
Extracts of articles and letters published in the GABRIOLA TIMES in 1993 on the Weldwood controversy

compiled by Nick Doe

Note: During this period the Gabriola Times published a number of commentaries and cartoons that were personal attacks on opponents of the “Weldwood Deal”. I don’t think it is an exaggeration to describe some of these as viscous; certainly they were very hurtful to those targeted. Clearly the editors considered these ad hominem attacks justifiable in the circumstances, but they were divisive and contributed nothing to the debate. Needless to say, I have not reproduced them here. If any reader is offended by anything I have included here, I most certainly will consider promptly removing it.

March 1993

Chronology: A story of Gabriola’s OCP

Jack Sickavish & Joan Best

[ED: all of the following is abbreviated. There is a glossary at the end.]

Late 60s: Rampant subdivision throughout the Gulf Islands.

‘72: 10-acre freeze imposed (RDN Bylaw 38). Islands Trust formed.

‘78: First OCP. Gabriola adopted a 5-acre parcel size when other islands stayed with 10 acres or increased it to 20 acres. Gabriola also allowed Guest Cottages.

‘85: OCP due for revision. Nothing was done as the community deemed that what they had was adequate.

‘89: Weldwood assured...that they were into logging and that no land use changes were being contemplated.

‘90: The IT Act enacted to give it more autonomy. With no staff or money, IT requests amendments to enable it to fulfill its mandate.

‘91: OCP revision underway with volunteer help. Community interest luke-warm.

‘91: Legal opinion sought as to whether a moratorium on subdivision and rezoning could be put in place pending completion of the OCP.

‘92: Weldwood announces intention to get out of logging and sell its land. OCP review becomes a hot issue.

A Process Agreement was signed, wherein land could not be sold nor bylaws passed that would subvert the process.

The OPC Review Committee (OCPRC) did not have power to negotiate a deal with Weldwood. Asked to bring a plan concept for consideration.

The LTC agreed to deliver a draft OCP to Weldwood by March 31.

Turnout tiny for OCP open house

March 12, 13, 1993. About 100 attended...reaction mixed, generally productive.

About 180 attended OCPRC meeting. [Authority of the OCPRC as an adjunct of the Advisory Planning Commission (APC) questioned by several vocal speakers]. Those who lauded the LTC and OCPRC were often booed and hissed.

April 1993

When is an election not an election?

Editorial opinion

...our Islands Trust is holding elections for 7 positions on the APC, if more than 7 come forward. ...Even if there is an election, the

LTC doesn't have to accept successful candidates if they don't want to. Weird.

May 1993

Tyhurst slate dominates Islands Trust elections

The LTC decided to appoint the top 7 finishers in the APC elections. The LTC could legally have appointed others, but did not do so. Turn out was poor—only 580 people voted.

Almost half of the 21 people running were involved in the Gabriola Electors Action Group (GEAG).

ED: At least two of the elected "slate" later said their inclusion [in the list] was not at their request (letter p.7 Gabriola Times, June 1993).

Draft OCP will take another year

At the May 7 meeting of the LTC, Jack Sickavish recommended that the phrase "comprehensive planning" be deleted from the draft [ED: understood to be a reference to the OCPRC plan] and that the document be simplified and reduced. ...Trustee Joan Best expressed anxiety about the excessive delay... "...if this happens we will lose a valuable part of the community's green space, the forests, wetlands, and so on".

Tyhurst files intent to sue trustees, APC and OCPRC

...allegations of misconduct.

Non-political community forum hopes to avoid confrontation

Meetings sponsored by the Gabriola Forum for Public Discussion.

Weldwood to submit development plan

The IT passed a resolution that it would not extend the process agreement with Weldwood ...beyond the May 31 termination date of the current agreement.

Herb Auerbach says Weldwood will be submitting its proposal soon after it receives information from the IT on 3 points which were agreed to as part of the process agreement between Weldwood and the IT: draft information regarding the dedicated lands; a draft amendment; and a draft bylaw.

