do we energize our trustees AND our other island citizens to utilize the process to its fullest extent – and expand powers where necessary?
- * Can we keep a sustained and lasting pressure that is counter to the developers, by maintaining an interest in, and demanding transparency of, Trust actions
- * Can we set progressive taxation and community use bylaws that make it difficult for absentee property owners to push through irresponsible development?
 - Triple taxes for foreign property owners
 - Double taxes for property owners who reside on islands less than 2 months of year
 - Marginal tax increase for property owners who reside on islands less than 6 months of year
- * Can communities be surveyed by phone or in person on important issues?
- * Is it fair that full-time appointed (rather than elected) staff are responsible for presenting trustees with research and information? Should an impartial group be also set up, or, should more of that staff be elected?

A logical extension of Abe Lincoln's great quote, "the price of freedom is eternal vigilance" might be "the price of living in this special part of Earth is eternal informed involvement". The preserve and protect mandate is ours, as islanders, as much as it is the trustees'.

THEME 3 - GROUP ISLANDS TRUST GOVERNANCE

Alternatives to Regulations

Convenor: Marcel

Participants: Ryder Bergerud, Janet Land, Beverly Vreesivijk, Andera Rankin

Summary of Discussion:

The Idea of reducing or eliminating bylaws brought a response of it not being possible.

The proposal is to use the circle model to facilitate relationship building and consensus in the community to deal with the difficulty and sometimes the impossibility of translating the vision of the OCP into legal language that retains the essence of that vision and the problems associated with enforcement.

Bylaws can multiply in a never ending spiral in an attempt to fill in loopholes, all possible circumstances, and to counter the manipulation of the laws to suit one's purpose.

Keeping it simple by having a few basic areas of agreement that reflect the essence of the community vision was suggested as helpful.

The group struggled with the question of how and could this be done.
What examples are there?

The process can be time and energy consuming. The results can be powerful and long lasting and can reduce the need for enforcement because of the relationships that have been built and the high degree of agreement that can be reached.

In native communities consensus can take days to reach. It is possible and it takes whatever time it takes.

As the group was ending one member related the success of a land coop that has used consensus for 25 years with 30 members. The members at first used their vote as a veto. It took some time to come to the process with an open heart to desire to hear what others had to say.

Define the Mandate of the Islands Trust: Preserve & Protect the Islands for Whom from What

Convenor: Su Everts, Mayne Island

Participants: Tom Wright, Salt Spring; Mary Cooper, Mayne; Sam Peramaki, Saturna; Graham Brazier, denman; Rosalind Vijendrer; salt spring; Chris Bowers, Gabriola; Norbert Schlenker, Salt Spring; Laurene Stefanyk, Galiano; Marcel, Hornby; Ryder Bergerud, Salt Spring; John Hill, Salt Spring; Jim Campbell, Saturna

Summary of Discussion:

Preserve : the consensus, overall, was that we need to preserve:

The easy-going lifestyle

Parkland

Eco systems

Off-shore benefits

Peace, quiet & solitude with both community & public spaces

A balance of community and agricultural systems

Living in a gentle, reflective & much less rapacious way than urban centres

Opportunity for people to enjoy & fulfill ourselves in this special type of place

The natural beauty & our connection to the land

Sustainability of our resources, development (which should be community, not development, driven), flora & fauna

Sense of community, intentionally formed by our choosing to come to the islands

Protect:

Our open spaces & small populations from creeping urbanization

Integrity of the environment & recognize our uniqueness

The amount of space between people

Rampant over-development; put the brakes on money-grabbers

Our specialness, which offers an increasingly rare way of life – we cannot be all things to all people

The chance for people to enjoy & fulfill themselves in the island-type of place

A vision of sustainability & our overall environment

Volunteer resources, natural resources and our natural habitat

We must stop treating our land as a bargainable commodity

Do We Need an Islands Charter?

Convenor: Judi Stevenson, Salt Spring

Participants: Maggie Ziegler, SSI Lisa Barrett, Bowen Mike Hoebel, Galiano
Tom Wright, SSI Leslie Gillett, Denman Bob Weeden SSI
Murray Reiss, SSI Cara Joy Hughes, SSI Kathy Dunster, Bowen

Summary of Discussion:

Possible arguments for having an Islands Charter are (1) that it would use a legislative model familiar to the provincial government to allow us to specify the powers and authorities that the Trust needs to fulfill its mandate; (2) it would use but diverge in content from the model of Vancouver and Whistler that have specially designed Charters now which recognize their particular circumstances and provide corresponding requirements for governance; (3) it could provide an opportunity to develop some ringing and inspiring language that would have broad appeal both on the islands and beyond; (4) it could provide an opportunity for us to codify what we have learned in 30 years about what works and what doesn't, what we need that we don't have, etc.

Examples such as the Magna Charta, the Declaration of Independence, etc. were brought up to illustrate. We would want this to be the kind of document that people could go back to for definition of the spirit and "first principles" of the Islands Trust.

We made only a brief foray into a discussion of what those missing powers are, recognizing that many have been specified by the Trust already and by citizens in various documents (including the ROOTS discussion paper). One general principle is: we need exemptions from existing provincial legislation that are contrary to the mandate. Another issue that needs attention is the definition of "rural." On this subject, it was suggested that Salt Spring serves as the negative case: e.g., "we don't want to become like Salt Spring" is commonly heard on other islands. Salt Springers replied in two ways (1) that we accept that tag, and hope that others can learn from our mistakes, and (2) that Salt Spring is NOT somehow "lost" – that there is much of value to preserve and protect still, that we aren't giving up, and as Briony said in Friday's panel, we can go beyond "preserve" to "restore" if need be.

It was pointed out that some court cases have confirmed the Trust Act, and said that preserve and protect "is no mere piety" – so the Trust Act can be argued to be a powerful document as it is. On the other hand, going to court for confirmation of Trust decisions is a difficult and costly process, so it might be preferable to have a stronger codified starting point. On a day to day operating basis, the Islands Trust mandate is not much understood, acknowledged, or respected by the provincial agencies whose work impacts us, like Ministry of Highways etc etc. We need a document that helps to do that. The goal would be to lose nothing that is in the Trust Act now that works, but to add missing elements. The fact of positive court decisions needs to be brought home to the provincial govt and the ministries.

There was general agreement that there IS a need to renew the mandate, reconfirm islands' special-ness as a region (both special attributes and special pressures), and update/strengthen the legal/regulatory framework – but we were not certain whether this is best done through a new document called a Charter, or by strengthening (rewriting) the Trust Act. Strong desire was expressed NOT to lose the evocative language of "trust". One possibility would be to call the new document an Islands Trust Charter. We also recognized that other foundation documents especially the Policy Statement, which defines the "unique amenities" referred to in the Act, need to be reviewed and updated to address "silent" issues. [GAP ANALYSIS.]

The urban/municipal model as represented by the document which exists alongside the Local Government Act (confusingly called the Community Charter) was soundly rejected.

We agreed that if the question is “would it be more useful politically to have a new document called a Charter or to strengthen the existing Trust Act “, the idea of a Charter is an interesting one but needs further study. The implications are not clear without more research and discussion, but we did not discuss how this research and discussion might happen or who might do it.

One suggestion for action is was that we develop a one page statement about the need for this kind of document, specifying the powers needed, and get it signed by citizens on all the islands – i.e., use the power of pressure from all the islands to get the provincial government’s attention.

