



A NOTICE OF A BUSINESS MEETING OF **THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE**
to be held at 10:15 AM on Thursday, July 26, 2012 at the Women's Institute,
476 South Road, Gabriola Island, BC

AGENDA

		<i>Page No.</i>	<i>*Approx. Time*</i>
1.	CALL TO ORDER		10:15 am
2.	APPROVAL OF AGENDA		
3.	MINUTES		
3.1	Local Trust Committee Special Meeting Minutes to Hold a Community Information Meeting of June 25, 2012 – <i>for adoption</i>	1-7	10:20 am
3.2	Local Trust Committee Meeting Minutes of June 28, 2012 – <i>for adoption</i>	8-16	
3.2	Section 26 Resolutions Without Meeting - <i>none</i>		
3.3	Gabriola Island Advisory Planning Commission Meeting Minutes – <i>none</i>		
3.4	Mudge Island Advisory Planning Commission Meeting Minutes - <i>none</i>		
3.5	Gabriola Island Agricultural Advisory Commission Draft Meeting Minutes - <i>none</i>		
4.	BUSINESS ARISING FROM MINUTES		10:25 am
4.1	Follow-up Action List dated July 18, 2012 - <i>attached</i>	17-19	
4.2	Gabriola Rescue of Wildlife Society Living with Eagles Brochure - <i>attached</i>	20-23	
4.3	Velo Village Cycling & Rural Mobility Conference		
	4.3.1 Report from Steven Earle & Fay Weller, dated July 2012 - <i>attached</i>	24-28	
	4.3.2 Email from Steven Earle dated July 7, 2012 - <i>attached</i>	29-30	
5.	CORRESPONDENCE		10:35 am
	<i>"Correspondence specific to an active development application and/or project will be received by the Gabriola Island Local Trust Committee when that application or project is on the Agenda for Consideration"</i>		
5.1	Letter dated July 3, 2012 from Jim Ramsay of the Gabriola Transportation Association to the Ministry of Transportation and Infrastructure - <i>attached</i>	31-33	
6.	REPORTS		
6.1	Work Program Reports		
	Top Priorities Report and Projects List dated July 18, 2012 - <i>attached</i>	34-35	
6.2	Applications Log		
	Report dated July 18, 2012 – <i>attached</i>	36-40	
6.3	Trustee and Local Expenses		
	Expenses posted to June 30, 2012 - <i>attached</i>	41	

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| 7. | NEW BUSINESS | |
| 8. | TRUSTEES' REPORT | 10:40 am |
| 9. | CHAIR'S REPORT | |
| 10. | REGIONAL DIRECTOR'S REPORT | |
| 11. | DELEGATIONS | 11:00 am |
| 11.1 | Steven Earle regarding Velo Village Cycling & Rural Mobility Conference | |
| 12. | TOWN HALL SESSION | 11:10 am |
| 13. | APPLICATIONS AND PERMITS | 11:20 am |
| 13.1 | GB-DP-2012.3 (Intrascap Developments Inc.)
Staff Report dated July 17, 2012 - <i>attached</i> | 41-53 |
| 13.2 | Gabriola Radio Society Tower Application | |
| 13.2.1 | Staff Report dated July 18, 2012 - <i>attached</i> | 54-60 |
| 13.2.2 | Compilation of Correspondence to July 18, 2012 - <i>attached</i> | 61-109 |
| 13.2.3 | Email dated July 9, 2012 from John Hague regarding Legal Survey
Request - <i>attached</i> | 110 |
| 14. | LOCAL TRUST COMMITTEE PROJECTS | 12:15 pm |
| 14.1 | Gabriola Island Development Permit Areas (Riparian Areas, Hazardous
Areas & Steep Slopes) Staff Report dated July 13, 2012 - <i>attached</i> | 111-118 |
| 15. | BYLAWS | |
| 16. | ISLANDS TRUST WEBSITE | |
| 16.1 | Gabriola Page – <i>attached</i> | 119-121 |
| 17. | NEXT BUSINESS MEETING
Thursday, September 6, 2012 at 10:15 a.m. at the Women's Institute,
476 South Road, Gabriola Island, BC | |
| 18. | TOWN HALL SESSION – <i>time permitting</i> | 12:35 pm |
| 19. | ADJOURNMENT | 12:45 pm |

*Approximate time is provided for the convenience of the public only and is subject to change without notice

DRAFT

**MINUTES OF THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE
SPECIAL MEETING
TO HOLD A COMMUNITY INFORMATION MEETING
HELD AT 5:00 PM ON MONDAY, JUNE 25, 2012
AT THE COMMUNITY HALL
2200 SOUTH ROAD, GABRIOLA ISLAND, BC**

PRESENT:

David Graham	Chair
Sheila Malcolmson	Local Trustee
Gisele Rudischer	Local Trustee
Chloe Fox	Island Planner
Ken Zakreski	President, Gabriola Radio Society
Stephen Orgill	Recorder

There were forty-one (41) members of the public and two (2) local media representatives present.

1. INTRODUCTION

The Gabriola Radio Society has submitted an application to the federal government (Industry Canada) to erect a radio communication tower on a property near Chernoff Drive on Gabriola Island. As part of Industry Canada's application process, the Gabriola Radio Society is required to consult with the local land use authority. The Gabriola Local Trust Committee is holding the community information meeting to hear public feedback on the Gabriola Radio Society's application. Notification of the meeting was published in both weekly newspapers one week prior to the meeting.

2. OPEN HOUSE

The Open House was scheduled from 5:00 to 6:00 pm with the Gabriola Radio Society's displays and demonstrations setup on tables inside the Community Hall. An ad hoc community group display outside the entrance of the Community Hall presented the position that the proposed transmission tower is not a public necessity and that Gabriola is well covered for emergency broadcasts. The group's position extended to include the statement that; "The tower application is a commercial venture, not a community venture."

Chair Graham called the meeting to order at 6:04 pm and introduced the Local Trust Committee, Islands Trust staff and the Gabriola Radio Society President Ken Zakreski to the public. He explained the purpose of the meeting and stated that the Local Trust Committee was not making a decision on the application but was here to receive community input on the land use implications of the application.

3. **PRESENTATIONS**

3.1 Proponent Presentation

Gabriola Radio Society President Ken Zakreski addressed the public with a summary of the application. He described the mandate of the Gabriola Radio Society. He said that the Canadian Radio-television and Telecommunications Commission had recently awarded the society 98.7 FM and the CKGI call letters and the society has two years to establish its service as a broadcasting radio station.

Ken Zakreski reviewed the letters of support the Gabriola Radio Society had received and noted that to date the society had raised \$20,000 to secure the broadcast license. He continued his presentation with a description of the difference between commercial and community media. Ken Zakreski described the proposed facilities at the site that includes a small building to house the transmitting equipment and a 40-metre high mono-pole transmitting tower. He concluded by reviewing the expressed concern about electromagnetic radiation emitted from the tower and assured the public that the limits of human exposure to radiofrequency electromagnetic fields is 2400 times below the most stringent safety code requirement. Mr. Zakreski also noted that there is no evidence to support the notion that the siting of the tower at this location would cause a drop in property values. He concluded by requesting a letter of no objection from the Local Trust Committee for siting the transmission tower on the proposed land.

3.2 Staff Presentation

Planner Fox explained the Islands Trust process for reviewing the application. She explained Industry Canada's role in regulating radio transmitting towers and the application process, saying that the ultimate authority on approving the tower siting lies with Industry Canada. She explained that public consultation is delegated to local land use authorities and that the local government does not have the authority to approve or deny an application. She said that proponents are required to contact local government and arrange for public consultation.

Planner Fox reviewed the application received from the Gabriola Radio Society and explained the Local Trust Committee's standing resolution concerning transmission towers. She explained what Industry Canada considers "reasonable and relevant" concerns that the community may have. She also outlined issues not considered relevant with respect to the application.

4. **QUESTIONS AND ANSWERS**

Lucy Hebda, Hess Road, said that she is proposing to build a second house on her property but it would have a view of the tower and she would not be in favor of the application.

Lesley Hazeldine, Coates Road, said there could be an impression that a tower on this corner of the island won't be noticed but the tower will be noticed by the local residents as a monstrosity. She expressed concerns about damaging radiation that could shrink fruit yields. She asked if that is the case, who will be responsible for the shortfall.

Steve Livie, Hess Road, said he is concerned with financial depreciation of property surrounding a transmission tower. He concluded that he is not in favor of the application for the tower on this location.

Susan Crean, Fern Road, did not receive a notification letter of the application and asked when the Canadian Radio-television and Telecommunications Commission hearing for the application would be held.

Ken Zakreski said that the Canadian Radio-television and Telecommunications Commission hearing concluded in November of last year and provided Ms. Crean with information on the hearing in Ottawa.

George Szanto, Chernoff Drive, lives 85 metres from the proposed site and is worried about health issues. He pointed out that less than 100 metres from site is McGuffie's Swamp and listed some of the habitat at this location. Mr. Szanto reviewed the applicant's description of the tower pointing out their admission that the visual appeal would not be desirable. He invited the trustees to visit the site in his company.

Ken Zakreski responded that the tower is not unsightly and explained the design for the tower. He stressed that there is no intent to mislead.

Bob Hazeldine, Coates Road, asked how the radio station intends to be funded and Ken Zakreski replied that the last resort option of selling commercials would have to be pursued if the community doesn't assist in fund raising or provide support from the tax base.

Regional District of Nanaimo Director Howard Houle clarified the discussion by reporting that the Gabriola Radio Society had approached the board for funding, which is a possibility according to the Local Government Act. He said that the board will have to decide whether it is in favor of supporting radio on Gabriola Island. Director Houle advised that his survey of public opinion has only generated two positive responses from 24 emails received to date. He summarized that the community does not support funding for the station from taxes.

Theresa Beers, Hess Road, asked who would be responsible in the event of legal action brought against the Gabriola Radio Society.

Ken Zakreski said that he would assume that the federal government would be responsible based on the science provided by the government on radio waves.

Linnet Kartar, Rickie Avenue, asked about the standing resolution covering all proposed transmission towers. Trustee Malcolmson explained. Ms. Kartar said that she feels that there is not enough protection on McGuffie's Swamp. Discussion continued concerning the potential environmental impact on the swamp.

Nancy Heatherington-Peirce, South Road, asked for more detail on the process and whether the trustees are obliged to provide a letter of concurrence. Planner Fox explained that the Local Trust Committee is required to provide a response, work with the applicant, and in the event that discussions break down then one party can request Industry Canada to step in.

Bart Jessup, Roxanne Boulevard, had provided a written submission and said that the main point is that the Gabriola Radio Society is a partisan organization and provided some illustrations from the Gabriola Radio Society's mission statement. He said that control of public security should not be entrusted to the Gabriola Radio Society. He asked why a community would hand over its security to a group like this. He added his comments on the funding proposal of the society. He concluded that the Gabriola Radio Society is a partisan organization and is in violation of the Canadian Charter of Rights.

Ken Zakreski replied to Mr. Jessup's points to clarify

Kit Szanto is concerned with the control of the tower once it is been built, since Industry Canada doesn't care how many transmitting devices are located on the tower.

Mike Phillips, Coates Drive, read a brief indicating his opposition to constructing the radio transmission tower. The brief raised many questions that were not answered during his reading. After expending the time allotment, Chair Graham requested that Mr. Philips continue reading his brief after other participants had been heard.

Phil Marchant, Carmen Cr., said his main concern is the health issue and Industry Canada and Health Canada do not have accurate science. He asked if the Local Trust Committee had plans to consult with experts. Chair Graham reiterated that the Local Trust Committee is only concerned with the land use issues and not whether microwave emission is harmful on this tower.

René Jean asked what lighting would be on the top of the tower. Ken Zakreski replied that specifications for lighting is determined by Navigation Canada and that the radio society is not proposing any light. He said that it would be up to Navigation Canada to require lighting.

Craig Worthing, Canso Road, asked the trustees, from their experience on other islands, what had been learned about community involvement in towers and what cautions this community should look at. Trustee Malcolmson responded that cell towers have been opposed on other islands and that she had no experience with radio transmission towers.

Bob Hazeldine, Coates Drive asked Ken Zakreski how the radio station was going to be financed. Mr. Zakreski said that the not for profit society will be funded as others (*community radio stations*) are in different parts of Canada. He said that the proposal is to be funded by the community being serviced. There was additional discussion about funding of community radio stations.

Director Houle, , said that he had reviewed the application as had been received by the Regional District of Nanaimo Board. He explained the process the region would follow.

Nancy Heatherington-Peirce asked what the timeframe was for a decision to be made. Chair Graham explained the role of the Local Trust Committee and that consideration of the radio society's request could be at the next Local Trust Committee meeting. Nancy Heatherington-Peirce asked Ken Zakreski about the status of the society and whether asked Mr. Zakreski if it could withdraw the application.

Claude Renault, Hess Road, asked if it is the intention of the Local Trust Committee to request another information meeting to reflect on the public's comments. Chair Graham explained the Local Trust Committee meeting protocol and that it would be considered on a meeting agenda. Mr. Renault also asked if the authority of Industry Canada could override the Local Trust Committee decision.

Theresa Beers said that she is concerned that the land owner is not present at this meeting and asked what financial arrangement the radio society had with the landowner. Ken Zakreski said that the landowner had provided a right-of-way on the land to locate the tower and building for \$30,000 per year.

Ode Howard, Seymour Road, said that he was in support of community radio and asked why the radio station couldn't be digital. Ken Zakreski explained that there is no way to fund an internet-only station.

Mike Phillips, Coates Drive continued reading from his brief providing opinions of the consequences of having a radio tower on Gabriola.

A participant asked if dynamite would be required in the construction of the tower and if this would be adverse to the swamp. Ken Zakreski replied that the engineer would determine construction techniques. He continued that there would probably be drilling but no blasting.

Lesley Hazeldine said that the Gabriola Radio Society is intending to ruin the neighbourhood by building the monstrosity of a tower.

René Jean asked if the society could enter into a covenant that restricts the number of things hung on the tower. Ken Zakreski said that the radio society had considered the tower being used by emergency services such as local fire, ambulance, coast guard, etc. He said that the intention is that it will definitely not be commercial.

Sharon Shackleton, Hess Road, contributed her opinion on how the society could find alternatives that don't require siting a tower on this location. There was a discussion between several participants and Ken Zakreski regarding the site location and the consideration of alternatives that include Mt. Benson near Nanaimo.

Claude Renault suggested that the society should explore other alternatives such as internet radio.

Bob Markle asked if the zoning would have to be changed to accommodate the tower. Planner Fox replied that it was beyond the jurisdiction of zoning regulations and explained the process Industry Canada follows.

An unidentified participant said she was worried about people, animals and kids who would be subjected to emissions from the tower.

George Szanto said that there is very little chance that the radio society will have offices at the Commons.

Bob Markle asked if a majority vote would influence the radio society to withdraw their application for the tower on this site. Discussion continued concerning the cost of a referendum.

Nancy Hetherington-Peirce asked if the trustees have authority to request an island-wide referendum. Chair Graham replied that a referendum wouldn't be binding under the circumstances and it was the Local Trust Committee's decision to gather information holding a community information meeting.

Planner Fox reminded the participants that the Local Trust Committee could receive written comments at the Islands Trust office until July 25, 2012.

Tammy Hudgeon, Sea Urchin End, said she totally supports community radio but not in her neighbourhood and advised the Local Trust Committee that everyone is concerned about the environmental impact that a transmission tower could have.

Ode Howard would like to see Gabriola with community radio. He said that he thinks that it's too high a cost with all of the neighbours in opposition to locating the broadcast tower in this location. He speculated on several alternatives.

Theresa Beers appreciates that there will be more time to submit comments. She asked if it is possible to let people know there is access to the Canadian Radio-television and Telecommunications Commission application at the Islands Trust office. She also requested that all of the correspondence should be made available for the public.

Tammy Hudgeon asked if it is possible to rework the plan to have something on Mt. Benson that serves Gabriola or other options. Ken Zakreski explained the details of the site at Mt. Benson and its difficulties. Mt. Benson is not suitable as a broadcast site with the channels that are left.