Auberach said: "We spent four months working out the proposal with the [OCPRC] and the [LTC] in an apparent effort to respond to the vocal minority appears to have modified that agreement unilaterally."

Trustee Best outlined the parameters [set out by the agreement]: a maximum of 280 lots, a proven 2000 litres of potable water per household per day, cisterns, and no water sources on community lands.

The process agreement that was struck last year [1992] and extended three times, during which Weldwood representative from Strong Western Advisors worked with members of the OCPRC to establish a plan acceptable to the community and the company. The plan proposed became known as Option 7.

...Weldwood is legally allowed, under the old OCP to sell their land as is in 23 separate titles, or subdivided into 140 20-acre lots.

Option 7 would have seen Weldwood cede more than 1800 acres of Gabriola heartland forests in perpetuity as watershed in exchange for a more concentrated development of 350 residences off North Road and the Whalebone area.

Not pertinent articles concerning Dr. Tyhurst

Justified, reasonable, relevant

Editors defence of ad hominem attacks on GEAG and Tyhurst.

June 1993

Forum to explore ways to buy Weldwood lands

...Ruitenbeck and artist Paul Grignon are proposing Option XXI for the 2800-acre Weldwood holding... Under the proposal, people will promise to pay \$10-million over 5 years by buying shares in a non-profit company. If the company defaults, Weldwood would get back the land with the zoning it needs in place.

Money would be raised from voluntary contributions, investments, tax levies, and grants from government agencies and international organizations.

Cabinet minister rejects GEAG claims—attacks on Trustees deemed unfounded

Four members of GEAG...met with Municipal Affairs Minister Robin Blencoe and asked him to enforce a petition for a temporary moratorium on development on Gabriola. They also raised questions concerning the perceived improper behaviour of IT trustees and the letter of intent to sue initiated by Dr. Tyhurst. Also present were the LTC chair, Graeme Dinsdale, and the IT's secretary.

Dinsdale says the Minister pointed out that most of the issues were local government affairs that are dealt with at the local level. The Inspector of Municipalities had been contacted to investigate the concerns raised, but found there was nothing to investigate.

...Dinsdale summed up his feelings on the May 10 meeting: One of the concerns I have with this is the disruptive process within the community...there are more positive ways of going about making changes than initiating negative actions.”

GEAG: dead or alive?

GEAG is dead according to [founding members] as the group's purpose of getting the APC election was fulfilled. ...[yet] members appear to be meeting, at least informally, at a restaurant on Gabriola.

[Gabriola] Times [advertisers] target of smear campaign

Frustrated old man, woman, behind it, spiritualist says

For sale by owner

Editorial

By the time you read this Weldwood will have submitted its application to develop its 2800-acre holdings on Gabriola, a quarter of the island. The proposal is not being submitted in consultation with the community, nor is it restricted by an agreement to discuss or negotiate with anyone. For Weldwood owns the land....

The forestry giant is limited only by zoning. This could be quite a strong control mechanism, except that in this case the current zoning allows Weldwood to sell off its land in 20-acre parcels....

By most accounts, the company has made a sincere effort to seek community input and to offer a proposal that reflects community interests as well as its own. Now...it's highly unlikely the company will ever revert to Option 7...the land is now worth more...

...A letter from Ted and Phyllis Reeve suggests there is still time, but, with all the fractious “options” floating around...one wonders if we haven't, quite simply, blown it.

Letters to the editor

Cutting our noses to spite our faces

J. Mussell

Smear campaign cowardly blackmail

Tracie & William Der

Tyhurst articles a personal attack

Bob Bossin

It may not be too late! Phone or write to Trustees

Are you wondering what happened? Did you look at the Weldwood proposals...and decide they made sense, especially Option 7?

...Then, did you turn your back for a moment, take a winter vacation, conclude that the majority had spoken, and carry on with the rest of your life? When you looked again, all was a shambles, your opinion was lost in the shuffle, and hope of a rational settlement lay in ruins.

It may not be too late! ...The new APC, elected or not, is advisory only. Please give the Trustees your advice now. ...