There was general agreement for the principle that, whatever our defining document is called, it needs to be the active responsibility of all trustees in relation to all islands – they are not responsible only for their own islands, and need to be more pro-active in ensuring that decisions on all islands conform to the mandate. One way of doing this would be to include all islands in the “referral process” when specific development proposals go to ministries and other agencies for comment.

This principle of responsibility for all islands needs to operate at the citizen level as well – we need to know a lot more about what is going on on each others’ islands so we can support local “p&p” activists in convincing trustees to do the right thing in particular contentious cases. For this, we need a more elaborate information flow among all the islands.

The idea of having trustees-at-large who take an islands perspective was supported.

Enforcement and Compliance

Convenor: David Steen

Participants: – people from two islands

Summary of Discussion:

Participants at our session agreed that weak bylaw enforcement is a major failing of Islands Trust. The absence of enforcement robs the preserve and protect policy statements and bylaws of their meaning. Indeed, sadly it turns them into a serious joke. And possibly more than any other measure, it brings disrepute to Trust laws and the Trust itself. To restore public confidence and respect and to achieve its goals, the Trust must now work twice as hard to recover credibility. Much civility, peace and progress depend on the rule of law.

While it’s noted that Trust Council recently voted to raise support for enforcement and to act on serious violations that come to its attention even before or in the absence of a complaint by a private citizen(s), more must be done immediately, such as:

1. Forging closer cooperation or possible unification with regional district building approval and inspection functions and insisting on more follow-up to suspect projects

to ensure that structural changes aren't made that upgrade the permitted land use to an illegal status.

2. Financing an expanded enforcement service, including adding staff and improving job training which in part includes an appreciation course in the need to preserve and protect and the importance of their work.
3. Implementing an 'municipal ticketing' program that is available and responsive in all islands of Trust, not waiting for any Local Trust Committee to vote for it on their island.
4. Appealing to the province to raise the maximum fine to more than \$1,000 so that it's regarded by violators as a deterrent and not a license to carry on an illegal business.
5. Making it known to the public that private complaints are still welcome and encouraged. And further, asking enforcement officials not to dismiss complaints solely on the basis of whether prosecuting an alleged violation will succeed in court, but on whether they are inconsistent with the spirit of the preserve and protect mandate.
6. Refusing to approve the use of temporary use permits to 'legalize' short term vacation rentals on Salt Spring, Gabriola and other islands before the effectiveness of a beefed-up enforcement program is given time to work and be measured. (In this case, temporary use permits are seen as a failure of the preserve and protect mandate and an unnecessary compromise that disguises a zoning change that allows unwanted commercial uses in residential zones, contrary to the cardinal purpose of good planning which is to separate incompatible uses).

Getting Beyond Rhetoric: How would we write the Trust legislation today?

Convenor: Jim Campbell

Participants: Eliz Nickson, Jo Atkins, Dan, David Borrowman, Jim Campbell, Susan Berlin, plus three

Summary of Discussion:

Debate seems sterile in the absence of changes to the legislation. If there is no appetite to change the legislation, the rhetoric will mean little.

There may be a need for a grassroots re-write of the legislation, rather waiting for the government to initiate changes on its own. At a minimum, it is to be hoped that the current government review of the Trust will include public consultation.

Jim Campbell expanded on his model for five trustees for each island, with an on-island chairman. He notes that three is too small a number to support an opposition, which is an essential element of democracy. Five member committees would by definition improve transparency and due process. Trustees would be able to act within the constraints of a council which would make them less vulnerable to intense and focussed interest groups, more dispassionate, and better able to weigh various interests at arms length. It was noted from another context that liability insurance for governing boards is cheaper if the board is larger. The implication being that a larger board is less prone to procedural error.

Incremental change is likely to be the order of the day. We should not expect the current government to provide jurisdictional changes, but they may be willing to provide structural changes to the way the Trust is constituted.

A straw vote showed that everyone present would support more local trustees. At a minimum, they would support four local trustees plus an off-island chairman. But a larger number would support five trustees, all locally elected, with a local chairman.

The beauty of the Trust is that it has no fiscal responsibility for infrastructure. Incorporation models should be resisted because they put local government in the role of seeking increased tax revenue through development.

Noting the Resort Municipality of Whistler Act, tailor made for a one industry town, the suitability of equivalent legislation, written as an environmental charter, was raised.

Can an oath of office based on the mandate be required from trustees ?

Should Preserve and Protect be expanded to read “Preserve and Protect and Restore”?

Trustee salaries need to be larger.

The Trust needs to be the gatekeeper for land speculation.

It appears that the Executive Committee simply rubber stamps LTC decisions. It was observed that the EC regards itself as the servant of Trust Council, and not as a “cabinet” or “supra” council body. The question of a more robust EC was left open.

Maximizing the Effectiveness of and Accountability for Existing IT Policies and Agreements: A Closer Look at the IT Policy Statement, OCPs, and the new Regional Conservation Plan

Convenor: Jan Kirkby

Participants: Jean Gelwicks, Linda Adams, Donna Martin, Gary Holman, Deborah Miller, David (Gabriola?), John Hill, Sue French, 2 from Thetis, 3 others (no name tags)

Summary of discussion:

The discussion began with a look at some of the directive policies in existing documents such as the IT Policy Statement that are not being acted upon at the Island level, e.g., 3.1.2.:

‘It is the Trust Council’s policy to work towards the establishment of a network of protected areas that preserves representative ecosystems in their natural state and in sufficient size and distribution to sustain their ecological integrity.’

and in 3.1.4:

‘Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.’

The need for a more strategic approach to planning was discussed, as were the barriers to taking more of a landscape approach due to the large amount of time spent dealing with site-specific issues and development applications. The hiring of an environmental planner was strongly encouraged to assist in the development conservation strategies for each island to complement and build on the newly-adopted Regional Conservation Strategy.

Problems with OCP directives not being reflected in land use decision making were discussed, as well as ways of making LTCs more accountable for upholding their OCPs. The recent move to record trustee voting was seen as a positive way to encourage accountability. Periodic 'report cards' that compare LTC activities with OCP directives were discussed as a way of tracking LTC performance.

Another way to avoid enacting bylaws that do not support the 'preserve and protect' mandate is to take advantage of OCP reviews to tighten up the language in the OCPs, making them a lot more clear and specific, thus avoiding the wide interpretation that our OCPs sometimes receive. The same exercise could be done for the IT Policy Statement, as some of the wording there is quite general.

There was discussion about getting a process of procuring the Crown lands in the Island Trust handed over to the trust in the same way that BC Parks can get the Crown lands turned over to them. They would stay as Crown land only they would be protected for their ecological and recreational values. To have to use the process that is now available will take years and years. We need the same mechanism as Parks.

The discussion moved a bit off-topic to the problem all islands seem to have in attracting competent people to the position of trustee. Methods of compensation were discussed, and it was agreed that islanders can offer/pledge support to trustees in the form of assistance with domestic duties (child care, housework, free veggies, etc.), offers to take on some of their existing duties in the community (positions on boards, committees,) both to free up time and to reduce the possibility of conflict of interest.

The need for a concerted, sustained outreach and education program was seen as paramount for all islanders, old and new.

The need to better convey information from the planning office to islanders was discussed. The example given was that islanders are unaware that close to 1000 development applications per year are turned down at the front desk of the Trust office. A newsletter was recommended.