Nick Doe commented on the technical details of the application. He discussed with Ken Zakreski why the vertically polarized design had been chosen.

Theresa Beers asked why the Gabriola Radio Society hadn't partnered with the Vancouver Island University CHLY to provide content. Ken Zakreski remarked that the radio station mandate was to be located on Gabriola Island to broadcast to the Gabriola community.

Mike Phillips continued reading his brief by addressing the issue that the site location is in a high fire zone and that the radio station concentrating on emergency safety could not possibly provide it in the event of a fire. He asked if the Gabriola Radio Society would withdraw the application if the community will is not in favor. Ken Zakreski responded that the Gabriola Radio Society would abide by the decision of the Minister of Industry Canada.

At 8:26 pm David Graham passed the Chair to Trustee Malcolmson and left the meeting.

A participant asked what the consequences were for not providing radio service within two years of having received the license. Ken Zakreski responded that extensions to the deadline are available.

Bob Hazeldine asked about ownership of the transmission tower. Chair Malcolmson explained that the decision to support siting a communications tower is solely based on land use policy and public opinion and not on ownership of the tower or the land.

Stuart Denholme asked if the Islands Trust could write Industry Canada to say that we are nervous about what is going to occur on this property but don't know what subsequent owners might do. Planner Fox responded that she hadn't heard of any Local Trust Committee doing such a thing.

Kit Szanto commented that Mr. Denholme's question is shared by many of the people who are present. She said that it is too obvious a danger over the control of the land once the tower goes up.

A participant asked if the trustees would be visiting the site. Trustee Rudischer said they intended to make a site visit.

Susan Crean suggested that the only way for a resolution is to go to the Canadian Radio-television and Telecommunications Commission.

Deborah Ferens questioned the Local Trust Committee about consideration of the revised Official Community Plan and Land Use Bylaw.

5. CLOSING REMARKS AND ADJOURNMENT

Chair Malcolmson welcomed any comments from the public and advised that forms had been provided. She commented on several other issues that had been raised with respect to the process and reiterated the Islands Trust procedure when receiving a referral from Industry Canada.

The meeting concluded at 8:45 pm.

Recorder

Chair

DRAFT

**MINUTES OF THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE MEETING
HELD AT 10:15 P.M. ON THURSDAY, JUNE 28, 2012
AT THE WOMEN'S INSTITUTE
476 SOUTH ROAD, GABRIOLA ISLAND, BC**

<u>PRESENT:</u>	David Graham	Chair
	Sheila Malcolmson	Local Trustee
	Gisele Rudischer	Local Trustee
	Chris Jackson	Regional Planning Manager
	Chloe Fox	Island Planner
	Stephen Orgill	Recorder

There were six (6) local media representatives and four (4) members of the public attending the meeting.

1. CALL TO ORDER

Chair Graham called the meeting to order at 10:15 am. He introduced himself, the Local Trust Committee and staff to the public in attendance. Chair Graham acknowledged that the meeting is taking place on the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The Local Trust Committee adopted the agenda by consensus as presented.

3. MINUTES

3.1 *Local Trust Committee Meeting Minutes of May 9, 2012*

The Local Trust Committee reviewed the minutes of the May 9, 2012 Local Trust Committee meeting and the following amendments were made:

- Page 3, item 5.1, correct spelling of Kathy throughout first and second paragraphs
- Page 3, item 5.1, second paragraph, second sentence, change to "*Kathy Ramsey commented that the Chamber of Commerce had been told by planning staff that the Visitor Information Center would require rezoning if it wanted to locate at the Museum.*"
- Page 3, item 5.1, second paragraph, delete third and fourth sentences beginning "*The trustees...*"

The Local Trust Committee adopted the minutes of the May 9, 2012 Local Trust Committee meeting by consensus as amended.

3.2 *Section 26 Resolutions Without Meeting*

None.

3.3 *Gabriola Island Advisory Planning Commission Meeting Minutes*

None.

3.4 *Mudge Island Advisory Planning Commission Meeting Minutes*

None.

3.5 *Gabriola Island Agricultural Advisory Commission Draft Meeting Minutes dated May 15, 2012*

The Local Trust Committee reviewed the May 15, 2012 draft minutes of the Gabriola Island Agricultural Advisory Commission for information. Discussion included some proposed suggestions to the chair of the commission for several format changes to the draft minutes.

Trustee Malcolmson raised the matter of referring the Denman Farm Plan to the Agricultural Advisory Commission and recommended that the draft Regional District of Nanaimo Area Farm Plan be referred as an information item.

GB-065-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee refer the draft Regional District of Nanaimo Area Farm Plan to the Agricultural Advisory Committee for background information.

CARRIED

4. BUSINESS ARISING FROM MINUTES

4.1 *Follow-up Action Report dated June 19, 2012*

Planner Fox distributed the report to the trustees. The Local Trust Committee reviewed the Follow Up Action Report dated June 19, 2012.

4.2 *Gabriola Chamber of Commerce and Gabriola Arts Council Request for Change to Institutional Zoning*

Planner Fox referred to her memorandum dated June 11, 2012 and provided the Local Trust Committee with an update and background to the request for zoning changes. She explained options of how the changes could be initiated.

Trustee Rudischer asked the applicant when the requirement for zoning changes would be required. Kathy Ramsey explained the process to transfer the Women's Institute property to the Gabriola Arts Council and indicated there is no rush.

For the Chamber of Commerce, the zone change request was not to be site specific so that other sites could be considered. Trustee Rudischer recommended that when the Land Use Bylaw review is in process, the zoning change could be included on the housekeeping list and could be put on the work program list then, since it is not urgent at this time.

Regional Planning Manager Jackson responded to the question of how long it would take to make a change in the Land Use Bylaw. He suggested that realistically it might be by the end of the current term and explained. He advised that it could take between nine months and two years.

There was further discussion regarding the Chamber of Commerce request for the zoning change and their interests in being in IN1 zoning.

4.3 *Staff Advice regarding Use of Local Trust Committee Expense Funds for Gabriola Radio Society Public Process*

Planner Fox provided a verbal update to the Local Trust Committee regarding the Trustees' request for advice on hosting the public meeting for gathering comments on the Gabriola Radio Society's proposal to erect a radio transmission tower. She explained that, as the Local Trust Committee had resolved to host the meeting, hall rental and advertising expenses could be withdrawn from the local expense budget. The meeting took place on June 25, 2012.

GB-066-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee release up to \$100 from the local expense budget to cover the cost of hall rental for the Radio Tower meeting.

CARRIED

Director Houle requested that the Local Trust Committee ask the Gabriola Radio Society to provide a better map or survey of the actual location of the siting of the tower so that the Regional District of Nanaimo Board can access the covenants that have been registered on the land. Planner Fox suggested that at the next Local Trust Committee meeting she would bring a summary of the meeting outcome. There was discussion of requesting a legal survey of the lease area showing existing covenants and the siting location of the tower with its appropriate setbacks.

GB-067-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request again that Gabriola Radio Society provide a legal survey to show the proposed tower location, and structure location and dimensions, in relation to the exiting covenants and setbacks from property lines.

CARRIED

Director Houle asked the Local Trust Committee about the status of the Gabriola Radio Society with respect to the covenant registered to the Gabriola Fire Improvement District. The trustees asked staff to add RCMP and ambulance to the referral list for the application.

GB-068-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request that staff refer the Gabriola Radio Society application to the RCMP and Gabriola ambulance service.

CARRIED

5. **CORRESPONDENCE**

Correspondence specific to an active development application and/or project will be received by the Gabriola Island Local Trust Committee when that application and/or project is on the agenda for consideration.

There was no correspondence for consideration.

6. **REPORTS**

6.1 *Work Program Reports*

The Local Trust Committee reviewed the Top Priorities Report and Projects List dated June 19, 2012 with Planner Fox.

Planner Fox provided an update on the Development Approval Information Bylaw. Chair Graham summarized that this bylaw allows the Local Trust Committee to ask the applicant information that wouldn't be included in the permit. The discussion continued and it was recommended that the Top Priorities list be amended.

GB-069-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee amend the top priority list by removing number 1 and insert Development Approval Information Bylaw as number 2.

CARRIED

6.2 *Applications Log dated June 19, 2012*

The Local Trust Committee reviewed the Applications Log dated June 19, 2012. There were no comments.

6.3 *Trustee and Local Expenses posed to May 31, 2012*

The Local Trust Committee reviewed the local expense statement with postings to May 31, 2012.

By consensus, the Local Trust Committee moved the Town Hall Session forward.

12. **TOWN HALL SESSION**

Linnet Kartar commented on the information meeting for the radio tower application. She summarized that the community is not against the idea of community radio but the neighbourhood is opposed to have the tower. She asked if the Local Trust Committee could look very closely at the covenants when a new location is found and enquired how covenants are enforced. She suggested that the Local Trust Committee resolve to not have any more towers on Gabriola. Trustee Rudischer responded with clarification about the cell tower at Silva Bay and reviewed some of the discussion at the earlier part of the meeting.

Trustee Malcolmson added that the Regional District of Nanaimo holds most of the covenants and that the Regional Director had been researching those covenants.

Planner Fox listed the material concerning the application that is available at the Islands Trust office.

John Snipper, a non resident, said he is looking into rezoning and is wondering if the trustees are satisfied and think it's reasonable for the community to take two years on average to approve a rezoning application. Regional Planning Manager Jackson responded that it is quite typical and that in some cases, where the Official Community Plan is amended, it would take up to three months just for provincial approval. Trustee Malcolmson added that the long term planning takes priority and that two years is not unusual. She concluded that it's a reasonable estimate based on the workload of the Gabriola Local Trust Committee.

Deborah Ferens asked if the Bill C-48 federal legislation change of fish habitat protection affects the Riparian Areas Regulation bylaw.

Linnet Kartar suggested that information relating to the Gabriola Radio Society's CRTC application could be included at the Islands Trust office.

7. **NEW BUSINESS**

7.1 *Application Processing*

Trustee Malcolmson asked if rezoning applications would be held during an Official Community Plan review. Trustee Rudischer recommended that the Official Community Plan review should be completed first. Regional Planning Manager Jackson affirmed that applicants have a right to apply even though the Local Trust Committee is engaged in an Official Community Plan review. He said that the application would not be comprehensively reviewed until the Official Community Plan review is complete and that the staff report would only provide background information without analysis.

GB-070-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee resolves to direct staff to provide only preliminary reports on bylaw amendment applications for the Local Trust Committee consideration while the Local Trust Committee is involved in the Official Community Plan review.

CARRIED

Chris Jackson left the meeting at 12:11 pm.

8. **TRUSTEES' REPORTS**

Trustee Rudischer provided a report about the meetings she had attended since the last Local Trust Committee meeting.

Trustee Malcolmson reported that she had been at a meeting where the neighbourhood zero emission vehicles were demonstrated and after mentioning that Gabriola Island had designated roads for the vehicle, was offered a demonstration on Gabriola Island. Trustee Malcolmson reported that she had participated in a mock oil spill cleanup exercise at the Ocean Days Festival at Descanso Bay Regional Park, attended Aboriginal Day with Regional Director Houle, the Gabriola Ratepayers and Ministry of Transportation and Infrastructure meeting, and the Gabriola Museum opening. Trustee Malcolmson noted that the issue of bridging Gabriola and Mudge Islands is on the horizon again due to the Coastal Ferry Act. She suspects that Gabriolans will be called again to articulate their opinions. She described how Gabriola and Mudge Islands have faced the threat of a bridge more than any other island because of the location as a stepping stone from the mainland to Vancouver Island. Trustee Malcolmson confirmed that she would continue to advocate for the Trust Policy Statement, the Gabriola Official Community Plan and Mudge Island Official Community Plan which had all been derived from extensive public consultation, all signed by the Minister of Community Affairs, and all opposed to a bridge. She said that the cost to island ecology, peace, and local economy is much too great to contemplate.

9. CHAIR'S REPORT

Chair Graham reported the highlights of the Trust Council meeting that took place on Pender Island a few weeks prior. He commented that representatives from the San Juan Islands attended, there was a good session on building First Nations relations, and the trustees had a chance to look at the Strategic Plan for the first time. He said that Islands Trust will be asking for public input on the Strategic Plan and that public consultation for the Strategic Plan had not happened before.

10. REGIONAL DIRECTOR'S REPORT

Regional District of Nanaimo Director Howard Houle reported on the public meetings and public engagements that he had attended during the past month. Director Houle reported that the meeting with the Islands Trust and Regional District of Nanaimo to discuss a protocol agreement had taken place and he expects the draft of an agreement to be completed soon.

11. DELEGATIONS

There were no delegations.

13. APPLICATIONS AND PERMITS

There were no applications.

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Steep Slopes and Hazardous Areas Development Permit Area

14.1.1 Project Charter (standing item)

The Local Trust Committee reviewed the project charter document as amended on May 9, 2012 and discussed the timeline with the Island Planner.

14.1.2 Communication Strategy (standing item)

The Local Trust Committee discussed the Communications Strategy with the Island Planner.

GB-071-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request that staff amend the May 9, 2012 Project Charter and Communications strategy to include implementation of the Riparian Areas Regulation.

CARRIED

14.2 Riparian Areas Communication Materials

Planner Fox reviewed her memorandum dated June 8, 2012 regarding riparian areas communication materials. The material is to articulate why protecting fish habitat is important. Planner Fox presented a draft brochure entitled 'Living near Riparian Areas', designed to educate and inform residents of the important ecological functions riparian areas provide as well as the potentially detrimental effects that development activities can have on these areas.

The Local Trust Committee reviewed the brochure and recommended several areas that could be expanded or clarified with more simple terminology and instructed the have the brochure printed as revised during the discussion.

14.3 Community Engagement Survey Results

Planner Fox summarized her staff report dated June 8, 2012 regarding the community engagement survey results. She noted that about half of the respondents had previously participated in Islands Trust consultation processes in the last five years. The trustees reviewed the attached survey data and the comments that the respondents had provided on their survey forms. Planner Fox told the Local Trust Committee that the survey results will help inform the development of community engagement strategies for future work program items.

15. BYLAWS

There were no bylaws for consideration on this agenda.

16. **ISLANDS TRUST WEBSITE**

The Local Trust Committee reviewed the Gabriola Island Local Trust Committee page of the Islands Trust website. Planner Fox pointed out several updates that incorporate the Gabriola Radio Society application information.

17. **CLOSED MEETING**

Chair Graham announced at 1:03 pm that the next part of the meeting would be closed to the public. The public and local media representatives left the meeting.

GB-072-2012 It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee close the next part of the June 28, 2012 business meeting to discuss matters pursuant to Section 90(1)(a) of the *Community Charter* to consider appointments to the Advisory Planning Commission and that Island Planner Chloe Fox and Recorder Stephen Orgill be invited to attend this meeting.

CARRIED

18. **RECALL TO ORDER**

Chair Graham recalled the meeting to order at 1:17 pm and reported to the public.

GB-072-2012 It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee remove Deborah Ferens, from the Transportation Advisory Commission and appoint Philip Vannini in her place.

CARRIED

GB-073-2012 It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee appoint Deborah Ferens, Deb Scott, Stephen O'Neil, Nancy Crozier, Alix Hodson James Prunty, and Lisa Webster-Gibson for a two year term to the Advisory Planning Commission.

CARRIED

19. **NEXT BUSINESS MEETING**

The next Local Trust Committee will be at 10:15 am on July 26, 2012 at the Women's Institute, 476 South Road, Gabriola Island, BC.

20. **TOWN HALL SESSION**

There were no members of the public in attendance.

21. **ADJOURNMENT**

The Local Trust Committee adjourned the meeting by consensus at 1:21 pm.