C.E. & Phyllis Reeve

Hard news divides community...At a time when Gabriolans need to come to terms with the urgent realities of dealing with our future, such media sensationalism [May issue] as you presented only serves to further divide the community....

Tsiporah Grignon

APC slate holds diverse opinions. ...I

have every confidence that despite unfortunate appearances, my fellow electees are reasonable, open-minded and sincere in their concern for Gabriola.

Paul Grignon

Feckless Trust triggered failure of OCP process, committee says

That's how six Gabriolans feel after a year of unpaid labor for the Islands Trust. The

OCPRC... have submitted their final report after their appointments expired May 31.

The report is a tale of long hours of volunteer community work for an increasingly hostile community, work that was perhaps fatally undermined by a lack of support from the Islands Trust.

Cathy Humphrey, who at the time also chaired the APC says the committee members "went in very naively" and ready to begin a process "in good faith". But a distant and unsupportive Trust Council bureaucracy in Victoria and a growing perception on Gabriola that the OCPRC had more power than it did [~~the power~~] to strike a deal doomed the process to failure.

In fact, one of the few bright spots in the process turned out to be the committee's dealings with Weldwood and its representative, Strong Western Advisors.

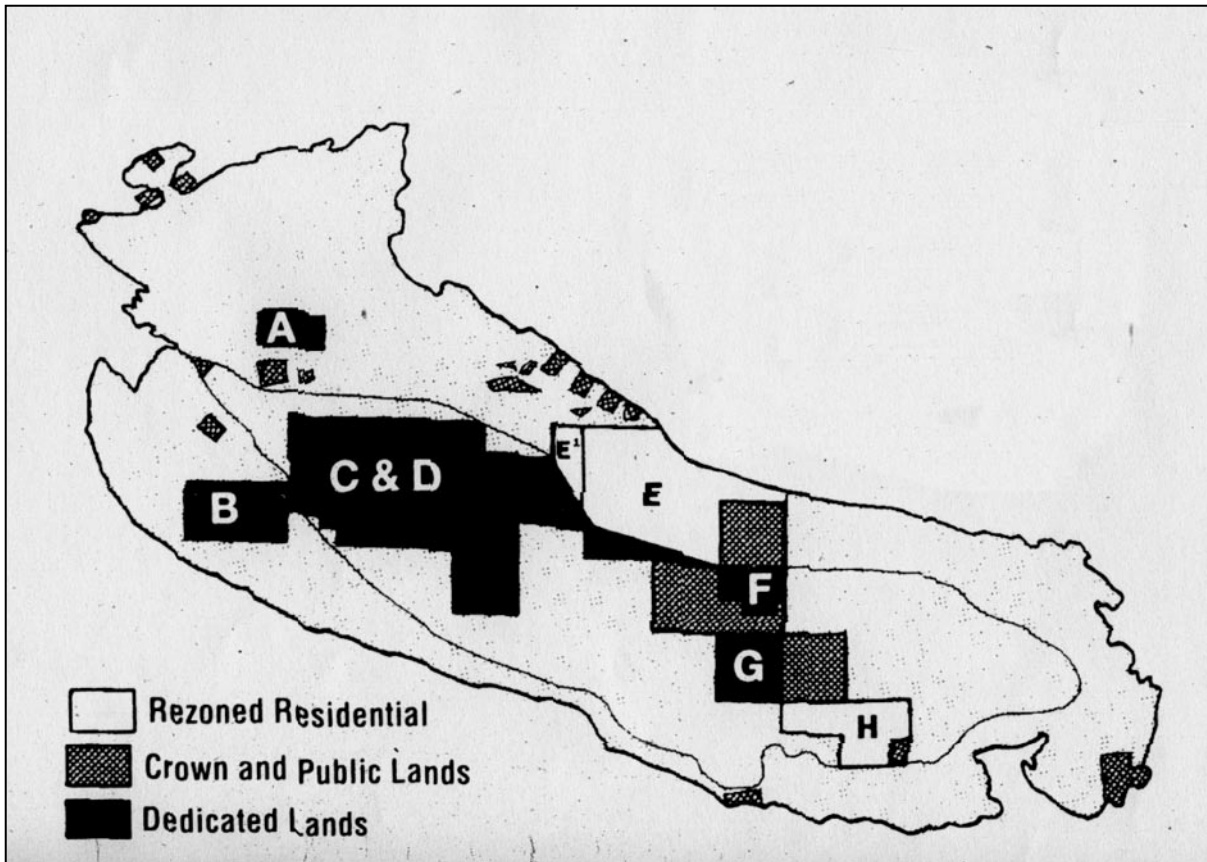
Says the report: "We found them to be open, available, willing to negotiate in good faith, respectful, concerned about the community of Gabriola, both present and future, and, most importantly for us, interested in exploring a new way of handling resource/development/community problems that are facing us worldwide."