One practical product that could be produced would be a set of Model Bylaw Provisions for the islands, to be funded by the Real Estate Foundation (could be drafted by Deborah Curran). The Roots group could apply for \$30K to fund this work, accompanied by several letters of support from island conservancies and other groups. This would allow sharing of model provisions that would work well for all.

All Islands should look at the Development Permit areas. Islands should share information about the best things they are doing to take a long range conservation look at their islands.

Rural vs. Urban Planning - Case study: Rezoning for Amenities not Amenity Zoning

Convenor: Michael Sketch, North Pender

Participants: 10 in total SSI: 5; Saturna: 2; Galiano: 1; Denman: 1; North Pender: 1

Summary of Discussion: Michael introduced the session. He explained that the issue has arisen on his island with the revision of the OCP.

Why Urban Planning Concepts Dominate

He presented the chart appended to this report taken from a book on rural planning . In the 1970s New England faced similar issues to those the Trust islands are facing now. A study at the University of Vermont showed that as population in a community grows, the need for urban focussed planning, as opposed to rural focussed planning, grows as well. As shown on the chart, it seems that the “tipping point” is at about 10,000 inhabitants. At that point, the perceived need for urban planning outweighs that for rural. The local authorities, and their planners, focus on the urban issues. The planning for the community becomes more urban. The community becomes more urban. Aggravating the problem is the tendency of the authorities and planners to plan for the future – “proactive planning”. The urban model, language, concepts, and planning tools become the ones that predominate. It was noted that Salt Spring has passed that tipping point

Michael proposed, and the group generally agreed, that what they would like is to have the planners more focussed on rural planning, in keeping with the Trust’s primarily purpose to “preserve and protect” these islands. It is a shift in thinking.

It was noted that most planners are trained in “urban planning” as that is what most university programs teach.

We discussed a number of ways to change the focus of planning for the islands to one of conservation and away from one of facilitating development including:

1. strong direction from the communities to the elected trustees to the planning dept.
2. training in rural planning concepts for all Trust planners
3. a redefinition of the job descriptions of Trust planners
4. the wording of the Islands trust policy manual must change
5. where possible the trustees of all 13 islands should put their authority behind instructions to the planning department on the direction to be taken, wording for bylaws etc. rather than leaving it to the individual island trustees (“collective bargaining”).

The irony was noted of the main Trust and planning office being in an urban setting in Victoria.

What is Rural?

We noted that this crucial issue needs to be discussed and articulated. Each island may have a somewhat different take.

We did agree that it can’t just be defined as an absence of various urban features but needs to be defined by its own characteristics and values. As one participant noted, ask the kids who have grown up on the island what it means. For example, walking at night along a road, without streetlights, seeing the stars.

The question was raised whether, in the OCPs, we could state a recognition that land on the islands is a requirement to sustain life and shall not be viewed simply as a commodity.

Strengthening the Islands Trust

We then moved on to a discussion of the Islands Trust, which we generally thought was at a critical junction point. One participant at least referred to it as a “crisis”. Development pressures are overwhelming individual islands and the ability of the trustees and planners to cope. The planners are having to react to development proposals. Little time is given to the wide picture.

Ideas put forward included:

1. pressuring the Provincial government to give the Trust more powers, e.g. subdivision approval – again with the support of all 13 islands
2. re-emphasizing that the Islands Trust Act mandates that the role of the Trust is to be in co-operation with other bodies, i.e. the Provincial government, the ministries, the CRD etc. Therefore, insisting on this co-operation on Salt Spring at least, paying our local trustees a full-time wage for the full-time commitment we need and require of them. We recognize that this necessitates an increase in taxation.

Case Study: Rezoning for Amenities

Michael Sketch then led a discussion on the issue of rezoning for amenities vs. amenity zoning .

Amenity zoning is the process whereby a community grants a development greater density than would otherwise allowed in exchange for an amenity the community needs or its planners think it needs. In exchange for a townhouse complex here, the developer will pay for affordable housing , a park, bike paths etc there. It is a very useful and legitimate planning tool in urban settings

Michael advanced the proposition that amenity zoning has no place in a rural environment. His point was that it inexorably leads to greater densification and urbanization of the community in which it is applied. In a rural community, in his view, the community lives “within its means”. It zones for and pays independently for the amenities it wants. It does not sell off its densities for greater services. This means that the inhabitants of that community have to be willing to accept that they can’t have all the “amenities” they (or some of them) might like. If new amenities are wanted, they have to be self-financing. They should not be paid for by greater densification. Most of the group seemed to agree with this approach.

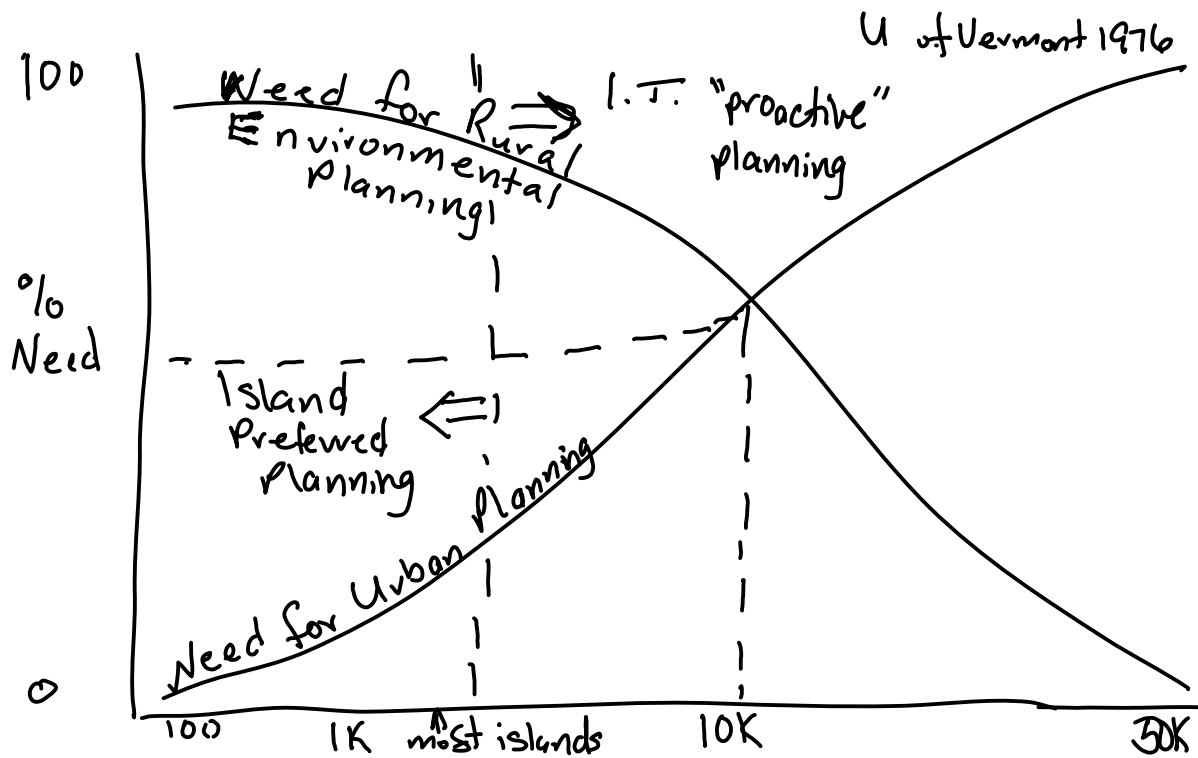
Michael proposed two principles for the OCP of any island that agrees with the need to restrict general amenity zoning:

1. In a rezoning of any parcel of land on x Island for the provision of a community amenity, the use of any increase in density in excess of that permitted by the existing zoning shall be used solely for the provision of that amenity.
2. Save for the provision of the amenity in question, no precedent in land use shall be established by rezoning for the provision of an amenity.