Recorder

Chair



Islands Trust

Follow Up Action Report w/ Target Date

Gabriola Island Jan-27-2011

No.	Activity	Responsibility	Target Date	Status
1	Staff directed to do the following with respect to Snuneymuxw First Nation: 1) Staff to work with Snuneymuxw First Nation staff to finalize joint letter seeking funding for archaeological mapping and bring letter to an LTC meeting before sending. 2) GBLTC to host and invite Snuneymuxw First Nation Councilor Geraldine Manson to make a storytelling presentation on Gabriola.	Chloe Fox	May-19-2011	On Going

Aug-19-2011

No.	Activity	Responsibility	Target Date	Status
1	Staff to consider developing a Trust-wide OCP review process 'Best Practices Model', in light of budget and resource restrictions. The Gabriola Island LTC refers this FUAL item to the Trust Council Local Planning Committee. (CF - May 9, 2012 LTC meeting).	Chris Jackson David Marlor	Dec-30-2011	On Going

Feb-14-2012

No.	Activity	Responsibility	Target Date	Status
1	Staff requested to prepare a detailed report on open bylaw enforcement files in the Gabriola local trust area.	Miles Drew	Mar-22-2012	On Going

Mar-22-2012

No.	Activity	Responsibility	Target Date	Status
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1	The Gabriola Island Local Trust Committee refers the Denman Farm Plan draft and Denman Agriculture Strategy, when available, to the AAC to provide further background information to assist with the existing referral. Agriculture strategy forwarded to AAC March 28, 2012. Draft Farm Plan forwarded to AAC June 27, 2012.	Chloe Fox	May-31-2012	Done
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Apr-19-2012

No.	Activity	Responsibility	Target Date	Status
1	LTC releases funds from its local expense account 65210 for the purpose of newspaper advertisements for Advisory Planning Commission volunteers.	Chloe Fox Nancy Roggers	May-11-2012	Done
1	Trustee Malcolmson to write to the Chief of the Snuneymuxw First Nation to discuss funding ideas in the memorandum from staff dated April 3, 2012.	Chloe Fox	May-11-2012	On Going

May-09-2012

No.	Activity	Responsibility	Target Date	Status
1	Staff instructed to reallocate staff time to a 70/30 split between projects and day-to-day (applications, inquiries, etc.)	Chris Jackson	May-31-2012	On Going
1	The LTC releases up to \$200 from it's local expense account to Steve Earle to attend and provide a report on the Velo Village rural cycling conference in relation to the implementation of Gabriola's OCP.	Chloe Fox Nancy Roggers	Jul-26-2012	Done

Jun-28-2012

No.	Activity	Responsibility	Target Date	Status
1	Top Priorities and Projects lists amended to remove number 1 - alternative public engagement methods, move current item 2 - OCP review to number 1 and insert DAI bylaw from the Projects list as number 2 on the Top Priorities list.	Chloe Fox	Jun-29-2012	Done
1	The LTC refers the Gabriola Radio Society application to the RCMP and the Ambulance Service	Chloe Fox	Jul-03-2012	Done

1	The LTC requests again that the Gabriola Radio Society provide a legal survey to show the proposed tower location, and proposed structure location and dimensions, in relation to covenants and setbacks to property lines.	Chloe Fox	Jul-06-2012	On Going
1	The LTC removes Deb Ferens from the Transportation Advisory Commission and appoints Phillip Vannini in her place.	Chloe Fox Becky McErlean	Jul-13-2012	Done
1	The Local Trust Committee appoints the following members to the Gabriola Advisory Planning Commission for a 2 year term: • Steve O'Neill • Nancy Crozier • Deb Ferens • Deb Scott • Alix Hodson • James Prunty • Lisa Webster-Gibson	Chloe Fox Becky McErlean	Jul-13-2012	Done
1	Amend the Project Charter and Communications Strategy for Steep Slopes and Hazardous Areas DPA project to include RAR implementation	Chloe Fox	Jul-26-2012	Done
1	The LTC refers the draft Regional District of Nanaimo Area Farm Plan to the Agricultural Advisory Commission for background information.	Chloe Fox	Sep-30-2012	On Going



Like all islands, Gabriola is a world of its own. The 4,500 people who live here share their small planet with a great variety of wildlife, including the Bald Eagle. There are about 2,000 houses and 23 eagle nests, sometimes standing side by side. All but a handful of the nests are on private property.

The eagles pay a heavy price for this proximity. They are hit by cars, electrocuted on power lines, poisoned by chemicals, and shot by poachers. But their biggest threat is loss of habitat.

Bald Eagles build huge nests, and they need big trees to hold them. They need other trees nearby: places to perch, to eat, to watch over their babies. But many trees are felled for various reasons, often unnecessarily, and the eagles are running out of room.

If they are to survive alongside us, we must help them. Most importantly, to protect our eagles we must first protect the trees.



Brochure sponsored by Islands Trust.

Preserving **Island** communities, culture and environment



WILDLIFE TREES AND THE LAW

Birds, eggs and nest trees are protected by law.

It is an offense to possess, take, injure, molest or destroy a bird or its eggs, or the nests of birds when occupied by a bird or an egg (BC Wildlife Act, Section 34). In addition, the nests of all species of eagles and herons, as well as ospreys, peregrine falcons, and burrowing owls are protected year round, whether or not the nest is in use. You must seek permission and obtain a written permit from the Ministry of Environment's Permit and Authorization Service Bureau to remove or modify the trees containing a nest of these species. Failure to do so could result in a fine of \$100,000 and a year in prison or both.

If you suspect a violation of the Wildlife Act contact:

BC Conservation Officer: 1-877-952-7277

Gabriola Bylaw Enforcer: 250-247-2063

Gabriola Rescue of Wildlife Society:

Pager: 250-714-7101

www.growls.ca



A GUIDE FOR PROPERTY OWNERS OF GABRIOLA ISLAND BC CANADA

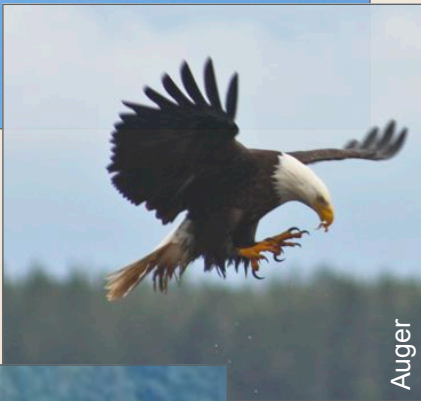
THE FUTURE OF EAGLES
AND OTHER RAPTOR
POPULATIONS
DEPENDS ON
ACTION TAKEN NOW.



Michael Auger



Auger



Auger



Don Butt



Eagle Life

February – the mating month.

March – eggs are laid. This usually follows the herring spawn when eagles are well fed.

April– the brooding month. Both parents, by turn, sit on the eggs.

May – chicks hatch, and grow very quickly. They turn from fluffy white, to gray and then to brown.

June – eaglets are heard peeping. They sit on the edge of the nest, and soon start to move their wings.

July –the flying month. Eaglets practice by hopping up with their wings flapping. When they are ready, they take their first flight from the nest.

August to September – the time for leaving. Still brown but fully grown, the juveniles migrate off the island. Most of the adults leave as well, to feed in other areas.

October – the island's resident adults return for the winter.

November – the first of the juveniles begin returning to the island. Nests are built.

December to January – the hard time. All eagles devote their days to finding food.

Tawny Capon



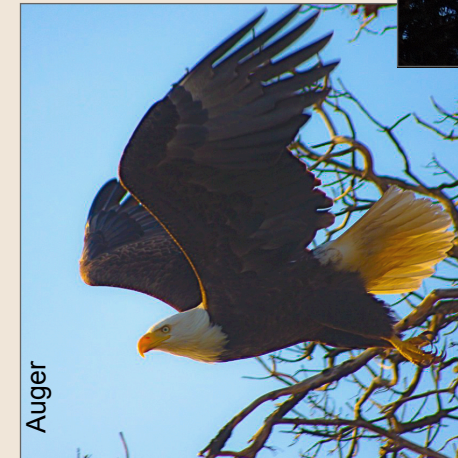
Capon



Jean Wyenberg



Auger



FLYING HIGH

The Bald Eagle is one of North America's most magnificent birds. On wings that stretch eight feet (2.5m) across, it can soar to heights of more than 15,000 feet (4,500m) and roam a hundred miles (160km) a day in search of food. It can even swim by paddling with its wings. Adults mate for life, and sometimes do their courting in mid air, tumbling through the sky with their talons locked together.

BIG BIRDS, BIG NESTS

Among the raptors, the Bald Eagle is second in size only to the California Condor. It builds the largest nest of any bird on the continent, averaging five to six feet (1.5-2m) in diameter. On the southern BC coast, eagles build even larger nests - up to nine feet (2.75m) across and a ton in weight. That's like wedging a small car into a tree, nearly a hundred feet (30m) above the ground.

FIRS BY CHOICE

Bald Eagles sometimes nest in alder trees and big-leaf maples. But they like tall, strong trees to support the massive weight of their nests. Biologist Terri Martin found that 81 percent of the nests in this area are built in Douglas firs at least 150 years old and within half a mile (1k) of the shore. But these trees are as valuable to people as they are to eagles, and few remain on the southern coast.

LOOK FOR LITTER

Though an eagle's nest can be enormous, it is often hard to see from the ground. Built close to the trunk, high in the air, the nest can be obscured by the branches below it. A nesting tree is often discovered by the eagle litter that lies around it: branches



dropped in nest construction; lost feathers; discarded bones of fish and other prey. The plants at the foot of the nesting tree are usually splattered by the white droppings of eagles.

TREES FOR LIFE

Eagles rely on more than the one tree they use for nesting. Adults "baby sit" from the tall trees close by. Eaglets make their first flights to neighboring trees. Along the island's shore, and in strategic locations, are dedicated "perching trees" that have been used by generations of eagles. as lookout spots and eating places. Like nesting trees, they are often evident by the detritus around the base of the trunk.

CHANGING COLOURS

The baby Bald Eagle is white and fluffy. Its snow-coloured down changes to gray within a month, and is then replaced by feathers of brown and black. By the time it is ten weeks old, the eaglet is fully feathered, a dark-coloured bird with brown eyes. Juvenile Bald Eagles are often mistaken for golden eagles. The final transformation to the familiar white head and yellow eyes is not complete until the bird is five years old.

HOME & AWAY

Juvenile eagles spend about four years as "floaters". Most are wanderers, unattached to any territory, roaming vast distances. Others return to the nests where they were born, and live their whole lives in that area. At five years old, the eagles mate and build a nest and begin to raise their young. They average two eggs per year, and - if all goes well - will keep reproducing to the age of 25 or 30.

Living with Wildlife Trees

☞ Identify the location of any nest trees or other important habitats such as feeding or perching areas before you design your development. Even dead trees may be important links in the chain of life, providing housing and food for many creatures. It may be possible to have them cut to a safe height of about 8 - 10 feet (2.5- 3 meters). An arborist can advise you.

☞ Identify and mark out a buffer area around the nest tree(s) where there will be no form of disturbance or development (not even recreational trails). Vegetated buffer areas help to preserve root systems, minimize exposure of the nest and supporting limbs to winds and storms, and shield nests from disturbance. Removal of nearby trees or changes in ground water flows may affect the stability of the nest tree.

☞ Consider protecting your land with a Conservation Covenant. If your land includes an eagles nest it may qualify for the Natural Area Protection Tax Exemption Program NAPTEP. This not only preserves the beauty of your property and the survival of the eagles but can also result in enormous savings in property taxes. www.islandstrust.bc.ca

☞ On Gabriola, the Islands Trust Land Use Bylaw requires that a protective screen of natural vegetation be retained within a 25 feet (7.5m) radius of nesting trees of herons, eagles, osprey, vultures, falcons, hawks and owls.



☞ The Ministry of Environment recommends a buffer of at least 650 feet (200m) in undeveloped areas, 325 feet (100m) in rural areas, and 1 1/2 tree lengths in already urbanized areas. An additional 325 feet (100m) 'no disturbance' buffer is recommended during the nesting season, especially for birds unaccustomed to human activities.

☞ Time construction carefully. During nesting periods, avoid logging and burning and keep noise at a minimum.

☞ Never use chemicals to kill plants or animals.

☞ Significant disturbances should be avoided when the birds are courting and nesting: March to August.

☞ Protect feeding and perching areas. Avoid draining or filling wetlands or coastal marshes, and maintain shoreline habitats in as natural condition as possible. Preserve large trees on your property.

☞ In some circumstances, permission may be granted to remove a nest tree (for example, if it has become a hazard). Applications and information pertaining to Wildlife Act permits may be obtained from www.env.gov.bc.ca/pasb/applications/, or call 1-866-433-7272.

☞ Check with the Islands Trust, to see if there is a Development Permit Area (DPA) or other bylaw that protects nest trees in your area.

Islands Trust, Northern Office
700 North Road Gabriola BC VOR 1X3
tel: 250 247 2063.

☞ More detailed guidelines prepared by the B.C. Ministry of Environment for protecting raptor habitat are provided in www.env.gov.bc.ca/wld/BMP/bmpintro.html.

☞ And for Wildlife Tree Stewardship Program (WiTS) see www.wildlifetree.ca.

From: Steven Earle [<mailto:Steven.Earle@viu.ca>]
Sent: July-06-12 8:52 PM
To: Sheila Malcolmson
Cc: fayweller@shaw.ca
Subject: Velo Village conference report

Hi Sheila

Here is a brief report on the Velo Village conference on Salt Spring. It was very interesting and fun to attend something with so many bike enthusiasts. We came away with some good ideas and inspiration.

One of the things that I'd like to do soon is organize a Rural Safe Cycling Course on Gabriola this summer. I'm hoping that the LTC may be able to support that financially.

I would like to have the opportunity to briefly present some of the ideas in our report at the next LTC meeting. Please let me know if that's a possibility, and when it could be.

Thanks, Sheila, for the encouragement and funding to go this conference. Can this e-mail serve as my invoice for the \$200 in expenses, or should I send something directly to Chloe?

Cheers.

Steve

Velo-Village - Cycling & Rural Mobility Conference

Report to the Gabriola Local Trust Committee

July 2012

VELO VILLAGE
SALT SPRING ISLAND
BRITISH COLUMBIA, CANADA
JUNE 21-23 • 2012



On June 22nd we attended the Cycling and Rural Mobility Conference, part of the three-day Velo Village event on Salt Spring Island. We listened to a number of speakers presenting on topics ranging from cycling and health to cycling infrastructure, and we spoke with several of the event organizers, speakers and other attendees. A list of the conference speakers and events is available at:

<http://velovillage.ca/conference-program/>

This report includes a summary of the important points made by some of the speakers.

Michael Brauer, Professor, School of Population & Public Health, University of British Columbia

Dr. Brauer's primary point was that "cycling is good for you". He noted that, compared to the population as a whole, people who cycle regularly experience 11% lower risk of cardio vascular disease, 30 to 60% lower risk of cancer, and a 36% lower mortality rate overall. He also recognized that while cycling is a little more dangerous than driving in a car, the perception of the risk is much greater than the actual risk (and that women have a much higher perception of the risk than men). The good news is that cyclists can enjoy safety in numbers. Cycle-related accidents are much lower in cycling-strong communities than in others. He stressed that helmets save lives and injuries, but that helmet laws (like the one in BC) deter some from cycling and that, in fact, from a population-health perspective, it would be better if helmet-wearing was voluntary (because more people would cycle). In other words, virtually anything that we can do to get more people cycling will increase overall population health. He noted that cyclists do suffer from pollution, especially in large urban areas, partly because they are breathing more heavily than other commuters, but that the intensity of car-



related pollution decreases significantly with distance, and is close to background as little as one block away from a busy road.

He also stressed that we need to change attitudes towards cycling. 2% of Canadians bike regularly, whereas in Denmark and the Netherlands the proportions are around 30%. This has not always been the case. Cycling has been promoted heavily in some European countries since the 1970s, and the numbers have grown steadily. In places like Denmark and the Netherlands, he stated, “you feel stupid if you’re not biking”!

Bruce Mol, Canadian Cycling Association, CAN-BIKE cycling instructor

Bruce Mol, the creator of the CCA’s Rural Safe Cycling Course, spoke about the CanBike program in general and the rural course in particular. The Rural Safe Cycling Course is designed to provide people with the tools to cycle safely and confidently in rural areas. Following discussions with Mr. Mol and with another CanBike instructor, Greg Robinson, I was convinced that providing a course like this would go a long way towards addressing the imbalance between the perception of risk and the actual risk of cycling in both rural and urban areas. We plan to work towards bringing a Rural Safe Cycling Course to Gabriola in the near future.