... "we [the OCPRC] had little guidance and no leadership...from either Islands Trust Council or its paid Staff."

...Trustee Joan Best says the OCPRC's report is very fair.

Threat to sue 'abusive'

One of the few low points high-lighted in the final report of the OCPRC was the arrival in May of a petition of intent to sue the members of the OCPRC, the APC, and Trustees. ... "As far as we can tell", the



adapted from Gabriola Times, p.6, July 1993

report says, “the signatories (to the petition) have been active in GEAG”.

Four of the seven positions [in the APC] were [recently] won by people who said they are GEAG members.

At a raucous LTC meeting Feb. 19, which the report describes as “a travesty”, people ...associated with GEAG...made the first public allegations of wrong doing. ...Says the report, “we consider the threat of a petition to sue abusive behaviour.... ...threatening to sue for such reasons as: missing minutes, outdated voters’ list, some people not being removed from the APC by Trust resolution, and the like....

July 1993

[The Provinces’] trustees walk out on Tyhurst

Weldwood wants “cash and out of fit”

Weldwood is not interested in vendor-financing as a community buy-out of its land. But a group of Gabriolans is continuing to work on the feasibility of Option XXI, a plan to buy out Weldwood with community money to control the density and type of development ...and have cash to manage watershed green space.

“Weldwood wants to sell the land for cash and be out of it,” said Herb Auerbach ...during a question period at the July 5 It APC meeting.

Ruitenbeek says "...what I really want to make sure of is that anything we do does not interfere with what Weldwood is doing. We [Option XXI proponents] think that what Weldwood has is a reasonable, good offer and whatever we do we don't want to interfere with that." [A survey of public opinion is being made]

Weldwood application 443 pages long

Weldwood's application for the development and sale of its Gabriola lands is in. It requires a trade-off.

...Basically, Weldwood will cede to the community approximately 2000 acres of core forest watershed on the ridge of Gabriola in exchange for changes to the current OCP to allow for rezoning to develop 350 homesites on its Whalebone Beach properties, 16 homesites on its properties behind the United Church and petroglyph site on South Road, and two homesites on its Agricultural Land Reserve properties on approximately 72 acres along North Road, next to the proposed Whalebone development.

The ceded lands are twice the size of Stanley Park in Vancouver or Newcastle Provincial Park off Nanaimo.

...the complete Weldwood application is immense, 443 pages, measuring between 2 and 3 inches thick and weighing 2-3 pounds...

The application varies from the Option 7; the following are some of the key variations:

—Parcel H ...will be developed instead of Parcel B in the Pat Burns area in order that Parcel B provide watershed and green space for that neighborhood;

—access to developed properties from Whalebone Drive is limited to serving 15 homesites;

—no access off Pequod Crescent;

—Weldwood has three years' right to drill for water in the ceded lands which serve as a watershed for its Whalebone Beach properties if water supply is inadequate...

—maximum size of residential buildings is increased to 5000 sq.ft. from 4000 sq. ft.;

—setback requirements from the sea have been reduced;

—the water requirements for each homesite have been reduced to 1500 litres of potable water per day from the Trust-recommended 2000 litres.