[Wording by Michael Sketch, revised by Ashley Hilliard. Open for further comment.]

The first sentence would limit density increase to the amenity in question, e.g. seniors housing. For an island that wishes to cap overall density, it could be coupled with a requirement to transfer densities from another parcel. The second sentence is designed to prevent any one rezoning being used as a legal or political precedent for another proposed rezoning, whether similar or not.

If an island so decides, the first principle could have specific exceptions for specific types of amenities, e.g. affordable housing. A clause 1A could be added: “except for ...” Someone said they thought this had been implemented on Gabriola.



Trust Federation / Governance

Participants: Irene Wright (SSI), Kim Benson (Gambier / Keats), Bev Byron (SSI), Giselle Rudischer (Gabriola), Linda Adams (SSI), Ken Rouleau (SSI), Denis Russel (SSI), Deborah Curren (), Sheila Malcolmsen (Gabriola), Gary Holman (SSI – convener)

Summary of Discussion:

Tax Distribution / Allocation

Concern expressed by larger islands, especially SSI, that taxes paid to the Trust (on basis of assessed value) greatly exceeds services received.

Pointed out that SSI already has far greater level of service than any other Trust island (e.g. fully staffed and serviced office). For example, Gambier / Keats has no local office and has to meet in Gibsons.

How far do you extend the argument regarding taxes paid versus services received - for example, uninhabited or smaller islands which have no further subdivision potential, and yet still pay significant property taxes to the Trust? Also, some smaller islands would not have the resources to deal with land use issues if they had to rely entirely on their own tax base.

Concerns expressed that any tax re-distribution would weaken the federation and create dynamic in which the interests of individual islands would override the "good of the whole". Each Trust island has a responsibility to the Trust as a whole, not just to its own jurisdiction.

Acknowledged that larger islands generally face larger work load and that remuneration for SSI Trustees in particular is inadequate in view of the responsibilities they face. Any Trust island can impose a local levy to increase level of planning service, including paying higher salaries to local Trustees.

Process now underway at Trust Council ("resource allocation budget process") to re-arrange accounting procedures to reflect expenditures and tax revenues generated by each Trust Island. The intent is to identify possible efficiencies and to facilitate discussion of current distribution / allocation of resources among islands.

Suggested that restructuring of tax allocation framework could be viewed as a preparatory strategy (a "half way house") for the Trust in the event that SSI incorporates.

Pointed out that the financial impact on the Trust would be much greater if SSI incorporated (in which case, SSI would only contribute to Trust "overhead" expenses) compared to a compromise allocation in which SSI would contribute to Trust "overhead" plus a basic level of service for each Trust island. This basic level of service would have to be clearly defined.

A compromise approach has already been discussed at Trust Council in the form of a "differentiated tax" or resource allocation models which would result in tax levies for each island that were more reflective of revenues generated on each island. It was suggested that the Trust is gradually moving towards such a system, but at this time, there is no clear statement of intent of Trust Council to do so.

The move to a resource allocation model reflects continued trend, certainly on SSI (which has gone from a local planning staff of one to a local full and part time staff of a half dozen), whereby larger islands are getting more resources. Also, an increasing amount of planning time is being spent on issues that are of particular significance on larger islands (e.g., model ticketing bylaw).

All agreed that the Provincial contribution to the Trust, at least to overhead functions (including the Trust Fund Board) should be increased. The Trust can also access targeted grants (including gas tax funding for planning), or request provincial approval for additional sources such as property transfer or hotel taxes.

Representation

Proposals for larger Local Trust Committees, for greater Trust Council representation (which could take the form of weighted votes) for larger islands, as well as difficulties with non-local LTC chair were discussed.

Concern that larger Trust Committees might result in individuals being elected to represent narrower constituencies, unlike now in which Trustees are forced to represent their constituencies as a whole. However, larger LTCs would mathematically reduce the number of times a non-local chair would have to break tie votes.

Concern that weighted votes on taxes or policy encourages a more parochial approach to decision-making in which the interests of individual islands detract from the vision of the Trust as an entity to which all islands are responsible. Possibly an incentive for islands to grow in order to get greater say and increase tax revenues.

A weighted vote for Salt Spring (approximately 40% of tax revenue) would mean that there would have to be virtual unanimity among other islands to prevent SSI from controlling Trust Council. Also concern about possible changes in Trust Policy which acts as a check on inappropriate development throughout the Trust area.

Acknowledged that non-local chair of the LTC has been cited as essentially undemocratic, but pointed out that the non-local chair is to represent broader Trust Policy and Trust Executive (which can veto LTC decisions). Also, the non-local chair is less subject to local political pressure and can perhaps more objectively represent a higher set of OCP and Trust Policy principles.

It might be useful to review, clarify and document the role and responsibilities of the non-local chair for both Trustees and the public.

Trust Policy

Concern expressed is that Trust Policy is too vague regarding certain key issues which allow too much wiggle room for individual islands. This could be a particular concern for incorporated islands.

Pointed out that Trust Policy was reviewed several years ago, and the Trust Council of the day declined to strengthen the wording. Changes in Trust Policy also require Ministerial approval, even regarding issues which are clearly under local government control.

Consensus(?)

Group in general open to consideration of tax redistribution / re-allocation, and to changes in representation (locally and at Trust Council) as long as they do not weaken the Trust vision or the ability of individual islands to implement the preserve and protect mandate. Changes should not be made to appease individual islands, but to ensure long term viability of the Trust.

General agreement that Trust Policy should be strengthened to ensure that key policy "bottom lines" (e.g., re drinking watersheds) cannot be violated by individual islands.

THEME 4 - OTHER

A Declaration of Island Independence / Interdependence

Convenor: Robear LeBaron

Participants: Lawrance Fisher, approx. 5 others

Summary of Discussion:

The point of this session is not to have a violent confrontation with the various forms of oppression that we live under. It arises from the fact that we are born into situations not of our choosing and from a feeling of frustration with the difficulty in changing the present power structure to a participatory egalitarian rational society.

The point of this is to leap over these outmoded and crumbling institutions. To make a clear, concise statement of our highest visions and goals so that we will have a light house (not automated) to guide our islands through the stormy waters of now.

This is not a practical how-to statement; this is a light at the end of the present tunnel of error.

This is our best expression of our ideal relationship to land, water, trees, air, birds, neighbours, animals, visitors, technology, spirit, First Nations, currency, art, mainlanders, livelihood.

This is our best statement of our intent to move from victim state to self-responsible state.

This is a start of putting our energy towards creation of a new paradigm rather than depleting ourselves by continually trying to change a collapsing system.

This declaration could include such values as:

- each being's unique gift to the whole
- the basic rights of all things including the so-called inanimate world.
- the gift of individuality
- the responsibility of co-operation with all levels of existence from microscopic to global
- control of access to the islands
- consensus decision making
- abolishing private property

SUNDAY SESSION REPORT

Explanatory Note:

Sunday' session began at 9 am with a 30-minute period allotted to reading the session transcriptions from Saturday. We then followed the Open Space format of generating topics from the floor, aimed at convening interest groups to discuss possible action plans to come out of the Forum. We then had 1hour (?) to discuss the topics generated. All groups then met together, and a 'reporter' from each group (usually the convenor) gave a brief summary of the discussion.