Alan Callendar, Head of the Ministry of Transportation and Infrastructure’s cycling portfolio

Mr. Callendar is the MoTI person responsible for a number of Ministry initiatives to enhance cycling infrastructure in BC, including the Cycling Infrastructure Partnership Program (CIPP), BikeBC (<http://www.th.gov.bc.ca/bikebc/>) and the cycling components of the Gateway Project. The CIPP would be the appropriate fund for cycling infrastructure projects on Gabriola. Mr. Callendar told us that CIPP funding must be matched, at least 1 to 1, and that in order to qualify we must first liaise with the appropriate MoTI representatives in Nanaimo, and with the RDN.

Christine Grant, Cascadia Consulting Group, Seattle

The focus of Ms. Grant’s presentation was the need to “normalize cycling”. She noted that in Seattle 73% of commuting cyclists are men, while in Copenhagen there are more female cyclists than males. In Seattle, as in most Canadian cities, cycle commuting is not a “normal” activity, it is something for the adventurous and the intrepid. She stressed that, if we are to learn from the European examples, we need to stop using the term “cyclists”, and recognize that people on bicycles are just ordinary people getting around.

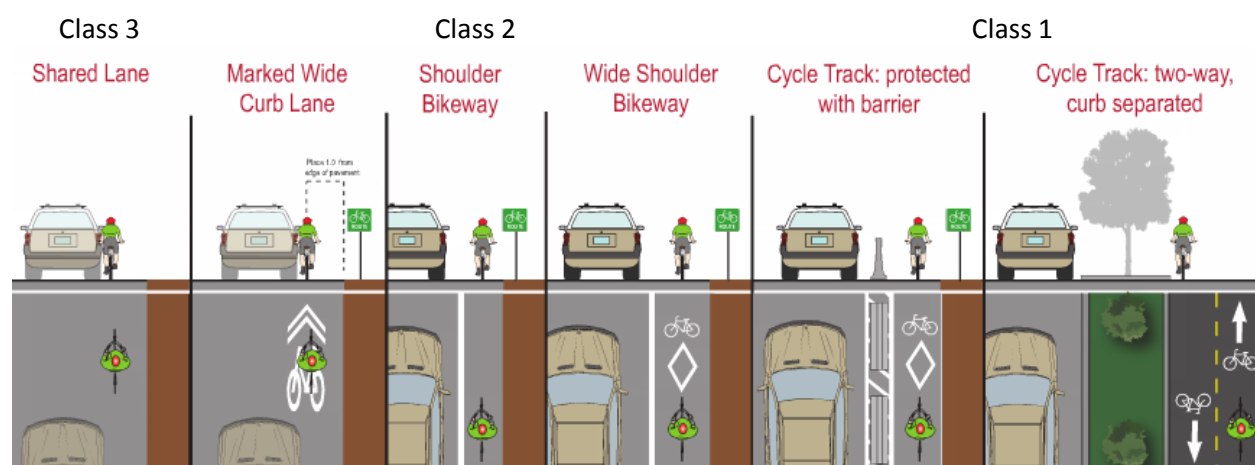
Christine recently spent 6 months in Europe cycling and learning about cycling, and was very impressed with the cycling infrastructure in countries like Denmark, the Netherlands and Switzerland. She stressed

that one of the important aspects of many of the rural cycling routes is the high quality of way-finding signage. By using the Netherlands' Knooppuntnet system, she said, it's virtually impossible to get lost. She also stressed the importance of slowing down traffic in areas where motorized and non-motorized commuters share the road. In several countries 30 km/h speed limits have been established in areas where the roads are shared. "Zone 30", as it is known internationally, has been shown to be very effective in reducing risks to cyclists, pedestrians and motorists.



Gavin Davidson, Alta Planning – Salt Spring Island Cycle Network

Gavin Davidson's presentation focused on the continuum of bike paths and applicability to rural settings. He described the range of users – 1% are strong and fearless, 7% are enthused and confident, 60% are interested but concerned and 33% are in the "no way no how" category. Improving bike paths to a level that encourages the 60% to start riding their bikes is the obvious target. Gavin described the different types of facilities (a continuum from sharing the road to separate bike paths) in terms of type of user and roadway context. Class 1, suitable for all users and applicable for major and some main rural roads, are separated on-street (buffered bike lanes and cycle track/multi-use trail). Class 2, suitable for most users and applicable for main rural and minor rural roads, are bicycle lanes/shoulders. Class 3, suitable for few riders and applicable to residential rural, are shared roadways. Gavin demonstrated how safety can be increased through road markings that indicate the right of the cyclist to use the road. Some of these markings could be considered for dangerous areas on Gabriola roads while waiting for actual bike lanes to be created by the Ministry of Transportation and Infrastructure.



(Image courtesy of Gavin Davidson)

Todd Litman, Executive Director, Victoria Transport Policy Institute

Todd Litman emphasized that we need to create self-contained communities with a range of transportation options. This fits well with a number of Gabriola Island community groups that are working on cycling and pedestrian trail projects and on a community shuttle bus combined with a car-stop program. Unfortunately, there are local regulations that still promote unimodal private-car transportation. One example of this is the onerous parking requirements for new developments. Litman says: “Parking is a fertility drug for cars!” It is also just another of the many subsidies for car owners, at the expense of those who use alternatives. He also noted that “smart growth” communities have one-quarter as many traffic deaths as traditional communities, and he made the point that in multi-modal communities much more of the money stays in the community, as opposed to ending up in other regions and countries.

Self-contained communities are characterized by a range of employment opportunities within the community and by plenty of affordable housing near to the community core. These are areas where islands like Gabriola face a real challenge. The LTC has control over zoning. We know that creation of affordable housing close to the village core has been discussed, and we think that some new ideas are needed to find ways to make it happen. Is there a way to encourage activities and practices that will make our community more self-contained?

Summary and Conclusions

The primary message that we brought home from the Velo Village conference is that cycling is good for us. It is good for the health of individuals, it is good for our communities (not just the cyclists), it is good for our local economy, and it is good for our environment—both locally and globally. Cycling has so many positive outcomes that we—individuals and elected leaders in our community—need to do whatever we can to encourage people to cycle more.

A few of the things that we can do to promote more cycling (and other self-propelled transportation) on Gabriola Island include:

- providing instruction in cycling safely in a rural area (e.g., the CanBike Rural Safe Cycling Course),
- promoting cycling through special events,
- working to “normalize” cycling as a means of transportation, for both young and old,
- improving infrastructure for cyclists and pedestrians (e.g., the Village Trail, road-shoulder bike lanes in general and the ferry hill shoulder-lane in particular),
- reducing speed limits in areas where roadways are commonly shared by cars, cyclists and pedestrians (e.g., North Road in the village area and on ferry hill), and
- changing policies to encourage multi-modal transportation, not just private cars.

Submitted by: Steven Earle and Fay Weller, July 2012

From: Steven Earle [<mailto:Steven.Earle@viu.ca>]
Sent: July-07-12 1:00 PM
To: Sheila Malcolmson
Subject: RE: Velo Village conference report

Thanks Sheila,

The following is from the Can-Bike website. My goal is to offer the one-day version of the course here on Gabriola to about 6 people. The objective would be to give them the confidence they need to ride regularly. The total cost to bring an instructor over here would be about \$500, so I'd like to try to split that around 50:50 between a registration fee and a subsidy from somewhere.

If you can offer some support I could approach Howard about getting some RDN money.

Steve

CAN-BIKE Rural Cycling

Rural Cycling is a new course that provides an in-depth look at riding outside urban areas. The course is for the rural resident and the urban resident who tours in rural areas.

This one or two day course, depending on options chosen, helps you understand the unique conditions of rural riding, including traffic dynamics, bicycle touring, group riding, energy basics, riding conditions and how to use trailers.

But that's not all! You'll learn about rural cycling issues related to gravel roads, small bridges and cattle guards, pavement-gravel transitions, road shoulder hazards, rumble strips and motorist overtaking errors. You'll learn how to deal with situations from both the cyclist's and motorist's viewpoint.

The Rural Cycling course is taught in a variety of formats depending on the abilities and needs of the participants and the amount of time allocated. This course is accredited by the Canadian Cycling Association.

Course Objective:

Cyclists aged 14 and up learn skills and build confidence to ride safely on rural roads.

Course Outline for 12-hour, 2-day course:

Classroom

Day 1

- Introductions
- Road hazards – rural riding experience with emphasis on road and shoulder type, sightlines and motorist actions.
- Traffic dynamics – where to ride on the road.
- About Helmets – fit and specifications, may be done outdoors.

- About Bikes – bike fit and bike check, may be done outdoors.

Day 2

- Road hazards – rural riding experience with emphasis on road and shoulder type, sightlines and motorist actions.
- See Topics Table. Refer to the topics not discussed on day 1.
- Traffic dynamics – where to ride on the road.
- About touring and group riding techniques.
- Energy basics and riding conditions – overview for tourists.

On Road

- Handling skills – a variety of drills to help you develop a better understanding of what you and your bicycle are capable of.
- Group riding etiquette and techniques – how to ride safely with other cyclists.
- Riding on rural roads – turning theory into practice. We try to find as many local road features as we can to demonstrate as much of the classroom component as possible. We will endeavour to demonstrate Cyclists position from the edge of roadway, in left turns, over railway tracks, through 4-way intersections, in merges and diverges, near trucks, over road shoulder hazards, cattle guards, rumble strips, gravel roads and transitions to pavement, while occasionally stopping to discuss cyclist and motorist errors.

Next Steps

- Practice tips to continuously improve you skills and knowledge.
- Other courses in the CAN-BIKE Program.
- Recap.
- Verbal quiz.
- Debrief.
- Course evaluation.

----- Original Message -----

Date: Tue, 03 Jul 2012 09:45:03 -0700

From: Jim Ramsay <jgramsay@telus.net>

To: Tillie, Johnathan TRAN:EX <Johnathan.Tillie@gov.bc.ca>

CC: Sheila Malcolmson <smalcolmson@islandstrust.bc.ca>, Gisele Rudischer
<giselerudischer@gmail.com>, Howard Houle <howardhoule@yahoo.ca>, Rick
Jackson <gabfire@shaw.ca>,

Subject: Follow-up to Public Meeting on June 18, 2012

Hi Johnathan: Please see attached letter to follow up on items discussed at our June 18 meeting.

Best regards,

Jim Ramsay
President, Gabriola Transportation Association
(250) 247-9374

July 3, 2012

To: Ministry of Transportation and Infrastructure – Central Vancouver Island
Attention: Johnathan Tillie – Operations Manager

On behalf of the Gabriola Chamber of Commerce, Gabriola Ratepayers Assn. and Gabriola Transportation Assn. I'd like to thank you again for attending our public meeting on June 18, 2012 to discuss roads and related issues on Gabriola. We have reviewed the discussion and wish to record our view that the following should be afforded a high degree of priority in your forthcoming work program:

A. Maintenance Items

1. While you are repainting the center and side lines on all the roads, we suggest the following improvements to the North Road ferry hill bike/pedestrian lane:
 - re-paint the lane markers and widen the bike/pedestrian lane on the up-hill side as much as possible, leaving the required traffic lane of 3.30 m not 3.60 m, which is what it is in most locations on the up-hill traffic lane. (Other parts of North Rd. are 3.30 m or less.)
 - add markings to identify the bike/pedestrian lane (paint on pedestrian and cyclist symbols at several locations) and to deter parking on the shoulder lane.
2. A greater effort needs to be made to ensure that the few road-shoulder pedestrian/bike lanes that exist (South side of North Rd on ferry hill, South Rd. from the junction with North Rd. to Lochinvar Lane, Lochinvar Lane from South to North Rds., parts of North Rd. in the village area) are kept clean – once a year is not nearly enough. They should be swept at least monthly from October 1st through May 31st. Shoulders that are covered with needles and sand and gravel are not safe for cyclists or pedestrians.
3. Confirmation is requested that Jervis Inlet gravel will be used in future instead of Texada gravel.
4. We acknowledge the good efforts regarding snow removal this past winter and spring mowing (using saw blades, not rotary mower) and lack of tree removal.

B. Capital Items

1. Consider traffic calming measures for the Gabriola Village area, such as a reduced speed limit (suggest 40 Km), traffic circles and/or four way stop at Lochinvar and North Roads, to improve pedestrian safety and help encourage the public to walk along the road shoulders. It would be very helpful if you could provide us with a work program indicating the steps that will be taken in your evaluation and consideration of the alternatives.

2. Review the intersection alignment of Easthom Road and North Road and consider a crosswalk to provide safety for pedestrians heading to/from the ferry.
3. Review intersection of Taylor Bay and North Roads to improve traffic flow, including difficult left turns (a) onto Taylor Bay off the ferry and (b) from Taylor Bay onto North Road.
4. Review North Road at Silva Bay where a very narrow, blind curve, hill, concrete barrier and hidden driveway are an urgent safety concern.
5. Review Taylor Bay Road hill to McConvey Road, a steep hill with curves and visibility issues at both top and bottom of hill. If possible, ensure 1.2 metre width for more than one person travelling and ensure on-shoulder paving around rock outcrop. Centre line could be shifted northwest at McConvey Road to allow for paving of shoulder for cycle path on southeast.
6. Review Taylor Bay, Davis, King and Berry Point intersection with a view to removal of vegetation along the road allowance.
7. Review Norwich and Clarendon intersection between two hills, both with dips that prevent cyclists or drivers from seeing vehicles in dip.
8. Review Easthom Road, the very tight curve between ferry terminal and roadside parking after curve where the road narrows to a single vehicle lane.
9. Review road slippages (a) on Taylor Bay along ferry lineup (b) Brickyard hill and (c) Barrett hill.
10. Consider new section of chip seal on Rollo Road near Rollo-McClay park to eliminate dust problem from high volume vehicle traffic.

We will look forward to advice from you as to progress on these items, and will review the outstanding ones further at our next meeting, planned for the late Fall of this year.

In closing, please send an email notification of future stakeholder meetings to transportation@gabriola.org

Yours truly,

Jim Ramsay,
President, Gabriola Transportation Association

Cc: Islands Trust Local Trustees, RDN Director Area B, Fire Chief



Islands Trust

Top Priorities

Gabriola Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Gabriola Planning Area OCP Review:		Jun-28-2011	Chloe Fox	May-09-2012	On Going
	1) Hazardous Areas and Steep Slopes DPA					
	2) Riparian Areas Regulation					
	3) Update the 2010 build out map and report (including the number of existing / potential residential cottages and a list of forestry parcels with the potential for density transfer)					
	4) Rezoning new RDN Parks and ITF nature reserves					
1	Development Approval Information bylaw		Jun-28-2012	Chloe Fox	Jan-31-2013	On Going
3	Development of policies regarding cottage densities for density banking.			Chloe Fox		On Going
4	Snuneymuxw First Nation Protocol Agreement Implementation			Chris Jackson		On Going



Islands Trust

Print Date: Jul-18-2012

Projects

Gabriola Island

No.	Description	Activity	Received/Initiated	Status
2	Mudge and DeCourcy Island greenhouse gas emission inventories		Jan-27-2011	On Going
2	DeCourcy Island Official Community Plan Review and Advisory Planning Commission Appointments		Apr-21-2011	On Going



Applications w/ Status - Gabriola Island Status: Open

Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
GB-DP-2012.3	Intrascap Developments Planner: Chloe Fox	Apr-20-2012	480 North Road - Commercial development with both office and retail space - phase 2 of Madrona

Planning Status

Status Date: Jul-17-2012

Staff report to July 26, 2012 LTC meeting

Status Date: Apr-27-2012

Planner reviewing file

Rezoning

File Number	Applicant Name	Date Received	Purpose
GB-RZ-2007.1	Donald and Brad Powell Planner: Chloe Fox	Feb-16-2007	725 Church Street To rezone a portion of approximately 2 acres from institutional to seniors.