...The application has been referred to government agencies and the APC for its recommendations, which must be made before the LTC meeting schedules for July 23....

Weldwood's deadline firm

October 15 is the deadline. ...and there is almost no chance Weldwood will extend that date for more negotiations. "There is no appetite for that," says Auerbach.

...The current Weldwood application is based on Option 7, but has some specific differences...

Auerbach says the main objection by Islands Trust staff to the Weldwood application seems to be the expense of hiring extra staff to deal with the application by the deadline. He says Weldwood has agreed to pay an additional \$11500 to the Trust so that work can be completed by Oct. 15. The \$11500 is the Trust estimates of costs, and is in addition to the standard \$2000.

Auerbach says Weldwood has spent hundreds of thousands of dollars to date in holding public meetings, surveying the public, presenting Options in preparation of its final application. This cost will not be

added to the \$10-million Weldwood expects... “it’s part of the cost of doing business” he said.

And if everyone had to pay for it

...it would cost each taxpaying RDN property about \$200 each, one-time only, to buy all the forest company’s Gabriola holdings.

Where there’s no will, there’s no way

Weldwood is going ahead with its application to rezone a portion of its 2800-acre holdings and will probably get what it wants.

...we suspect Weldwood has had enough of this [proposals for amendments], as has the Trust.

...this leaves Option 21 [lots of garage sakes, hit up the usual rich folk for donations, apply for grants] and somehow come up by October 15, 1993 \$10-million for Weldwood plus \$6-million for development.

...Weldwood have said it’s not interested in deferred payments.

...is the RDN interested in acquiring a 2000-acre park on Gabriola? Well, it seems, not very, though no one has actually asked.

...in the end, we must admit there really isn’t the political will on Gabriola to make Option 21 work. ...

APC reaction mixed to Weldwood moves

...several of the seven members of the APC support options that are at opposite ends of the scale.

[...support for Option 0]
[...support for Option XXI]

[...support for Option XXI efforts to see how far the community can go, otherwise support for plan submitted by Weldwood with reservations concerning water zoning and the size of houses...]

[...no decision yet by 3 members retaining an open mind]

[...one no-call-returned...]

APC members given specific instructions

Gabriola’s APC has been asked for its opinion on Weldwood [by the LTC]...with instructions to respond by July 23....

August 1993

Weldwood asks Heartlands for management program

...Heartlands president said Weldwood verbally asked Heartlands for their recommendations [regarding management of the planned community lands] at a meeting...

No, no, no...and no!

The overall answer was “no” to Weldwood from the recently-elected APC.

...the APC did not agree with the 350-homesite density in Parcel E since it does not comply with the current OCP.

...the APC did not agree with the 16-lot subdivision of Parcel H, behind the petroglyphs and United Church on South Road, as no environmental study was done.

...it did not agree with the possibility of locating a water source for that subdivision on dedicated lands.

...the APC did not like the strata title concept of the application, fearing it might create an elitist neighborhood with special facilities such as a swimming pool/spa or

equestrian centre/stables/grooms residence for strata members only, and unavailable to the general public.

The APC recommended more studies and assessments and more time to consider other options.

Weldwood revision puts Option XXI on hold

Option XXI proposes a community buy-out of the Weldwood lands with the number of lots developed at approximately 200, but still with a large, community-held watershed forest on the spine of Gabriola. The Option has been temporarily tabled. ...Those supporting Option XXI turned over their work to Weldwood for consideration in drafting its revised application....

Option XXI survey uncovers fear of tax hikes, mismanagement

Fear of tax increases and community mismanagement of ceded Weldwood lands were two main criticisms aimed at Option XXI in the mail-out survey done last month...

...Ruitenbeek...who has been working on the Option XXI proposal found that 634 adults and 130 children who responded to the security-coded questionnaire favored Option XXI over the second-choice Option 7 Weldwood application.