What follows is the record of those sessions, taken from three sources (if/where available):

1. The transcription of oral reports to the plenary, taken down by the O/S facilitators
2. Notes collected from session convenors
3. Responses from convenors to email requests for reviews of the transcriptions.

These records are 'as received' except for minor editing to achieve accuracy and clarity.

Session 1: Planning and Implementation

(a combined session)

Topic #1: Formation of an inter-island organization to promote study and implementation of ideas

Convenor: Graham Brazier (Denman)

Topic #2: Putting our work into a 1-year, 5-year and 10-year strategic plan

Convenor: Judi Stevenson (SSI)

Participants: Beverly Vreeswijk (Thetis Island), Maggie Ziegler (SSI), Eileen Wttewaal [SSI], Jan Slakov [SSI], Sophia von Bauer [SSI], Tom Wright [SSI], Murray Reiss [SSI], Leslie Gillett [Denman Island], E.J. Nickson [SSI], Peter Lamb [SSI], Roger Middleton [SSI], Cynthia Minden [Denman Island], Jim Campbell [Saturna Island], Kathy Dunster [Bowen Island].

Editors' note: others came in later.

Editors' note: this session attempted to grapple with an ambitious agenda (or two) in a time agreed by all to be too short. It aroused some passionate discussion and proposals, and sparked 3 oral presentations in the plenary 'report back' session.

Notes from Oral Report Back, Jan Slakov (transcription by O/S recorders)

Aimed at coming up with a strategy for implementing everything discussed (!)

1. Need an identified group to carry on – are there volunteers? From ROOTS and others. New name? e.g. Friends of the Salish Sea...?

To do: e-mail list / communications; circulate further documents on planning e.g. Dan Thachuq's

2. Feeling by some participants that a statement (or demand) to government should come from this meeting e.g.
 - a. need for a moratorium on development – zoning changes
 - b. need to facilitate a restructuring of IT to make it more democratic and powerful and also to establish a rural policy planning framework for all gulf islands

**Intervention from Graham Brazier (Denman), one of the convenors
(transcription by O/S recorders)**

Seems clear that there is now much inter island cooperation and networking for us to do. Tension exists between short term and long term goals and objectives.

His is a long term goal – to investigate formation of inter-islands group.

Requests that Jim Campbell (a participant) be given an opportunity to address the whole group about his ideas for immediate action coming out of this meeting.

Intervention from Jim Campbell (Saturna), (transcription by O/S recorders)

Citizens normally go to legislature/parliament with solutions to all their problems. We're all here with solutions. This is an important event, a meeting that should be given a priority hearing [by government].

We are a power group capable of delivering a message. We can deliver a message to government about issues that are currently on their agenda.

I think we need a restructuring of the Trust. Each island needs five members.

I have the belief that we are a power group – that we are in a position to put up our hands and state a position. Get volunteers to deliver a message. ROOTS can't do it but we can do it.

If we agree that it is important we can recommend it. Every message has to be simple.

[We could] recommend a moratorium, then five members [of the legislature?] to report on that moratorium. Put that issue to the meeting to ask if there was support for it?

Editors' note: later in the session, Mr. Campbell made a formal motion that the meeting support the idea of restructuring the Trust to have 5 trustees from each island. He argued that the current number (two on each island) cannot do the job of land use planning effectively, even on small islands. The motion was defeated. However, it was clear that as a general principle the idea of reconsidering the structure of the Trust, and possibly increasing trustee numbers, was supported by many in the room. There appeared to be general agreement that it is an issue that requires further study and development.

Session Notes, Jan Slakov

One of the co-conveners of this session, Graham Brazier, spoke about his involvement in a "slow islands" group on Denman. The group has come to some conclusions about useful ways to look at our strategies. We need to organize in time (short & long term) and in space (Islands Trust-wide).

There are two basic types of action to consider: political ("hard" action with tangible outcomes) and cultural (quieter, more long-term, less easy to quantify).

Points made by others during the discussion:

1. Slow is great... but I don't believe in "slow" in getting the changes you need.

2. To achieve the changes we need, we need a map or theory. We have ideas about what we want; we lack a clear vision of HOW to achieve these goals.
3. - a short term goal: that a group take on the responsibility for follow-up from this ROOTS conference. This new group could call itself "Friends of the Salish Sea", "Friends of the Islands Trust" or whatever. Its role would be to ensure inter-islands communication & collaboration on Trust-related issues. It would facilitate lobbying on "preserve & protect"-related issues.
4. We need a website. The website would include lists of short & long-term priorities.
5. We need to organize outreach to a good cross-section of our communities (including Chambers of Commerce).
6. It would be good to have a list of all the groups represented at this forum. For example, Tom Wright is a member of many different local citizens' groups. Basis for outreach?
7. We need some statement people could sign onto. [One of the other action groups is taking this task on.]

Leslie Gillett (from Denman Island) proposed a possible resolution to come from the group (see below).

To organize ourselves (internal level) we need:

- 1) an inter-islands communication system (e.g. a web page)
- 2) to draft a paragraph for every OCP (official community plan) that sets out a basic islands philosophy
- 3) to establish common guidelines for Trust advisory committees

At the "outward" level, there are three political needs, which are very much linked together: First, we need a moratorium on any rezoning to facilitate new developments on any of the Gulf Islands so that:

- we can find ways to restructure the Trust to make it more democratic
- we can establish a rural planning policy and framework.

The group had to break up before Leslie's proposal could be adequately discussed.

Editors' note: some emails related to the work of this group have circulated since then, but are not part of the public record of the Forum itself.

Session 2: the Islands Trust Fund

Topic: Considering the role of the Islands Trust Fund
Convenor: David Borrowman (SSI), member of Trust Fund Board
Participants: Paul LeBlond, Elizabeth White, Tony Law

**Notes from Oral Report-back, delivered by David Borrowman
(transcription by O/S recorders)**

Intriguing that this has not been under discussion during the Forum.
The Trust Fund is the land owning body of the IT; not activated until 1990 although in original legislation; was never endowed; left as a kind of 'poor sister'.

It's the arm of the Trust that can do the active 'preserving'.

Under leadership of Louise Bell, past Chair of Trust Fund Board, there have been many positive developments.

Now owns 14 properties and holds covenants on 40 more.

It is almost too successful in the sense that it now needs money to manage these properties.

We all as taxpayers own it. Therefore all of us need to urge Islands Trust to increase funds to Trust Fund to enable it to maximize its impact and manage its lands.

What if provincial gov't endowed the Trust Fund with significant funds – how much more could be preserved and protected?

Action probably lies with four Trust Fund members (out of 6) in attendance.

More info available on Islands Trust web site.

Session write-up, David Borrowman

What will we do?

Urge Trust Council to increase funding to the TFB

Urge the province to endow the TFB

Who else can we get involved:

6 board members: Louise Bell (Denman Trustee), Tony Law (Hornby Trustee), Kim Benson (Gambier Trustee), Marie Potius (Victoria), Bruce Whittington (Ladysmith), David Borrowman (Salt Spring)

When will we meet again? No.