Planning Status

Status Date: May-11-2012

Finance Officer working with applicant re Cost Recovery Agreement

Status Date: Apr-04-2012

Letter sent to applicant re March 22, 2012 LTC resolutions

Status Date: Mar-22-2012

LTC requested applicant address new OCP policies for multi-dwelling affordable housing

File Number	Applicant Name	Date Received	Purpose
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GB-RZ-2009.1

Williamson &
Associates

Nov-09-2009

Proposed Density Transfer - transfer of lands off South Road (south of 707 park) to lands off Daniel Way in the Locke Bay Development Permit Area to create 10 new lots.

Planner: Chloe Fox

Planning Status

Status Date: Jan-06-2012

Early referral responses sent to applicant, waiting to hear back from applicant on how he wishes to proceed

Status Date: Oct-19-2011

Supplemental information staff report including early referral responses to the LTC for their October 27, 2011 meeting

Status Date: Sep-08-2011

Staff met with applicant to discuss the conceptual plan as methods for protecting unique natural features on the receiver parcels.

File Number	Applicant Name	Date Received	Purpose
GB-RZ-2010.1	Mary & Scott/Linda Beckstead & Littlejohn Planner: Chloe Fox	Jul-14-2010	Coho Boulevard, Mudge Island Rezoning to increase density potential from 1 to 4

Planning Status

Status Date: May-11-2012

Finance Officer working with applicant re Cost Recovery Agreement

Status Date: Apr-04-2012

Letter sent to applicant re March 22, 2012 LTC resolutions

Status Date: Mar-22-2012

LTC requested applicant address directive policies in Mudge OCP prior to further consideration

Subdivision

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2001.1	Centre Stage Holdings Ltd. Planner: Chris Jackson	Mar-15-2001	To create 49 lots from 2 lots. Revised application for 49 lots.

Planning Status

Status Date: Nov-28-2011

MOTI granted one-year extension to PLA, new expiry date is November 17, 2012

Status Date: Aug-14-2009

Contact with potential agent/new owner of lots within the approved subdivision. Awaiting information from applicant on potential DVP application and/or proceeding with subdivision of remaining lands.

Status Date: Aug-06-2009

Multi stage proposal - applicant has completed density transfer. Staff to send letter to applicant confirming that applicant intends to proceed.

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2008.3	C.O. Smythies & Associates Ltd.	Oct-06-2008	To create 6 parcels btwn McCollum & Tait Roads. (PARCEL C (DD 51803I) OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 9, GABRIOLA ISLAND, NANAIMO DISTRICT)

Planner: Marnie Eggen

Planning Status

Status Date: Aug-12-2011

Staff reviewed revised plan; parkland ded., no further sub. cov. and frontage relief conditions removed.

Status Date: Jul-20-2011

Applicant submitted new site plan. Plan omits park land dedication. Staff in contact with applicant and RDN regarding this.

Status Date: Aug-12-2010

Waiting for information from applicant

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2008.4	J.E. Anderson & Associates	Nov-28-2008	Boundary adjustment.

Planner: Marnie Eggen

Planning Status

Status Date: Aug-12-2010

please refer to GB-SUB-2001.1 for update

Status Date: Aug-14-2009

see GB-SUB-2001.1

Status Date: Aug-06-2009

File relates to 2001.1 (Centre Stage) and is a boundary adjustment. Requires a DVP. Staff are in discussions with new owner of subject property

File Number	Applicant Name	Date Received	Purpose
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GB-SUB-2010.2

Gary and Jane
McCollum and Krul
Planner: Chloe Fox

Aug-13-2010

1520 McCollum Road Create 7 parcels

Planning Status

Status Date: May-03-2012

Correspondence with MOTI staff - applicant intends to submit a revised application. No revised plans have been received yet by MOTI.

Status Date: Sep-12-2011

Applicant is reviewing options for water/ sewer on small parcels as per VIHA referral response. MOTI awaiting revised plan.

Status Date: May-31-2011

Preliminary subdivision referral report sent to MOTI and applicant.

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2011.1	Williamson & Associates Professional Surveyors Planner: Marnie Eggen	Dec-23-2010	To create 2 parcels on Daniel Way (THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, GABRIOLA ISLAND, NANAIMO DISTRICT, EXCEPT PARTS IN PLANS 22029, 30038, 32376 AND VIP54644)

Planning Status

Status Date: Oct-25-2011

PLA received

Status Date: Aug-22-2011

Referral review completed and sent to MOTI.

Status Date: May-11-2011

Related to GB-RZ-2009.1, but can proceed seperately. Planner currently reviewing file.

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2011.5	George Davison Planner: Chloe Fox	Sep-26-2011	2370 Shaw Road / 2345 South Road Boundary Adjustment

Planning Status

Status Date: Jan-06-2012

Subdivision Referral Report sent to MOTI January 6, 2011

Status Date: Dec-15-2011

Site visit conducted

Status Date: Oct-19-2011

Planner reviewing file

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2012.1	Centre Stage Holdings Ltd. Planner: Marnie Eggen	Jun-29-2012	Stokes, Carrier and Bonnieview Roads 2 Lot subdivision

Planning Status

From: Nancy Roggers
Sent: June-28-12 5:43 PM
To: Chloe Fox; David Graham; Gisele Rudischer; Sheila Malcolmson; Becky McErlean
Cc: Cindy Shelest
Subject: Gabriola Expense report - June/12

Islands Trust
LTC EXP SUMMARY REPORT F2013
 Invoices posted to June 30, 2012

620 Gabriola	Invoices posted to June 30, 2012	Budget	Spent	Balance
65000	LTC "Trustee Expenses"	1,600.00	-	1,600.00
65200	LTC Local Exp LTC Meeting Expenses	3,000.00	1,168.63	1,831.37
65210	LTC Local Exp APC Meeting Expenses	1,400.00	1,054.65	345.35
65220	LTC Local Exp Communications	1,500.00	238.50	1,261.50
65230	LTC Local Exp Special Projects	2,200.00	-	2,200.00
65240	LTC Local Exp Miscellaneous	2,800.00	-	2,800.00
TOTAL LTC Local Expense		10,900.00	2,461.78	8,438.22
73001	Project OCP update	19,000.00	-	19,000.00

Thanks!

Nancy Roggers
 Finance Officer

Islands Trust
 #200 1627 Fort Street
 Victoria, B.C. V8R 1H8
 Phone: (250) 405-5154
 Fax: (250) 405-5155
www.islandstrust.bc.ca

Preserving *island* communities, culture and environment

Please consider the environment before printing this email.



STAFF REPORT

Date: July 17, 2012

File No.: GB-DP-2012.3
(Intrascap Developments Inc.)

To: Gabriola Island Local Trust Committee
For the meeting of July 26, 2012

From: Chloe Fox
Island Planner

CC: Chris Jackson
Regional Planning Manager

Re: Application for Development Permit – Madrona Marketplace Phase 2

Owner /

Applicant: Intrascap Developments Inc.

Location: Lot A, Section 20, Gabriola Island, Nanaimo District Plan 42582
PID: 001-867-253
(480 North Road)

THE PROPOSAL:

The applicant seeks a development permit in order to facilitate a proposed commercial development on the subject property. The subject property is located within Development Permit Area 7 – The Village Centre as per the *Gabriola Island Official Community Plan, No. 166, 1997*, which has been designated for the purpose of establishing objectives for the form and character of commercial, industrial and multi-dwelling residential development.

SITE CONTEXT:

The location of the subject property is shown in Figure 1, below. The subject property is approximately 0.8 hectares (1.97 acres) in area and is zoned Village Commercial 1 (VC1). The subject property is located at the intersection of North and South Roads and is bounded by North Road to the south and a large, predominantly vacant parcel zoned Large Rural Residential (LRR) to the north. Adjacent properties to the east are zoned Village Commercial 1 (VC1), while properties across North Road to the south and across South Road to the west are zoned Institutional 1 (IN1) and Institutional 2 (IN2).

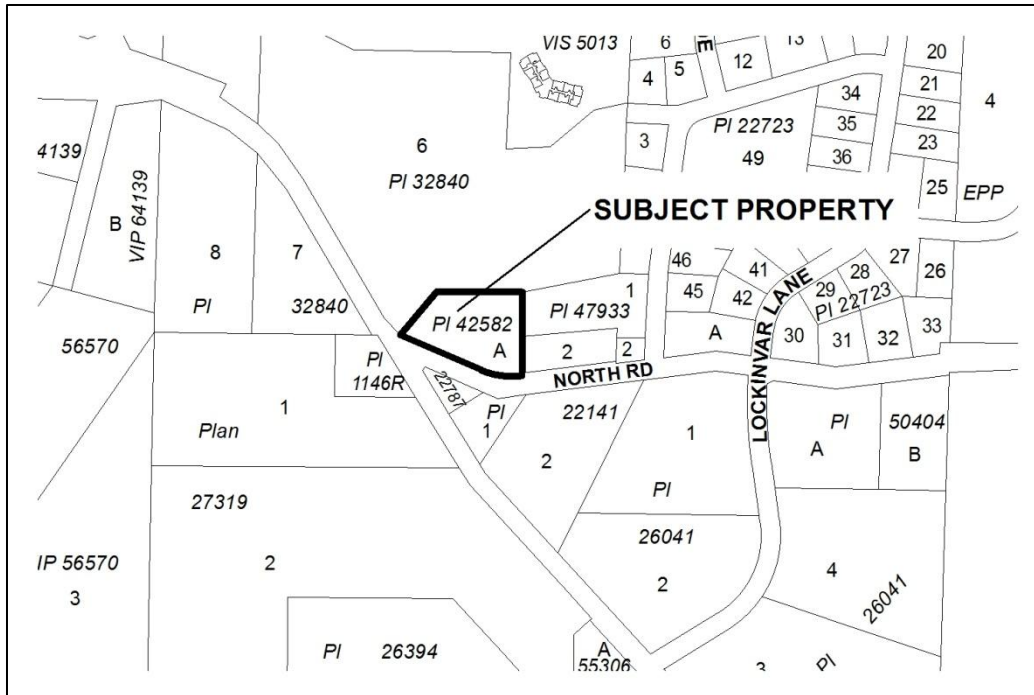


Figure 1: Subject Property

CURRENT PLANNING STATUS OF SUBJECT LANDS:

Islands Trust Policy Statement:

The Islands Trust Policy Statement contains directive policies related to growth and development, the following of which is relevant to this application:

- 5.2.3 *Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.*

The proposed development permit is not contrary to or at variance with the Islands Trust Policy Statement.

Gabriola Island Official Community Plan Bylaw No. 166, 1997 (OCP):

The subject property is designated Commercial (Village) as per the OCP. In addition, the subject property is affected by Development Permit Area 7 – The Village Centre, as shown in Figure 2, which requires the issuance of a development permit prior to construction, structural alteration, or addition to a building or structure. The OCP contains ten development guidelines for this designation, which are discussed in more detail in the Staff Comments section below.

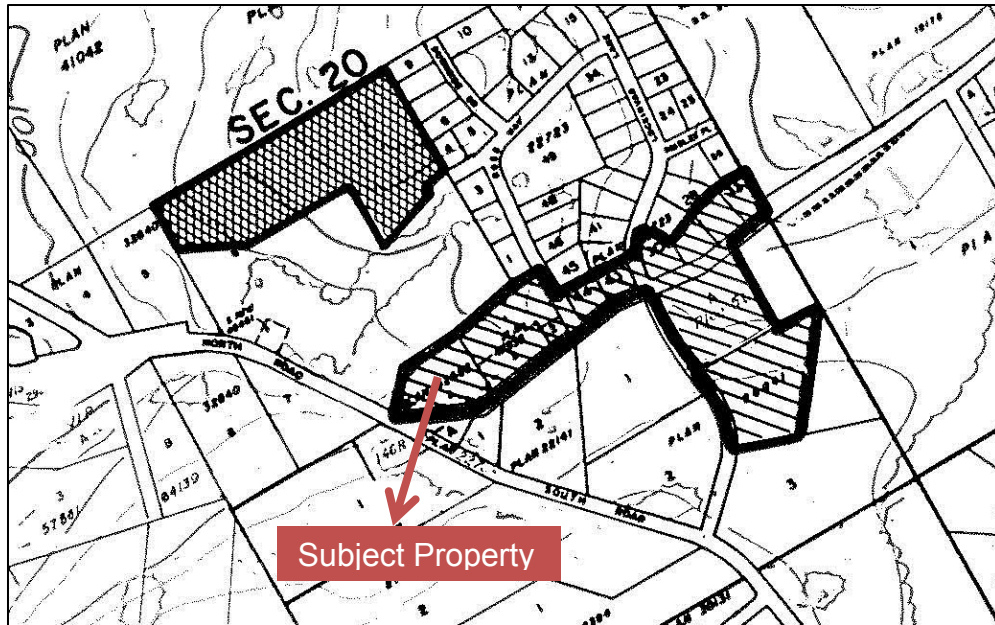


Figure 2: Location of DPA 7 – The Village Centre in relation to Subject Property

Gabriola Island Land Use Bylaw No. 177, 1999 (LUB):

The subject property is zoned Village Commercial 1 (VC1) as per the LUB. This zone permits a variety of commercial and office uses and includes the provision for an accessory single family residential use. Table 1, below, compares the siting, density and parking provisions of the VC1 zone against the proposed development.

Table 1: Comparison of Madrona Marketplace Phase 2 & Applicable LUB Provisions		
	Permitted	Proposed
Building Height	9.0m (29.5ft)	8.14m (26.7ft)
Setbacks	Front lot line (North Road): 6m (19.7ft) Interior lot lines: East – 0m (0ft) North – 3.0m (9.8ft) West – 3.0m (9.8ft)	Front lot line (North Road): 7.6m (25ft) Interior lot lines: East – 48.8m (160ft) North – 41.8m (137ft) West – 31.1m (102ft)
Lot Coverage	40%	5.6%
Floor Area Ratio	0.25	0.09
Parking	51 ¹ total stalls 1 accessible stall	69 total stalls 2 accessible stalls
Signage	2 per business 4m ² (43ft ²) max. sign area / business	Main signage: 2.97m ² (32ft ²), 0.33m ² (3.5ft ²)

¹ The current development requires 42 stalls as per the Gabriola Island Land Use Bylaw, No. 177. The remaining 9 required stalls are stalls currently allocated to Madrona Marketplace Phase 1, which must remain on the site.

Islands Trust Fund:

As per the Islands Trust Fund Policy Manual, this application does not directly affect Islands Trust Fund Board (TFB) interests as it does not directly affect TFB owned property or conservation covenants, does not affect property directly adjacent to TFB owned property or conservation covenants, and does not pertain to Crown Land within 100m of a TFB owned property or conservation covenant.

Regional Conservation Plan:

The Islands Trust Fund Regional Conservation Plan (RCP) identifies areas of low to medium relative composition importance of the subject property. This indicates a low to medium occurrence of special habitats. The RCP also states that Gabriola is vulnerable to a loss of natural ecosystems to residential and associated uses. Gabriola saw a significant increase in the number of private dwellings between 2001 and 2006 compared with other areas in the Trust Area. In addition, Gabriola Island has been identified as an area of moderate conservation focus due to medium levels of unprotected high relative biodiversity composition.

Sensitive Ecosystems and Hazard Areas:

Islands Trust Sensitive Ecosystem Mapping does not identify any sensitive ecosystem areas on the subject property.

Archaeological Sites:

Data from the Provincial Remote Access to Archaeological Data (RAAD) system shows no identified archaeological sites on or within 50 metres of the subject property.

Covenants:

L43215

This is a Statutory Right-of-Way registered against the subject property in favour of the BC Hydro and Power Authority to develop and maintain transmission wires for the distribution of electricity within the right-of-way area. The right-of-way area is shown on the applicant's site plan included in the proposed permit and covers a small portion of the southwest corner of the property.

RESULTS OF CIRCULATION:

No circulation or consultation is required or recommended for this application.