Option 0, sale of Weldwood lands as zoned (sale as one package, 23 titles or 140 20-acre lots) was the least preferred. ...Ruitenbeek says he was not surprised that most Option XXI supporters would support Option 7 as their second choice, but what did surprise [him] was the number of Option 7 supporters who chose Option 0 as their second choice. Only 40% of the households supporting Option 7 as their first choice supported Option XXI as their second

choice [while] 60% favored Option 0 as their second choice.

But in an “anything but” scenario, opposition to Option 0 was the highest. Opposition to Option 7 was the least. Criticisms of tax increases and mismanagement placed Option XXI in [second place].

...The survey also noted that Gabriolans were willing to pay between \$343000 and \$873000 in one-time and annual donations, and equity or loans to support Option XXI.

...[organizers] pleased with number of responses noting recent APC election attracted only 580 voters....

Weldwood survey cards now “safe” in Victoria

Survey cards that Weldwood urged to mail to Trustees endorsing the company’s rezoning application now reside in Victoria.

...Trustee Sickavish said about 630 of the stamped cards, and 500 showed residents favored some sort of deal with Weldwood....[original application to rezone made in June]

The IT’s APC protested many of the specifics of the application with regard to water supply for the development, size of homes, number of homesites, and specific of sewerage. Weldwood submitted a revised application to the IT on August 17.

September 1993

Gabriola should incorporate Leach says

Time is running out on the Islands Trust dream and Gabriolans should start working on incorporating the island as an independent municipal entity. That’s the advice of Nanaimo Mayor Joy Leach.

“...Nanaimo doesn’t want Gabriola”.
 “Nanaimo is not the answer to Gabriola’s drinking and waste water problems”.

Late last week, Leach tried in vain to convince a majority of RDN directors to vote against fast-tracking regional studies of water and sewage for the proposed Weldwood subdivision in the Whalebone area of Gabriola.

Leach says she doesn’t have anything against Weldwood’s proposed 368-lot subdivision, but she sees it as one more major development in a regional district which is undergoing extraordinary growth without proper planning in place for such infrastructure items as roads, water, and sewerage. ...

...”to allow growth without these services, as in the Weldwood case, is totally irresponsible.”

“Clawback” clause lets Weldwood take more

Weldwood’s representative, Herb Auerbach, president of Strong Western Consultants, says the clawback clause in Weldwood’s application to dispose of its Gabriola lands will be more agreeable by the time the application goes to public hearing.

The clause currently allows Weldwood to take back from dedicated community lands 7.6 acres for every lot between 280 and 366 it cannot get into Parcel E off Whalebone Beach because of water requirements.

...The minimum number of acres ceded to the community, if a complete clawback were to occur, would be approximately 1500 [down from 2200].

...Islands Trustee Joan Best said the initial report from Piteau Associates, land and water geological consultants, said there’s more than adequate water on Parcel E, but

that the report was based on previous documentation and a ground survey and has not yet been backed up.

...

Hearing last chance to speak on deal

...following the LTC public hearing on Oct. 4, [Trustees no longer allowed to consider any new input before making final decision]...

If Weldwood cannot get rezoning on its lands, it is currently allowed to sell them as a whole, in 23 separate titles, or in 140 20-acre lots. ...Acceptance date is Oct.15....

October 1993

It’s GEAG versus The Slate

[Elections for the LTC, RDN, and School District. “The Slate” agreed that: “although not running together as members of any party, {we} three are in agreement that the major issues confronting the people of Gabriola are the disposition of the Weldwood lands and the placement of the proposed Ferry Terminal and bridge.”

[ED: the short-lived terminal proposal on the south end of Gabriola had been made by a task force of Central Vancouver Island mayors in June 1993.]

Weldwood: No one knows what will happen next

Deadlines cannot be met. [Victoria and the IT Exec. Committee’s involvement in allegations of “third-party meddling”. Referred to the Inspector of Municipalities. In May, the inspector had found “nothing to investigate” in response to earlier allegations.]

November 1993

Relationship to Tyhurst an unanswered question

Editorial

[ED: Undue influence suggestions vigorously denied in other media by the people named, as were suggestions that their working relationship with Tyhurst was being kept secret.]