See: www.islandstrust.bc.ca for information on on-going activities of the Islands Trust Fund.

Session 3: Network on First Nations/Trust Relationship

Topic: Creating a Trust-wide network on First nations and the Trust

Convenor: Phil Vernon (SSI)

Participants: Marcel (Hornby), Lois Kennedy (Gambier), Kim Kornbacher (SSI), Caterina Geuer (Mayne), Darlene Mace (Gabriola), Julie Gardner (Galiano), Paul LeBlond (Galiano), Tony Law (Hornby)

Notes from Oral Report-back, delivered by Phil Vernon (transcription by O/S recorders)

Lot of good ideas – want all islands representation if possible so need reps from Bowen, Denman, Saturna, and Thetis.

Action planned: develop e-mail list for now; aim of group is relationship building between First nations and islands residents.

Some ideas generated:

1. speakers tour of FN elders re sites, history
2. one page on each island re FN issues, to support discussion in the election process
3. inter-island dialogue on OCP dev't and FN discussions

4. on-going dialogue via e-mail re FN issues and cultural literacy
5. interested in people willing to be in advisory role from Trust – Trustees, Trust staff
6. hope to meet in person again in the winter.

Session write-up, Phil Vernon

What will we do?

Over all, our focus will be on relationship-building between Settler and FN communities in the Trust area and increasing cultural awareness/literacy regarding FNs and thereby strengthening the Islands Trust.

Our goals:

1. Develop concise document on what's happening regarding FNs in the Trust Area, with one-page (or less) section for each island, including awareness-raising information. Find ways to collaborate with local FNs in compiling this information. Ideally we should have a draft of this document ready in time for the Trust elections this fall.
2. Focus on First Nations issues for each island, particularly in regard to OCP development and review(s). Facilitate dialogue and info sharing between islands (perhaps via brochure: e.g. Wendy Kaye's Sunday morning session on creating/distributing a brochure).
3. Lobby for better Trust policy regarding FNs.
4. Work together to develop an educational speakers tour to travel the islands, featuring FN elders from the Trust area, plus archaeologists and others. Look for funding for such a project, such as Laurier Institute. Plan for spring, 2006.

Need to discuss further how this project will best work to strengthen the Trust.

Must be well-organized.

Potential over time to develop website, film documentary of tour - ?

Who else can we get involved?

We would like to have someone from each of the islands who can gather/contribute information for the above projects. Also, we'd welcome input/advice from Islands Trust Trustees, staff and others who may be knowledgeable on Trust policy as it relates to FN issues.

Missing from our list are folks from Denman and Pender Islands. Please send us your names!

When will we meet again?

Most likely by email; an actual face-to-face meeting this winter may be possible for some.

Session 4: Election Message

Topic: Let electors on each island know (before the election) the two roles that a trustee has (1) local Trust Council land use planning and (2) part of 13-islands Trust Council to implement 'preserve and protect' mandate.

Convenor: Jan Bevan

Participants: no record

Editors' Note: no records available of this session.

Session 5: Network of Conservancies

Topic: Network of conservancies, Toward a project
Convenor: Jean Gelwicks (SSI)
Participants: no record

**Notes from Oral Report-back, delivered by Jean Gelwicks
(transcription by O/S recorders)**

What was agreed upon:

- We will have a meeting
- We will set an agenda in advance
- We will look for a project we can work on together
- We will share info

If you are on an island without a conservancy, please come and learn about what we do.

Session 6: Moving Forward from Here

Topic: How do we assess and focus the variety and various concerns about governance?
Convenor: Dan Thachuq (Saturna)
Participants: no record

**Notes from Oral Report-back, delivered by Dan Thachuq
(transcription by O/S recorders)**

Up to this point, we've seen a large volume of thoughtful and insightful work in documents and discussion. Need a "strategic wedge": way to focus on most important and most doable.

Necessary to have time to gather and review papers from the forum in a thoughtful and reflective manner.

Compare ideas with those in ROOTS discussion paper.

Test the ideas.

Need a small group of people, with additional expertise and experience to review and bring out a draft paper to offer what appears to be the most important things & what is politically and strategically doable.

Offer to circulate that paper to all forum participants for feedback.

Plus ideas on who to target to get these things done – prov gov't, Trust Council etc.

How best to target these people to accomplish smaller # of goals that are most doable.

Requires all of us to be prepared to give up some favourite issues in favour of strategic issues.

Looking for interested people to work on this; follow up with Dan via Forum contact list.

Editors' note: the goals/content of this session overlaps with that of session 1.

Session 7: Exciting Islanders About OCPs

Topic: Excite and inform Islanders about OCPs
Convenor: Mike Logan (Island Tides; Pender)
Participants: Jo Atkins, Sue French, Louise Bell

**Notes from Oral Report-back, delivered by Mike Logan
(transcription by O/S recorders)**

Want to cover Trust issues in more general sense. Need writers from other islands than those usually represented in Island Tides.

Creating a common platform for island trusteeship -- how to create interest?

Goal of exciting and informing islanders on OCP process – meetings have low turnout.

Looking to get the word out...email, telephone, contacts, community events...asking the question: why is the OCP important to you?

Educating people about the big picture: OCP and how does that affect me?

Domino effect of OCPs on other islands.

Transparency of review meetings and responsibility of trustees to talk to people on informal basis to create issues based process.

OCPs reflect in general what we as islanders want to see—it's a public process—we should use the mechanisms and people interested in the processes.

Session write-up, Mike Logan

What we will do together:

1. Putting together a brochure on each island about the OCP, simple and visual.
2. Educating people about the whole picture, the long view, rather than just their worn piece of turf.
3. Educate about the forest as well as each tree.
4. Ongoing study groups about the OCP organized around postal drops or emergency preparedness.
5. Getting the word out in a more colourful way - "OCPreview tonight"
6. Neighbourhood contacts to go around or organize tea/coffee parties
7. Make sure motive for having a meeting is transparent.
8. E-wheel (?) which informs people.
9. Have an open space type session to inform and educate people about their areas of ignorance, what they need o learn more about.
10. Inform people of the ways the OCP has protected.
11. Try to have realtors informed of OCP, brochure perhaps part of the package on living here.
12. Smashing power point presentation stressing the value of the land and living lightly on it.
13. Responsibility of trustees for talking to people on an informal basis
14. Regular office hours – excite people to come for coffee and talk.
15. Issue-driven process (such as STVRs) to get people into the OCP.

Session 8: Coordinated Lobbying



Topic: Setting up a lobbying network to support the work of the Islands Trust
Convenor: Tony Law (Hornby)
Participants: Doreen Lilly, steen@island.net Su Everts, s.everts@gthiringsolutions.ca

Session write-up, Tony Law

What we will do:

1. Doreen & Su will email participants to:
 - Ask for volunteers to be island contacts for passing on information
 - Ask for feedback on how IT can better inform people re Trust Area, lobbying efforts, etc. – e.g., what kind of info should be on IT web site?
2. Tony will
 - Talk with Executive Committee and staff re putting out info to participants about Trust activities, web site and info systems etc
 - Need focus on Trust-wide issues

Who else? Other island contacts needed.

Meet again? No. (*Editors' note: we assume the plan may be to meet electronically - ?.*)

Session 9: “I love my island because....”