ISSUES SUMMARY:

1. Compliance with Development Permit Area 7 – The Village Centre Development Guidelines

STAFF COMMENTS:

Where a property is in a development permit area, the *Gabriola Island Official Community Plan, No. 166, 1997* specifies that no construction, structural alteration, or addition to a building or structure may take place, nor may a property be subdivided or land altered, prior to the issuance of a development permit. In this case, the requirement for a development permit is triggered by the applicant's proposal to construct a new commercial development on the subject site. The *Local Government Act* allows local governments, through their official community plans, to specify conditions under which a development permit would not be required. The *Gabriola*

Island Official Community Plan, No. 166, 1997 exempts the following activities within Development Permit Area 7 – The Village Centre from the requirement for a development permit:

- Building painting, structural alterations and repairs of a minor nature that do not require a building permit;
- Building repairs and maintenance where the materials to be used are of the same type and form as the existing materials;
- The installation of carved wood signs on parcels where there are existing buildings provided the signs do not exceed the maximum sizes permitted in local bylaws.

The *Local Government Act* regulates local government authority to issue a development permit by stipulating that a development permit must be issued only in accordance with the applicable development permit area guidelines specified in the official community plan. As per the *Gabriola Island Official Community Plan, No. 166, 1997*, there are ten development guidelines that apply to Development Permit Area 7 – The Village Centre. The following provides a summary of these guidelines as well as an evaluation of the proposed development against these guidelines.

Development Guidelines:

1. *The character of each development shall be in keeping with the island environment and be capable of blending in with the aesthetic qualities of the natural surroundings.*

The proposed development will incorporate the same West Coast architectural style as the adjacent Madrona Marketplace Phase 1, including the use of locally milled cedar siding, corrugated metal and glass on the exterior facades, and exaggerated roof overhangs with cedar soffits and locally milled post and beam accents. The proposed commercial building is designed to reflect the natural topography of the site. The applicant has provided the following photos of Phase 1 to illustrate the design theme.



Figure 3: Madrone Marketplace Phase 1, West Building



Figure 4: Madrona Marketplace Phase 1 – East Building

2. *The development shall incorporate small scale building designs with such amenities as public walkways and outdoor open spaces for use by the public.*

The proposed commercial building is two storeys in height and must comply with the height restrictions of the LUB. Public walkways are provided to access store frontages along North Road, and facing the parking lot extending from the building to an area of proposed green space to the west. The applicant has indicated that, over time, the intent is to incorporate benches into the landscaped area adjacent to the public walkway along North Road for public use. The 'green space' areas shown on the site plan included as part of the proposed development permit (see Attachment 1) are proposed to be left in their natural state, enhanced with some additional plantings.

3. *Natural vegetation and trees shall be retained or planted and maintained for screening of parking and storage areas and to enhance the atmosphere of public open spaces.*

'Green space' areas shown on the site plan included as part of the proposed development permit (see Attachment 1) are proposed to be left in their natural state with some additional plantings provided for visual interest. Additional landscaping is proposed along the east property line, separating Phase 1 from proposed Phase 2, and at various locations throughout the development, as indicated on the site plan included as part of the proposed permit (Attachment 1). Cisterns are proposed to be screened from view with cedar trellising.

4. *Safety and visibility shall be considered in landscape design.*

Aside from the large area of 'green space' to the rear of the parking lot, which is not proposed to be developed at this time, all proposed landscaped areas will be highly visible from the street, the proposed building and/or adjacent properties.

5. *Lighting should be kept to the minimum necessary for pedestrian safety and visibility, in order to maintain a low level of light in the night-time atmosphere.*

Proposed lighting for the development consists of two types. Recessed lighting will be placed in the soffits of the building to light proposed walkways. The applicant indicates that the lowest voltage lightbulbs to provide sufficient lighting for public safety are

proposed to be used. Canned, two-directional, lighting is also proposed for the development in areas where additional lighting is required around the building, particularly for security purposes. Low voltage landscape lighting is also proposed at the entrance to the development for enhanced visibility and safety.

6. *Signs made from natural materials or incorporating materials produced by local artisans and crafts people are encouraged.*

Proposed signage for the development mirrors that of Phase 1 and is proposed to be constructed of cedar posts and beam mounted on painted concrete piers. Signage faces are proposed to be constructed of cedar. Current and future proposed signage must meet the LUB requirements of a maximum 2 signs per business and a maximum 4m² (43ft²) total sign area per business.

7. *Pedestrian requirements (i.e. walkways) shall be incorporated into the development.*

Public walkways are provided to access store frontages along North Road, and facing the parking lot extending from the building to an area of proposed green space to the west. The applicant has indicated a willingness to work with adjacent property owners to facilitate additional pedestrian connections from the subject property to surrounding properties.

8. *Off-street parking shall be designed to be as unobtrusive as possible and where possible, located to the rear of the parcel away from public open spaces and eating areas.*

Parking areas are proposed to be located to the rear of the building, away from North Road. The applicant has indicated that proposed parking areas were designed to be provided in the most unobtrusive manner with landscaping placed throughout. Bicycle parking spaces are also proposed near the building entrances.

9. *Landscaping shall facilitate water retention.*

As indicated on the site plan included as part of the proposed development permit (see Attachment 1), drought-tolerant species have been selected for proposed landscaping, including Heather, Flax and select shrubbery. All plantings are proposed to have a dressing of bark mulch to retain moisture. Roof water collection is proposed to be used for irrigation and stored in on-site cisterns.

10. *Exterior surfaces of local and/or natural materials such as wood, stone or brick shall be encouraged.*

The exterior of the proposed building features a combination of locally milled cedar siding and galvalume metal siding. Proposed accents include cedar window and door trims, cedar soffits, and red corrugated metal siding. Standing seam metal roofing in charcoal grey is proposed for the roofing material.

11. *Facilities for recycling shall be provided in garbage collection areas.*

Garbage and recycling collection areas are proposed to the rear of the site, near the western edge of the parking lot.

The proposed development appears to be in compliance with the applicable development guidelines. The proposed permit, attached to this report, applies only to the proposed development. Any future proposal for additional development on the site, excluding those activities exempt from the requirement for a development permit under Development Permit Area 7 – The Village Centre, would trigger the requirement for a subsequent development permit.

RECOMMENDATION:

THAT the Gabriola Island Local Trust Committee instruct staff to issue development permit GB-DP-2012.3 (Intrascap Developments Inc.)

Attachments:

Attachment 1 – Proposed Development Permit GB-DP-2012.3 (Intrascap Developments Inc.)

Prepared and Submitted by:

Chloe Fox

Chloe Fox, MCIP
Island Planner

July 17, 2012

Date

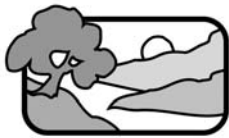
Concurred in by:

Chris Jackson

Chris Jackson, MCIP
Regional Planning Manager

July 18, 2012

Date



Islands Trust

GABRIOLA ISLAND LOCAL TRUST COMMITTEE

DEVELOPMENT PERMIT GB-DP-2012.3

To: Intrascap Developments Inc.
(Chris Hock & Lana Pearson)

This permit applies to:

Lot A, Section 20, Gabriola Island, Nanaimo District Plan 42582
PID: 001-867-253

Whereas the subject property lies within Development Permit Area 7 "DP-7 The Village Centre", the *Gabriola Island Official Community Plan Bylaw No. 166, 1997* is supplemented as follows:

1. **Buildings**

"Building A" of 7,480ft² total, 7,300ft² leasable area, shall be constructed substantially in accordance with the Site Plan attached to and forming part of this Permit.

2. **Landscaping**

"Landscaped Areas" and "Green Space" shall be constructed substantially in accordance with the Site Plan attached to and forming part of this Permit.

a. *Vegetation Removal*

Trees and vegetation in the "Landscaped Areas" and "Green Space" may be removed if a qualified professional has deemed that there are safety concerns with retaining specific trees and vegetation. All trees and any vegetation removed shall be replaced in a timely manner with similar species and biomass as those existing and properly cared for throughout maturity. Additional plantings in the "Landscaped Areas" and "Green Space" are permitted and encouraged, but are not mandatory.

b. *Water Retention*

Landscaping shall facilitate water retention by using only water collected from the roof for irrigation. This water will be stored in plastic cisterns that will be screened from view with cedar trellising. Drought tolerant plants such as heathers, grasses and evergreen shrubs will be chosen to prevent as much watering as possible. Further, the soil will be amended with peat moss and compost to help retain soil moisture. All watering will be done early in the morning to prevent evaporation. All landscaped areas will be mulched to prevent run off and help retain moisture. The grass on the septic field will be drought tolerant and will not require much water. Yearly, the grass will be top dressed with sand to decrease compaction so that it is better able to accept water.

3. **Lighting**

No lighting shall be directed outwards. Lighting shall use the lowest wattage possible to accommodate safety requirements. Lighting will be counter sunk into the soffit and will shine downward. Where additional lighting is required for safety purposes and where

there are not soffits large enough to accommodate soffit lighting, canned lights will be used, only shining light up and down, and not outward. Low voltage landscape lighting will be provided at the entrance to the development for enhanced visibility and safety.

4. Signage

Signage shall be constructed substantially in accordance with the Site Plan and Elevation Plan attached to and forming part of this Permit.

5. Pedestrian Walkways

Pedestrian walkways shall be constructed substantially in accordance with the Site Plan attached to and forming part of the Permit.

6. Off-Street Parking

a. Vehicles

Off-street parking shall be constructed substantially in accordance with the Site Plan attached to and forming part of this Permit.

b. Bicycles

Bicycle parking areas shall be provided substantially in accordance with the Site Plan attached to a forming part of this Permit.

7. Exterior Finishes

Exterior finishing shall be provided substantially in accordance with the Elevations Plan attached to and forming part of this Permit. Exterior surfaces will be finished primarily with cedar siding in various types such as board and batten, shingle and lap. Galvalume metal siding and corrugated metal siding will be used to compliment the cedar siding and in locations where the complex backs other commercial buildings for fire safety. Trim work will all be done with cedar as well as cedar soffits and exposed beams. Standing seam metal roofing will be used.

8. Garbage / Recycling Facilities

Garbage and recycling collection areas shall be constructed substantially in accordance with the Site Plan attached to and forming part of the Permit.

This permit does not relieve the applicant from complying with the provisions of *the Gabriola Island Official Community Plan Bylaw No. 166, 1997* and the *Gabriola Island Land Use Bylaw No. 177, 1999*.

AUTHORIZING RESOLUTION PASSED BY THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE THIS __ DAY OF ____, 2012.

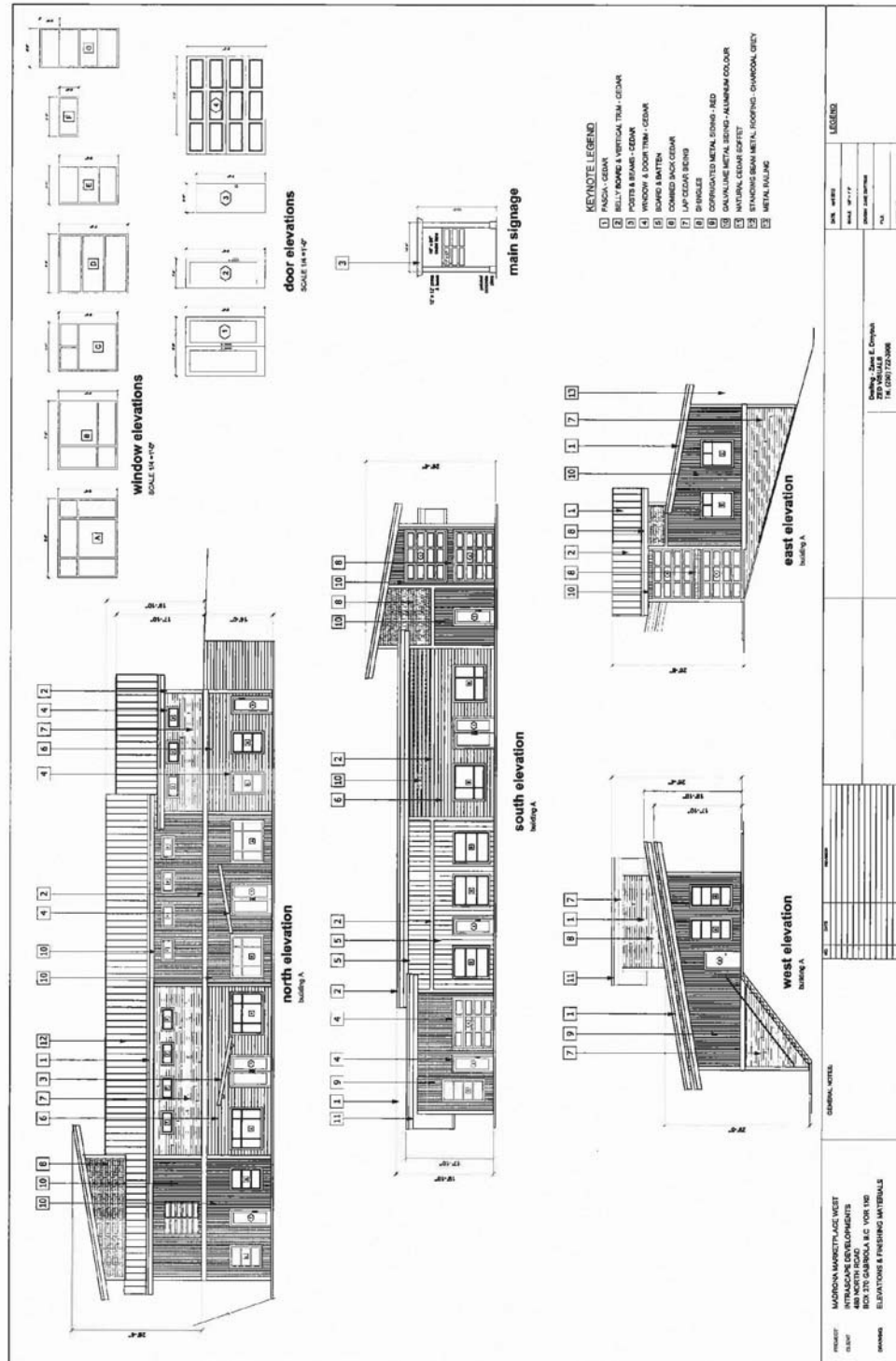
Deputy Secretary, Islands Trust

Date Issued

IF THE DEVELOPMENT HEREIN IS NOT COMMENCED BY THE __ DAY OF ____, 2014 THIS PERMIT AUTOMATICALLY LAPSES.

GABRIOLA ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT GB-DP-2012.3

“ELEVATIONS PLAN”





STAFF REPORT

Date: July 18, 2012

File No.: GB/15-4

To: Gabriola Island Local Trust Committee
For the meeting of July 26, 2012

From: Chloe Fox
Island Planner

CC: Chris Jackson
Regional Planning Manager

Re: Gabriola Radio Society Radio Tower Proposal – Consultation Results

Owners: David & Keni Lorette

Applicant: Gabriola Radio Society (CKGI 98.7 FM)

Locations: The Southwest ¼ of Section 9, Gabriola Island, Nanaimo District, Except that Part in Plans 34295, VIP69975 and VIP71690
PID: 009-796-193
(1400 South Road)

OVERVIEW:

At the April 19, 2012 regular business meeting, the Gabriola Island Local Trust Committee (LTC) received a preliminary report from staff outlining a proposal for the siting of a radio tower on the subject property, submitted by the Gabriola Radio Society (CKGI 98.7 FM). At that time, the LTC passed a resolution directing a process for public consultation on the proposal. The purpose of this report is to present the results of the public consultation and to provide recommendations for next steps with regard to this application.

BACKGROUND:

The Gabriola Radio Society (CKGI 98.7 FM) has submitted a proposal for the siting of a radio tower on the northeasterly portion of the subject property near the end of Chernoff Drive. The proposed tower would be 40m in height and is proposed to be located on a right-of-way of 100m by 100m adjacent to the Chernoff Drive road right-of-way. The proposed antenna would be used for FM broadcasting for the Gabriola Radio Society, and is proposed to have a predicted Electromagnetic Radiation (EMR) power density level of 0.075 microwatts per square centimeter in the vicinity of the tower base. The proposal also includes a small building associated with the tower structure to house the required electronic equipment.

The federal government (Industry Canada) has jurisdiction over telecommunications enterprises, such as radio broadcast towers and cellular telephone towers, which are licensed under the federal *Telecommunications Act*. Applicants for licenses are required to consult with the local land use authority for their installations although the ultimate approval authority for such installations rests with Industry Canada.