Letters to the editor

GEAG triad will shred forest. ...an enormous once-in-a lifetime deal...Let's elect Yates and Guntensperger.

Howard Breen-Needham

Myths and facts about Weldwood.

Myth: approving the Weldwood application will cause unprecedented increases in taxes to cover the running costs of the forest;

Fact: the application will allow covenants that will allow revenue from sustainable activities...

Myth: the forest is a terrible liability...;

Fact: the forest is an asset...

Myth: approving the Weldwood application will cause a development boom;

Fact: 368 lots would likely be built over a decade. Not a boom... Denying the application will prompt Weldwood to sell, as on Galiano, the forest will be clearcut, and sold in small parcels. *Jack Ruitenbeck*

Covenants apply to Weldwood.

Weldwood will manage the lands as interim managers by harvesting only diseased trees, blowdowns, and trees that are a public hazard. *John Weber*

Land would be cleared and the watershed lost.

...major price increases in raw logs will likely see a rapid clearing of this land and we will lose not only our forest but the integrity of the watershed... *Phyllis Faford*

Vote to make a deal. It's in our best interests. *Heide Brown*

Weldwood deal best option. After months of involvement in this never-ending process

with Weldwood, I'm still sitting squarely in the middle. Despite [m?]any mistakes in process, the current application, with yet a few more modifications, is still the best choice for the island.

More importantly, I doubt that 20-acre parcels will hold up to future development pressures. ...I wonder who...let managed forest land have any residential component. However, today it does, and we need to get it out of private ownership and the real estate market.

Option 21 was an exciting choice...[but] unfortunately, the conflict...led many to doubt our ability to work as a community on the development. Over 1000 of us signed the petition to stop all subdivision while studies were carried out. ...[but] it turns out we don't have the right to demand a moratorium on subdivision.

I hear rumours of a referendum...[but] a simple 'yes' or 'no' to a complex question will not be an accurate measure of public opinion. And what would it mean if the results were much different than any of the broad public opinions to date.

...stuck between a rock and a hard place...[best] is to support the application in principle [given that] there's enough vocal opposition to the application to help modify it. *Jay Mussell*

Serious malaise afflicting the community.

Some months ago, when considering whether or not to seek another term of office, I thought of the times when I have felt like a wounded deer, with the wolf pack circling around, snarling and slashing and occasionally going for the throat.

...one notes with dreary certainty almost every issue of one or all of the local media contains letters and or articles in varying degrees of hurtfulness, from vile personal attacks to very nearly libelous statements.

The same atmosphere prevails at most public meetings.

... Even more disgraceful is the threat of lawsuits by a faction which deems that to be an appropriate method of dealing with actions by elected officials with whose policies they disagree, all in the guise of doing what's best for the community.

...[ED: although disagreements were as much about procedures and process as they were about policies]

...I suggest that, before uttering verbally or in print, a tirade amounting to character assassination one should ask three questions: How constructive is this? What problems does it solve? What good does it do? [ED: a seemingly ironic remark to be making in the Gabriola Times, but only those directly involved know what the whole truth is].

...Nothing less than the viability of our local society depends on a renunciation of negative personal attacks in favor of positive, issue-directed contributions. ...

Joan Best

Vote to preserve forest heartland

...Will we have a community with a forest heartland, a permanent watershed, a "rural" feel which we can all share? Or an island slashed and cleared, with neighborhoods pitted against each other for control of water and precious few recreational green "pocket parks?" ...[my] vote goes to Yates and Gutersperger.

[ED: at the Nov. 20 election they won by 539 to 486]

Process a long one

Joan Best & Jack Sickavish

An island-wide mailout will shortly advise the community as to the status of the Weldwood matter.

On the matter of the referral to the APC, we wish to comment on an article which

appeared recently in the sounder containing a statement that the APC would not provide a recommendation on the material provided, nor to so within the time allotted. The APC was twice given an extension for response time and was clearly asked to address the bylaws.... There is no provision in the APC bylaw for that body to exercise a choice as the bylaw states that the APC shall submit a recommendation when requested to do so.