Topic: I want to create an inter-island survey that responds to the question “I love my island because....” And publish the results in the Island Tides.
Convenor: Annette Shaw (Galiano)
Participants: n/a

Notes from Oral Report-back, delivered by Annette Shaw
(transcription by O/S recorders)

Conduct an Inter-island survey: ‘I love my island because...’
Publish in island tides.
Pool efforts and publish the results before election.
Way to collect and spread energy of group before election.
Will call editor of Island Tides to explore possibility of doing this.
Northern island access question—contacts? Need help to get info out there.
Add comments to sheet here.
On page 45 of report there is a list that you can add to and submit to Nora.

Editors' Note: Island Tides did run a series of items under this title. Lessons learned from this?

Session 10: OCP Drafting

Topic: Replace "Amenity Zoning" by "Rezoning for Amenities

Convenor: Michael Sketch (N. Pender)

Participants: Sam Peramaki, Saturna; Doreen Lilley, Thetis; Cara Joy Hughes, Salt Spring; Michael Sketch, N. Pender (convenor & notes)

**Notes from Oral Report-back, delivered by Michael Sketch
(transcription by O/S recorders)**

On Island OCP drafting, replace amenity zoning with wording zoning for amenities What can we do about it—community pressure groups to define RFA for communities. Meet for inter-island discussion. .People interested in circumventing the need for community zoning. Get together via email and phone.

Session write-up, Michael Sketch

What will we do?

Assumption: Amenity zoning (& density transfer) is (are) wallpaper for poor, inappropriate or out-of-date zoning.

1) Perhaps with the use of community pressure groups, raise public awareness on the Rural Environmental Planning vs. Urban Planning distinction in the implementation of "amenity zoning" (and density transfer).

2) Persuade our trustees to define "Rezoning for Amenities" in the island OCPs and replace the phrase "Amenity Zoning" by "Rezoning for Amenities" throughout.

3) Revisit the OCP and LUB (Land Use Bylaw) zoning maps, and with the guidance of community "vision meetings" and assistance from a rural environmentally oriented planner, rezone as necessary with the existing zoning provisions.

Who else can we get involved?

Island concerned citizens groups - contact by "island telegraph" and email.

When will we meet again?

Soon - on Island Slow Time (IST)!

Session 11: Trustee Platforms on “preserve and protect”

Topic: Create a common platform of preserve and protect for interested islanders to run for trusteeship at the same time

Statement from the floor: Susan Berlin

Notes from Oral Report-back, (transcription by O/S recorders)

Build a slate across all the islands for IT elections.

You can't do anything if you're the only one. You have to have allies.
If you weren't willing to run because it is too isolating, think again and build a group here.
Say your platform openly at public meetings, clearly and simply – there will be power in that.

Session 12: Public Awareness Brochure

Topic: Put together a public awareness brochure on Islands Trust values
Convenor: Wendy Kaye, SSI
Participants: Group 1: Gus Wttewaal, Bev Byron, Chris Firth, Audrey Wild, Deborah Miller, Samantha Sanderson Group 2: Bob Wild, David Steen, Maxine Leichter, Mary Forbes, Ellie Parkes

Notes from Oral Report-back, delivered by Wendy Kaye
(transcription by O/S recorders)

Explored the vision, scope and obstacles to creating a brochure.
This is a skilful group but will be looking for access to other skills that we need.
There is a requirement for immediate action. Brochure is a long term project.
Need several brochures to address different publics.

Immediate actions:

1. Educate through outreach to schools Debra Miller. Take home to parents info and learning about the Trust.
2. Explore current literature-- what is already available.
3. Establish an Inter-islands email group to disseminate news stories that can go out to people so we don't duplicate and can disseminate to other islands.
4. Explore the authority and funding that we might attempt to achieve this.

Needs:

- "We are the people we've been waiting for."
- Write something inspirational about what has occurred for inclusion in their local media
- Umbrella group to write materials and consolidate ourselves
- Liaison group to get materials into circulation.

Session Write-Up, Wendy Kaye

Explored vision/scope/obstacles
Explored skills
Explored immediate action requirements
Saw brochure as requiring long term planning
Different publics, different brochures

Action Plan:

- Deb Miller: immediate educational outreach to the schools
- Chris Firth: explore current literature and Trust web site

- Form inter island communications group to disseminate newspaper content that might be reprinted on the other islands – an e-chain
- Work toward producing print material for public awareness – would require an “umbrella organization” under which to publish, and, of course, funding.

Progress since the Forum

- Deborah Miller has distributed Islands Trust and election information to the teachers at many SSI schools, so that the students become aware of their local government process.
- A “writers” group has been determined, and current Trust literature has been explored. Research support is available from other participants in the group. The writers will start to brainstorm ideas after elections are over and people have more time.
- We are liaising with the Trust Communications Officer who is also working on awareness material, to make sure we don’t overlap each other’s topics.
- An e-chain for interesting Trust-related articles has been formed, and will run strictly on voluntary participation among those island reps who have “signed on”. So far, not much exchange has taken place!

Session 13: Incorporate Rainwater Collection in Islands Building Code

Convenor: Mary Cooper

Participants: John Hill (Gabriola), Peter Schofield (Gambier), Mary Cooper (Mayne)

Notes from Oral Report-back, delivered by Mary Cooper
(transcription by O/S recorders)

- Recognize challenge and need to get water issues reflected in building code
- Water collection, grey water collection, composting toilets,
- All conservation measures should be in tourist info
 - Set up water groups on each of the islands and connect them via a network – give name and contact info to Mary
 - Aim: to broaden agenda and participation at April 06 water conference on Mayne Island.
- Use these forums and resulting networks to expand and share info

Session Write-Up:

What will we do?

- Try to get control of the building code to better reflect all aspects of water issues in the building code regarding all the islands re Rainwater collection, Grey water re-use and Composting toilets
- All conservation measures should be included in Islands Trust brochure for tourists
- Try and set up connecting water groups on each island

Results:

- Information exchanged here will allow broadening of agenda at 2nd annual water workshop to be held on Mayne April 06 with broader attendance base

Who else can get involved?

Gradual info & expansion, will grow through the ability to meet people at these forums
Each participant is researching and passing on info on above topics

When will we meet again?

Via email – 3 people have exchanged emails.

Session 14: Gabriola Citizens Forum

Session Title: Create the Gabriola Citizens Forum - a forum for all Gabriolans for discussion, education, and visioning.
Convenor: Chris Bowers
Participants: Linnet Kartar, Terre Flower, Wendy Farmer-O'Neil, Bob McKechnie, Dar Mace, and other possible Gabriolans.

Notes from Oral Report-back, delivered by Chris Bowers

(transcription by O/S recorders)

Plan:

Pull a group together to discuss

Get the word out to public

Start small and grow

Let be known that Trustee will be present

Start with self-education re OCP, etc

Start with discussion of 'what is an islander'

Session Write-Up:

What we will do together:

- Pull a group together to discuss, create and implement a process that takes into account the nature of Gabriolans.
- Get the word out to specific individuals and to the general public through local papers and email.
- Start small with folks who are interested and build from there.
- Let it be known that the Trustees will be present as participants.
- Good writing to the community to let folks know what is happening.
- Before the election begin the "I love Gabriola because"... campaign, and start the Forum from there as well.
- Make first objective self-education on the OCP, the LUB and the Trust mandate.
- Chris will convene a group of interested and selected Gabriolans to put this together.