Within the Islands Trust, the consultation process on these types of applications is guided by the Letter of Understanding (LOU, signed October 30, 1996) that exists between Industry Canada and the Islands Trust Council, on behalf of Trust Area Local Trust Committees, for proposed towers of over 25m in height measured from ground level. In order to refine the consultation process further, the Gabriola Island Local Trust Committee (LTC) has developed an Antenna Proposal Form and has adopted Standing Resolution GB-025-2010 regarding communications towers and antennae, which covers proposals for any new or expanded communications towers and antennae in the Gabriola Local Trust Area. Applicants for new or expanded communication towers and antennae are expected to submit an application by way of the Antenna Proposal Form and follow the process for public consultation outlined in Standing Resolution GB-025-2010.

RESULTS OF CIRCULATION:

As directed by resolution of the LTC, the public consultation process included one public meeting, run by the LTC, one mail-out to all property owners within a 2km radius of the subject property and referral to the following agencies:

- BC Ambulance Service;
- Provincial Archaeology Branch;
- Gabriola Fire Protection District;
- Islands Trust Fund;
- Gabriola RCMP;
- Regional District of Nanaimo; and
- Snuneymuxw First Nation.

The commenting period for comments from referral agencies and the public closes Wednesday, July 25. As such, any items of correspondence received between the date of this report and the commenting deadline will be brought to the July 26, 2012 LTC meeting for consideration of inclusion as late items to the agenda.

The following sections discuss the results of the public meeting, public correspondence submitted to date and agency referrals.

Public Meeting

A Community Information Meeting was held by the LTC on Monday, June 25, 2012 from 5pm to 9pm at the Community Hall. Approximately 40 members of the public were in attendance, along with the applicant, the LTC, staff and the local media. The evening began with a 1 hour open house, where attendees could browse displays, read brochures, and engage in casual discussions with the applicant, the LTC, staff and other attendees. Following this, the applicant gave a 15min presentation providing an overview of the proposal. Staff then gave a presentation highlighting the process for consideration of radio and other communications tower proposals and the role of local government in this process. The remaining 2 hours were dedicated to questions and comments from the attending public.

The overwhelming majority of attendees who spoke at the meeting expressed opposition to the proposal. There were a variety of individual reasons for opposition, however, a number of common concerns emerged, including:

- Environmental concerns
 - The proposed radio tower appears to be located less than 100m from McGuffies Swamp, a large, sensitive wetland that is home to a diverse collection of flora and fauna. Many expressed concerns over the potential impacts to this area due to the construction and maintenance of the proposed radio tower.

- Aesthetic concerns
 - Concern was expressed by many attendees that the proposed 40m radio tower would be visually intrusive to neighbouring residential properties.
- Concerns over potential future tower uses
 - Concern was expressed by many attendees over the potential, once erected, for the tower to support additional antennae.
- Health concerns
 - Concern was expressed by many attendees over the potential health effects of living and farming in proximity to the proposed tower.
- Concerns over a lack of available information
 - Concern was expressed by many over a lack of information made available by the applicant, including the location of the tower with respect to covenants registered against the subject property.

The minutes from the meeting were not yet available as of the date of this report.

Public Correspondence

To date, 30 pieces of public correspondence have been received by the Islands Trust Northern Office. This correspondence has been compiled and is included as a separate item in the agenda package for consideration by the LTC. An additional 9 items of public correspondence on this application were received by the LTC at the April 19, 2012 meeting and are, therefore, not attached to this report.

Again, the overwhelming majority of writers expressed concern and opposition to the proposal for reasons similar to those expressed at the public meeting. As mentioned above, all correspondence received between the date of this report and the July 25, 2012 deadline for comments will be brought to the July 26, 2012 LTC meeting for consideration of inclusion on the agenda.

Agency Referrals

To date, referral responses have not yet been received from any of the referred agencies. As mentioned above, all referral responses received between the date of this report and the July 25, 2012 deadline for comments will be brought to the July 26, 2012 LTC meeting for consideration of inclusion on the agenda.

ISSUES SUMMARY:

1. Consultation Requirements
 - a. Survey Request
 - b. Missing Referrals
 - c. Availability of Minutes from June 25, 2012 Community Information Meeting
2. Reasonable and Relevant Concerns

STAFF COMMENTS:

Industry Canada's application process for considering proposals for new radio towers and antennae is illustrated in Figure 1, on the following page.

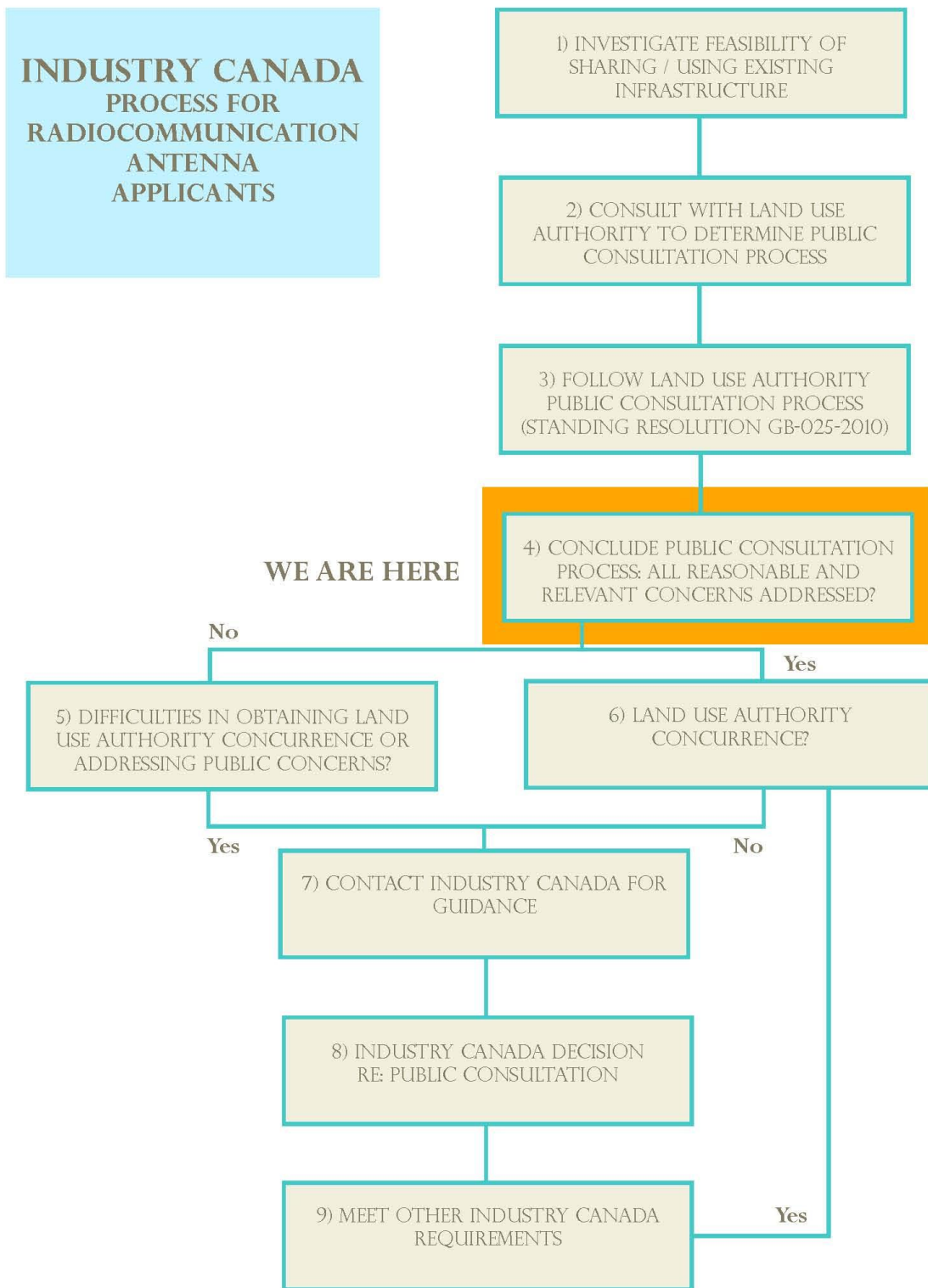


Figure 1: Industry Canada's Process for Radiocommunication Tower / Antenna Applicants

As highlighted in Figure 1, step 3) Follow Land Use Authority Public Consultation Process (Standing Resolution GB-025-2010) has now been completed and we are now at step 4) Conclude Public Consultation Process. At this time, the LTC may consider whether or not to issue concurrence, by way of a resolution, for the application to proceed with Industry Canada's other application requirements.

In considering how to proceed on the conclusion of the public consultation process, the LTC should consider whether or not all consultation requirements have been satisfied and whether all "reasonable and relevant concerns", as defined by Industry Canada, have been addressed by the applicant.

Consultation Requirements – Standing Resolution GB-025-2010

The consultation requirements for the Gabriola Local Trust Area are outlined in Standing Resolution GB-025-2010. These requirements specify a base level of consultation that must be met in all instances and allow the LTC some freedom to amend the consultation process over and above these requirements on a case by case basis. For this application, the specified consultation process includes the items listed below; items in which staff have concerns are elaborated in the following paragraphs:

- The submission of an application to the LTC
- One notification to neighbours within a 2km radius of the subject property
- One public meeting
- One advertisement in local newspapers
- Referral to:
 - BC Ambulance Service
 - Provincial Archaeology Branch
 - Gabriola Fire Protection District
 - Islands Trust Fund
 - Gabriola RCMP
 - Regional District of Nanaimo
 - Snuneymuxw First Nation
- Submission of the following information:
 - The proposed location of the tower on the subject site
 - A description of the predicted power density level of the antenna/tower
 - Methods to mitigate any aesthetic or visual impact
 - Description of the natural environment, any sensitive ecosystems or other important habitat areas within 120 metres of the subject property and mitigation impacts to such areas
 - Physical details and example illustrations of the tower including its height, colour, type and design.

Public Meeting

As of the agenda deadline for the July 26, 2012 LTC meeting, the minutes of the June 25, 2012 Community Information Meeting had not yet been received by the Islands Trust Northern Office and, as such, have not been included in this report. Staff anticipate these minutes will be ready for the next LTC meeting, scheduled for Thursday, September 6, 2012. Staff recommend deferring consideration of concluding consultation on this proposal until such time as the minutes of the public meeting have been received.

Referrals

As mentioned in previous sections of this report, referrals have been sent to the indicated agencies with a response deadline of Wednesday, July 25, 2012. To date, no responses have been received by staff. Referral responses will greatly assist the LTC in developing a response

to the applicant and Industry Canada on this application and, as such, staff recommend following up with each of these agencies and extending the response deadline to ensure that adequate input is received by the LTC.

Tower Location

At the June 28, 2012 meeting, the LTC again requested that the Gabriola Radio Society provide a legal survey showing the proposed tower location, and structure location and dimensions, in relation to the exiting covenants and setbacks from property lines. To date, this information has not been provided by the applicant. An accurate picture of the proposed tower location in relation to covenants and property lines will assist the LTC in assessing potential tower impacts. As such, staff recommend deferring consideration of concluding consultation on this proposal until the September 6, 2012 LTC meeting to allow the applicant additional time to complete the requested legal survey.

Environmental Impacts & Mitigation

The applicant has stated in the submitted application materials that no adverse environmental impact is anticipated from the development of the proposed radio tower. Islands Trust Sensitive Ecosystem Mapping shows areas of mature Douglas Fir forest and wetland ecosystems (McGuffies Swamp) within the vicinity of the proposed tower. Despite numerous requests by staff, how the proposed tower would affect these ecosystems has not been addressed in the materials submitted by the applicant, nor have any mitigation measures been identified. Although Industry Canada's process does take into consideration the requirements of the *Canadian Environmental Assessment Act*, staff recommend that in considering conclusion of the consultation process on the proposal, the LTC be cognizant of local Official Community Plan policies that relate to environmental protection and consider the proposal against furthering the Islands Trust preserve and protect object. Environmental impacts must be taken with earnest.

One mechanism for achieving greater environmental review of the proposal is its referral to the Islands Trust Fund for comment. As previously noted, to date, no comments have been received from the Islands Trust Fund. Again, staff recommend following up with the Islands Trust Fund and extending the deadline for comments to ensure that adequate input is received. In addition, staff recommend that the LTC request, by resolution that additional environmental information and proposed mitigation measures be provided by the applicant.

Reasonable and Relevant Concerns

"Reasonable and relevant" concerns are considered by Industry Canada to include:

- Why is the use of an existing antenna system or structure not possible?
- Why is an alternate site not possible?
- What is the proponent doing to ensure that the antenna system is not accessible to the general public?
- How is the proponent trying to integrate the antenna into local surroundings?
- What options are available to satisfy aeronautical obstruction marking requirements?
- What are the steps the proponent took to ensure compliance with Industry Canada's following general requirements?
 - Health Canada's radio frequency exposure guidelines (Safety Code 6)
 - Radio Frequency Interference and Immunity
 - Canadian Environmental Assessment Act
 - Aeronautical Safety – Transport Canada and NAV CANADA requirements

In considering how to proceed in concluding the consultation process, the LTC should consider whether or not all "reasonable and relevant" concerns, as expressed above, have been satisfactorily addressed by the applicant. Many of these questions were raised during the June

25, 2012 public meeting and responses will be recorded in the meeting minutes. Again, staff anticipate that these minutes will be available for the September 6, 2012 meeting of the LTC and recommend deferring consideration of a resolution on the proposal to conclude the consultation period until such time as this information is available.

OPTIONS:

The LTC has the following options with respect to this application:

1. Pass a resolution supporting the proposal and instruct staff to forward this resolution to the applicant and Industry Canada;
2. Pass a resolution opposing the proposal, including reasons for the opposition, and instruct staff to forward this resolution to the applicant and Industry Canada; or
3. Defer consideration of a resolution on this proposal until the September 6, 2012 LTC meeting to allow additional time for submission of the following materials:
 - a. A legal survey, as per resolution GB-067-2012
 - b. Minutes of the June 25, 2012 Community Information Meeting
 - c. Additional information on environmental impacts and mitigation
 - d. Responses from referral agencies.

Staff recommend proceeding with Option 3.

RECOMMENDATION:

Staff recommends:

THAT the Gabriola Island Local Trust Committee defer consideration of the Gabriola Radio Society radio tower proposal until the September 6, 2012 meeting, to allow additional time for the submission of a legal survey, as per Gabriola Island Local Trust Committee Resolution GB-067-2012, by the applicant;

THAT the Gabriola Island Local Trust Committee request again that the applicant for the Gabriola Radio Society radio tower proposal submit a description of the natural environment, any sensitive ecosystems or other important habitat areas within 120 metres of the subject property and mitigation of impacts to such areas; and

THAT the Gabriola Island Local Trust Committee extend the deadline for public and agency comment on the Gabriola Radio Society radio tower proposal until 4pm Friday, August 24, 2012.

Prepared and Submitted by:

Chloe Fox

Chloe Fox, MCIP
Island Planner

July 18, 2012

Date

Concurred in by:

Chris Jackson

Chris Jackson, MCIP
Regional Planning Manager

July 18, 2012

Date

Gabriola Radio Society Tower Application
Compilation of Correspondence to July 18, 2012

Chloe Fox

From: Sheila Malcolmson
Sent: Monday, July 16, 2012 3:22 PM
To: Chloe Fox
Cc: Gisele Rudischer
Subject: FW: radio tower

Follow Up Flag: Follow up
Flag Status: Completed

From: annette warwick [<mailto:aewarwick@yahoo.ca>]
Sent: July-11-12 5:15 PM
To: Sheila Malcolmson
Cc: howardhoule@yahoo.ca
Subject: radio tower

Dear Sheila,
I would like to let you know that I am not in support of having a radio tower on Gabriola.
Thank you,
Annette Warwick

Chloe Fox

From: Sheila Malcolmson
Sent: Monday, July 09, 2012 12:27 PM
To: Gisele Rudischer; Chloe Fox
Subject: FW: Radio Tower on Dave Lorette's Property

-----Original Message-----

From: clarena [\[mailto:clarena@islandnet.com\]](mailto:clarena@islandnet.com)
Sent: July-09-12 9:53 AM
To: giselerudischer@islandstrust.bc.ca
Cc: Sheila Malcolmson
Subject: Radio Tower on Dave Lorette's Property

Thank you for organizing the public information meeting and for presiding it. It became obvious as the meeting progressed that an impressive number of people from the neighborhood took the trouble to attend and to express their opposition to the erection of a tall radio tower on Dave Lorette's farm.