The LTC has therefore no input from the APC... As is now evident, the Nov. 19 deadline ... cannot be met. Neither a new deadline nor any other dates have yet been set.

[ED: 5 of the 7 elected members of the APC went on in 1994 to vote to recommend rejection of Weldwood's application]

Directors reach consensus

Heartlands

The directors [of Heartlands] consensus statement regarding Weldwood was:

—support in principle for rezoning for 368 lots and dedication of 2000 acres of forest land;

—preference for fewer lots even if it implied a smaller forest;

—opposition to any 'clawback' provisions [return of land that cannot be developed because of water supply problems];

—opposition to covenants preventing the community using the water resources of dedicated lands;

—recommendation that Heartlands is an appropriate organization to manage forest lands after they have been dedicated.

The paper ceased publication at the end of 1993. Weldwood sold their land in 1996, no agreement having been reached, and it was logged the following year. ◇

GLOSSARY

1 acre = about the amount an ox can plough in a day $\approx 70 \times 70$ yards

10 acres $\approx 200 \times 200$ metres

1 hectare (ha) = 100×100 m ≈ 2.47 acres

100 ha = 1 square kilometre

Total area of Gabriola is roughly 5075 ha, 19.6 sq. miles, 12,540 acres

AGM = annual general meeting

APC = Advisory Planning Commission. Originally appointed by the RDN Director; later elected and reporting to the LTC; nowadays appointed by the LTC

City Spaces = consultants hired by the Trust to review the OCP

Commissioner = member of the APC

CORE = Commission of Resources and Environment

Director = elected member of the RDN

Executive = Executive Committee of the Islands Trust elected by the Trust Council

FLR = Forest Land Reserve

FRBC = Forest Renewal BC

GAPC = Gabriola APC (usually nowadays just called the APC)

GEAG = Gabriola Electors' Action Group

Islands Trust = established by the Islands Trust Act to preserve and protect the trust area and its unique amenities and environment for the benefit of residents of the trust area and British Columbia generally

LTC = local Trust Committee of the Islands Trust. Two members are elected locally and a third member, not from the same island, is appointed by the Trust Council

MLA = Member of the Legislative Assembly

NGO = non-government organization

NNG = Noticeably No Group (a group against passage of Bylaws 133–6)

OCP = Official Community Plan

OCPRC = Official Community Plan Review Committee

PMHL = Pacific Marine Heritage Legacy

PR = public relations

Public Hearing = legislated forum allowing public to comment on bylaws being formulated by the LTC

RDN = Regional District of Nanaimo

RWM = resolution without meeting (an LTC procedure)

Steering Committee = for the review of the OCP, role filled by the APC and City Spaces

Strong Western = Strong Western Advisors (president Herb Auerbach, representing Weldwood)

Trust = Islands Trust

Trust Council = members of all LTCs

Trustees = members of the LTC

Weldwood lands (Option 7); dedicated lands are underlined

Parcel A 80 acres, behind the school, clear-cut, zoned Forest

Parcel B 225 acres, between Pat Burns and the Golf Course, Dole Road, zoned Resource

Parcel C&D 1335 acres, 707-acre park (forestry/wilderness recreation) and private Forest, clear-cut

Parcel E 635 acres, the *Kensington Treaty Land* north of North Road, zoned Resource

Parcel F 80 acres, south side of North Road across from the Nature Reserve, zoned Forest, logged

Parcel G 160 acres, *Kensington Treaty Land*, north of top of Lackehaven, not clear-cut, zoned Forest

Parcel H 227 acres, partly *Kensington Treaty Land*, north of Gravel Pit and Church on South Road

Crown Land and existing Community Parks

Parcel I 140 acres, Sul'hween X'pey Nature Reserve, selectively hand-logged in distant past

Parcel J 240 acres, *Kensington Treaty Land* across North Road from Parcel E, clear-cut, zoned Forest

Parcel K 160 acres, east of Parcel G, north of Parcel H, young to mature forest, zoned Forest

Community Park 15 acres, petroglyphs behind the Church.