Session 15: Protecting Vulnerable Land

Session Title: What can we do to protect vulnerable land from development and logging? How can we play a larger part in shaping our community?
Convenor: Donna Martin (SSI)
Participants: Lisa Barrett (Bowen), Briony Penn (Salt Spring), Linnet Kartar (Gabriola), Donna Martin (Salt Spring)

**Notes from Oral Report-back, delivered by Donna Martin
(transcription by O/S recorders)**

Goal: direct action, buying the land or setting up land banks.

Premise is that a local group of investors form a society that would seek and acquire properties that are significant. This could be an investment that would make a return while it also could protect the properties with a conservation covenant. Public trails and greenways could then be marketed as a green property with natural values intact and protected. There are models in other places.

We have been slow to do this because Islands Trust has given us a false sense of security that our islands are protected.

Steps:

- Work together to find contacts and investors
- NGO to be body to intervene and protect vulnerable property.
- We are looking for those who will help.

Session Write-Up (Donna Martin):

As we watch the transformation of the islands we love from rural to urban, many of us would like to change this. There is a perception of forests and wetlands as 'property awaiting development.' There seems to be a lack of appreciation for what is being lost. Around us green space is being logged in the name of 'view' without incorporating practices that maintain some habitat for the wildlife being displaced. On Salt Spring (for example) the waterfront and harbour is vulnerable to a development that will change the face of Ganges forever and make it less our own and more tourist/development oriented. And so on... Here is an idea that illustrates that we can be proactive in changing this:

A local group of investors (us) could form a society that would seek and acquire properties with important natural and /or social values to 'revolve'. We would invest our own funds (that for most of us are not earning much in our banking institutions). This would not be a donation; it would be an investment, which could be expected to make a return. Once we had acquired a revolving fund property, we could then protect the property's natural values with a covenant. In addition public trails and linking of greenways could be undertaken where appropriate. The property would then be marketed as a green/eco property with its' natural values intact, protected and promoted. This is not a new idea. Communities and non governmental organizations all over the world are successfully doing this kind of thing.

There is an increasing realization worldwide that natural values increase real estate value. There are many people who would prefer to buy a property that still has its trees and birds on it. Many would be delighted and privileged to own a property with forest and wetlands and with its ecological values intact. Once the property is sold the group would use the money from the sale to acquire another property. As properties sell, investors could either then receive their share back or roll it into the next property. The money invested would be backed by real estate. Community expertise could assess and provide a stewardship plan for the property.

We talked about what works and what our local experience shows us. Direct Action, and Buying the Land are what has been successful on Salt Spring.

We discussed possible investors....Van City Credit Union, the Vancouver Foundation, Renewal Partners (Carol Newell), TLC partnership.

Regarding the Trust Fund Board, as a non government body we would have the advantage of moving quickly, we could be the body that can facilitate, a first response to identify and intervene to start to protect a vulnerable property that the Trust Fund could take over.

We would need someone to champion and campaign for donors/investors.

If you are interested in getting together in a small group to talk about this idea please contact us at bigdog@saltspring.com

Session 16: Student Participation in Governance

Session Title: Student Participation in Island Governance

Convenor: Heather and Fiona Munro

Participants: Fiona Munro (h_f_munro@hotmail.com, 537-4891), Marion Pape (marionpape@telus.net, 537-4567), Kimberly Lineger (kimbers@saltspring.com), 537-0042), Mary Forbes maryforbes@telus.net, 246-2276, 883-4823 (cell), Deborah Miller

Notes from Oral Report-back, delivered by Fiona Munro
(transcription by O/S recorders)

Action opportunities

1. kit of info about how Islands are governed for GISS student body
2. students discuss governance training with Trust and CRD leaders
3. students elect youth advisors to these officials and participate in meetings
4. do a survey among students about 'what does the Island mean to me?'
5. do a survey re qualities desired in your elected officials
6. Thetis Is – also proposed a mock election and survey

Session Write-Up:

What we will do together:

1) Local Government officials (CRD and IT) develop a 'governance 101' kit containing information about how we are governed, and sample issues, e.g. marina, water and energy conservation, affordable housing, pool, etc. (Kimberly Lineger and Marion Pape).

2a.) Students discuss the idea of governance training and participation with the Leadership Group at GISS

b.) Students nominate their own CRD director and two trustees to be elected to the position of youth advisors to elected officials and actively participate in trust and CRD coordinating meetings.

c.) Develop an information program (booth, posters, classes, etc.) for students at GISS

d.) Conduct a survey of students about 'what the island means to me' and write this up to be published in the Island Tides and student paper.

e.) Another possible survey question 'In preparation for the mock election what qualities would you like to see in your elected officials?'

3.) Thetis-mock election and survey

Time Frame:

Early October: Heather and Fiona contact Leadership; Kimberly and Marion develop kits; Solicit student nominations to run as candidates

Mid-End October Information campaign in school

Monday November 10- all candidates meeting at GISS

Thursday November 13-Mock election

Editors' Note: This plan has been implemented. Two high school students were elected and are now 'shadowing' the Islands Trustees on Salt Spring Island. Way to go!

Session 17: Trustees' Accountability

Session Title: Trustee Accountability

Convenor: Sharon McCullough

Participants: not recorded

Notes from Oral Report-back, delivered by Sharon McCullough
(transcription by O/S recorders)

- 1) A need for clearer election statements of values-specific platforms
- 2) More definition of preserve and protect in oath of office
- 3) Methods of measuring trustee performance
- 4) Recall procedure
- 5) Explore trustee qualifications, performance, and accountability to community

Explore a development of trustee performance review and accountability process

Examine their commitment to preserve and protect mandate

Need to review oath of office which doesn't refer to the words preserve and protect and it should.

Augment orientation process which is now focused on legal and procedural process. It needs to also include an exploration of the value system of trustees.

Processes of trustee accountability as well as the reasons for decisions need to be referenced back to the trustee's mandate.

Provide clarity to public.

There is an urgency to have this written up in local papers. This groups enthusiasm needs to get out very soon. We can improve it and we will. Need to get this message out.

(Editors' notes: 1. one participant objected strongly to a group like those gathered at the Forum having any part in orienting trustees; 2. a question for further discussion – are trustees accountable to the community or to the mandate? How is being a trustee different, in this sense, from being a town councillor etc.?)

* * * * *

Final Comments from participants in the plenary:
(transcription by O/S recorders)

Kim Benson (Gambier) delivered a message on behalf of the Islands Trust Executive Committee. She said that Trust Council reps who are attending the UBCM conference are meeting with Land and Water BC re free Crown grant, Ministry of Forests re allocations on Gambier, meeting with almost all Trust area MLAs and some regional directors. She requested participants at the forum e-mail MLAs and tell them to really listen to Trust Executive members at these upcoming meetings. They are also meeting with Minister Pat Bell re ocean issues, etc , BC Ferries, Highways re subdivision approval etc, Bowen Municipality and others about the management of watersheds. They will also be continuing to push the idea of a Trust governance review including public participation with relevant contacts. Many trustees have been here to hear. They will take your message forward.

Kim also mentioned that Linda Adams, IT Executive Director and John Gauld, IT senior planner have been here throughout the weekend.

Sharon McCulloch (Salt Spring) expressed the deep appreciation of all 'preserve and protect' islanders for the hard work done by supportive trustees, who devote staggering amounts of their time and energy to a job that is not financially rewarding. (Round of applause.)

Several people expressed their thanks to the Forum organizers from ROOTS. (Round of applause.)