I will not attempt to enumerate nor repeat all the objections to this specific site. You heard them and registered them.

Allow me to emphasize another point. A source of frustration at the meeting was the perception that we were not pleading in front of the institution having the authority to decide. The view was expressed that those who decide were far away, unconcerned and that "Ottawa could not care less". It is very important that this perception be conveyed to the Department of Industry in Ottawa. The consultation process is complex and confusing. The distance (between Ottawa and this little island on the west coast) is emphasized by the number of barriers between the decision makers and those affected. Should they allow the proposed tower on this site, in spite of the clear protest of the neighborhood, it would feed the alienation of the individual citizens that "Ottawa does not care"

I would like to request that you convey to the authority (Minister of Industry?) the deep concern of the resident. We all came to live on an island hoping this move would take us away from the overwhelming hustle and bustle of the city. A radio tower, fifteen stories high is clearly part of what we do not want.

Claude Renaud
1585 Hess Dr.
Gabriola island

Chloe Fox

From: Dennis Fraser <dhfraser@shaw.ca>
Sent: Tuesday, July 17, 2012 12:02 PM
To: Sheila Malcolmson; Gisele Rudischer; David Graham
Cc: Chloe Fox
Subject: Gabriola Radio Society's application

Dear Trustees,

I am a property owner on Hess Road, and I am opposed to the Gabriola Radio Society's proposed radio tower at the end of Chernoff Drive. I have looked at all the available information and attended the community meeting at the Community Hall. I see no reason why this tower is a necessity, but I see several reasons why this tower would be a detriment to our neighbourhood and to our Island. If the Gabriola Radio Society's interest in putting up a radio tower is to promote community radio and local arts, they can accomplish that by either broadcasting online or partnering up with our existing community radio station CHLY.

Dennis Fraser

Chloe Fox

From: Dona Bradley <nutritionlogic@shaw.ca>
Sent: Friday, April 20, 2012 10:07 AM
To: Sheila Malcolmson; Gisele Rudischer; Chloe Fox
Subject: radio tower on Gabriola

To the Islands Trust,

Although I cannot attend the meeting on Friday morning, I would like to add my voice to the opposition of installing a radio tower on Gabriola. Not only am I concerned about the surrounding immediate environment of the proposed location, I have real concerns about a "foot in the door" for other electromagnetic applications that will most certainly be installed on this tower in the future. Gabriola does not need this type of "high technology". Many people have come here because their health dictates getting away from these pervasive electricomagnetic fields, and I would like to see the island remain as clean as possible.

Thanks,

Dona Bradley
1993 Molly's Way
Gabriola Island
250 247 9567

From: dgcavill@shaw.ca [mailto:dgcavill@shaw.ca]
Sent: June-29-12 10:34 AM
To: gbltcwebmail
Cc: dgcavill@shaw.ca
Subject: Gabriola Island Local Trust Committee



Islands Trust

Preserving **island** communities, culture and environment.

June 29, 2012

From: Doug Cavill
Email: dgcavill@shaw.ca

Subject: Gabriola Island Local Trust Committee

Re: Gabriola Radio Society Tower Application

I have been reviewing your 23 March 2012 staff report and would bring to your notice a discrepancy in the information provided by the Society. Industry Canada requires the physical location of the antenna to be provided in latitude and longitude. The information you provided only shows an X on a map. The accuracy is necessary to ensure the antenna is located the requisite distance from the adjacent property. The regulations state that the closest antenna guy anchor point must be a minimum of 3 times the antenna height (40 meters) from the property line. The minimum distance of the guy point from the antenna mast is 20 meters therefore requiring a set back from the antenna mast of 140 meters. The sketch in the staff report when overlaid on the RDN map shows a setback of less than 80 meters.

This discrepancy should be noted in your land use authority report to Industry Canada.

www.islandstrust.bc.ca

Chloe Fox

From: fred harris <fred.harris1@gmail.com>
Sent: Monday, July 16, 2012 8:10 AM
To: Chloe Fox
Subject: proposed radio tower chernoff drive

Follow Up Flag: Follow up
Flag Status: Completed

July 16, 2012

Dear Ms Fox

Please accept this as a written submission regarding the proposed radio tower near the end of Chernoff Drive on Gabriola Island.

I am a Gabriola resident, living at the corner of Ferne and Seymour Road, about one km from the proposed site.

I am opposed to the tower for two reasons:

1. there is an existing radio station that can comfortably accommodate the needs of the applicant (Radio CHLY in Nanaimo), therefore there is no need for any environmental disruption. Industry Canada acknowledges that an already existing infrastructure is a pertinent factor in considering an application.
2. I do not trust that the tower is safe from a health point of view. I am a retired physician. I have read Health Canada Radio Frequency Exposure Guidelines Safety Code 6, whose criterion for intervening to protect the public is that there is a scientifically proven link between an exposure and a health risk. This approach maximizes the likelihood of ongoing human harm while acceptable experimental design to evaluate risk is being debated and then decided on by a government now notorious throughout the world for muzzling the science that it does not like.

Sincerely,

Fred Harris, M.D.

1755 Seymour Rd

Gabriola BC V0R 1X6

250 325 7736

fred.harris1@gmail.com

Chloe Fox

From: Gisele Rudischer
Sent: Monday, July 09, 2012 11:26 PM
To: Chloe Fox
Subject: FW: Full opposition to Stony Ridge radio tower site

Gisele Rudischer
Gabriola Island Local Trustee
Islands Trust
250 247-8795
www.islandstrust.bc.ca

From: gszanto@aol.com [gszanto@aol.com]
Sent: Monday, July 09, 2012 3:56 PM
To: Sheila Malcolmson; Gisele Rudischer
Subject: Full opposition to Stony Ridge radio tower site

Hello Chloe, Giselle and Sheila, (please forward to Chloe) This letter, as you can probably guess, is a statement of my thorough opposition to a radio tower being sited on Stony Ridge Farm at the end of Chernoff Drive on Gabriola Island. It also contains my hope that you will convey to Industry Canada the general island opposition to this site, as expressed by the nearly fifty Gabriolans attending the tower information meeting at the Community Hall on June 25, 2012. Only the proponent spoke for the tower site. All others speakers spoke against the site.

The site is not appropriate for a radio tower because it is harmful to the amenities of the neighborhood. A wetlands, McGuffie's Swamp, lies less than a hundred meters from the site. The wetlands serves as the breeding place for hundreds of frogs annually, as well as the nesting ground for over one hundred red-winged blackbirds. The site is contingent to homes on Chernoff Drive, Coates Road and Hess Road, amenities of the neighborhood which would be compromised.

Such a tower would be visually intrusive, standing fifteen stories high. The proponent claims it would be all but hidden in "an existing stand of tall trees." This is a fabrication. There are no tall trees on this part of Stony Ridge Farm. The site was virtually clear-cut ten years ago. The land is barren. The tower would be placed in the middle of what is now a quarry, fully in the open. The nearest trees are thin and scraggly; about a third have fallen over.

They have fallen because the land is shale and sandstone, and possibly too soft to serve as an anchor for a tower.

The proponent states that the tower "is intended to be placed so as not to be visible from Chernoff or Lockwood Drives (sic)." By this very comment the proponent concedes that the tower is something that needs to be hidden.

The proponent notes that the "proposed colour of tower (dark brown/green) to help blend tower in with natural surroundings." Steel of whatever colour does not blend in with timber—and there's no timber at the site.

The very building of the tower would be an intrusion in the neighborhood. Constant trucks, the drilling to sink a base for the tower, and the constant hum of a completed tower would make the area a place to avoid—hard for those of us whose houses are here. Birdsong, which McGuffie's Swamp provides this region with generously, would become a thing of the past. The constant night-time red lights of the tower would pollute the night sky.

As a neighbour on Hess Road writes, "We all came to live on an island hoping this move would take us away from the overwhelming hustle and bustle of the city. A radio tower, fifteen stories high is clearly part of what we do not want."

George Szanto

Chloe Fox

From: Sheila Malcolmson
Sent: Monday, July 16, 2012 3:22 PM
To: Chloe Fox; Gisele Rudischer
Subject: FW: GRS Tower Proposal

Follow Up Flag: Follow up
Flag Status: Completed

From: HEATHER KAY [\[mailto:hmkay1225@gmail.com\]](mailto:hmkay1225@gmail.com)
Sent: July-11-12 7:40 AM
To: howardhoule@yahoo.ca; Sheila Malcolmson
Subject: GRS Tower Proposal

Hi Howard and Sheila,

I would like to say that I am opposed utterly to the installation of a radio tower on Gabriola. That the interest of a few should be supported by our tax dollars is just WRONG! If they want a tower, then they need to get public support for it and raise the money to fund it.

I hope that you have some say with Industry Canada and that the feelings of Gabriolans will be taken into serious consideration.

Thank you,

Heather Kay
Gabriola resident

Chloe Fox

From: Sheila Malcolmson
Sent: Tuesday, July 03, 2012 9:11 PM
To: Gisele Rudischer; Chloe Fox
Subject: FW: Community Service Radio on Gabriola Island

Follow Up Flag: Follow up
Flag Status: Completed

-----Original Message-----

From: Ian Morrison [<mailto:ian@coalesce.ca>]
Sent: July-03-12 9:58 AM
To: giselerudischer@islandstrust.bc.ca; Sheila Malcolmson; David Graham
Subject: Community Service Radio on Gabriola Island

Dear Trustees:

On behalf of Friends of Canadian Broadcasting, I want to underline the importance of the availability of alternative local options for radio to those provided by commercial radio stations. We endorse the goals of CKGI and urge you to extend sympathetic consideration to their antenna proposal.

Best regards!

Ian Morrison
Spokesperson
Friends of Canadian Broadcasting

Chloe Fox

From: Sheila Malcolmson
Sent: Thursday, July 05, 2012 2:50 PM
To: Chloe Fox; Gisele Rudischer
Subject: Fw: radio tower

From: Janina Stajic [<mailto:janinas@gmail.com>]
Sent: Thursday, July 05, 2012 10:10 AM
To: Sheila Malcolmson
Subject: radio tower

Dear Sheila

I would once again like to reiterate my strong opposition to having a radio tower built. I'm appalled that essentially one person seems to have the ability to do something that many Gabriolans (judging from last week's newspaper articles) are totally against.

If the CRTC rules in favour of having the tower built I would hope there was some recourse for Gabriolans to say 'no' and stop it from being built. If not then I ask that you do all in your power to stop the CRTC from giving approval for the tower to be built, particularly when the tower is being considered solely to support what is completely unnecessary - a Gabriola Radio station, which I'm also not in favour of.

Thank you for your time.

Janina

--

Janina Stajic
Writer & Editor
995 Dirksen Road
Gabriola Island B.C.
Canada V0R 1X2
www.hob-bl.blogspot.com/
janinas@gmail.com

From: Janina Stajic [<mailto:janinas@gmail.com>]
Sent: June-21-12 10:28 AM
To: northinfo
Subject: radio tower

Dear Sheila

Please consider this notice of my opposition to the proposed Radio Tower. Not only do I feel we need to limit the number of Radio Towers on the island but I especially feel that we shouldn't be allowing a tower to be built to host a radio station that I feel is also completely unnecessary and only going to end up costing taxpayers even more money.

Thank you

Janina

--

Janina Stajic
Writer & Editor
995 Dirksen Road
Gabriola Island B.C.
Canada V0R 1X2
www.hob-bl.blogspot.com/
janinas@gmail.com

Chloe Fox

From: Sheila Malcolmson
Sent: Monday, July 16, 2012 3:13 PM
To: Chloe Fox
Cc: Gisele Rudischer
Subject: FW: Radio Tower

Follow Up Flag: Follow up
Flag Status: Flagged

From: John & Yvonne [mailto:John_Cox@telus.net]
Sent: July-10-12 7:28 AM
To: Sheila Malcolmson
Subject: Radio Tower

RADIO TOWER

We would like to say "no" to the proposed radio tower. In fact we would like to say "no" to a radio tower anywhere on the island. It simply isn't necessary - there are internet alternatives which do away with unsightly, permanent, physical structures. Indeed our CBC is available on-line as is BBC. Internet radio is transmitted directly to computers and those who choose to listen, will. This would seem to us to be the logical "friendly" solution to the radio tower "wars" which are occurring

RADIO STATION

We understand that the radio tower is the only question at the moment but we would like to also comment on the radio station. While their objectives are noble they are more self-serving than community-serving. As they are commercial-free, funding will most certainly be requested and we would strongly oppose any tax driven funding.

John & Yvonne Cox
1370 Degnen Road
Gabriola V0R 1X7
247-8839

From: John Gambrill [<mailto:gamgen@hotmail.com>]
Sent: June-22-12 8:32 PM
To: northinfo
Subject: Gabriola Radio Tower

Hi Sheila,

I plan on attending the meeting on June 25, 2012 regarding the application to erect a radio communications tower, and I hope to gain information from the meeting.

I must say that at this stage I am totally against the erection of the tower.

My main concerns are:

1. the long-term financial model for funding erection and operation of the tower;
2. the financial model for the radio station facilities (buildings, equipment, monthly operating costs);
3. the financial model for operation of a "commercial free" radio station;
4. the model for for being able to staff and broadcast shortly after a major earthquake (one of the radio society's key selling points);
5. in 5 to 10 years time, radio communication may be an outdated/obsolete media for emergency communications.

My fears are that the financial burden of the radio tower will either require leasing space on the tower/s to other commercial operators, or will fall back on Gabriola Island's property owners via some bail-out taxes.

John Gambrill
1370 Sea Lovers Lane, Gabriola

Chloe Fox

From: Judith Graham <ja_graham@live.com>
Sent: Tuesday, July 17, 2012 11:16 PM
To: Chloe Fox
Subject: Gabriola Radio public documentation

Hello LTC,

Here is a short summary of my thoughts.

In case I did not forward this to you previously, please see below, which explains the reason for the approval of the GRS application by CRTC. Because Gabriola Radio whined and complained, Rogers threw them a bone. As I may have mentioned previously, there have been several community radio applications put forth to CRTC, all of which have articulated actual, on the ground evidence of programming and real time ongoing demonstrations so as to garner community support.

- In the ten or so years since the inception of the GRS there has not been any demonstration of any programming of any sort whatsoever. Now suddenly we need a transmission tower.
- If Gabriola Radio is truly interested in developing a community radio station, created and developed by and for the Gabriola community, they could have started it up long ago.
- A tower is not needed for Gabriola Radio to go ahead and start up their business, if and when they so choose. The world has gone digital.

Judith Graham

From: Judith Graham **Sent:** July-04-12 1:07 PM

Hello Everyone,

Here is an excerpt from the GRS website which describes the quid pro quo worked out with Rogers back around 2010. ~ JG

Rogers offer to assist comes in, this time with out a catch!

Win or lose 98.7FM Gabriola will get on the air!

Susan Wheeler Vice-President, Regulatory Affairs for Rogers Media has submitted their offer to assist Gabriola Radio to find another channel to broadcast on (and prepare the required engineering brief) so Rogers can go ahead with their expansion plans. Rogers submitted the offer to the CRTC in their reply to the intervention filed by Gabriola Radio, it states:

If our application to establish a rebroadcast transmitter on Salt Spring Island is approved, we are prepared to offer technical assistance to the GRS with respect to identifying an appropriate technical solution to launching a community radio service on Gabriola Island. If the solution involves an application for either a low-power FM station or for a new AM station, RBL will assume responsibility for the preparation of the technical brief and corresponding technical documentation required by Industry Canada.

Chloe Fox

From: Sheila Malcolmson
Sent: Wednesday, June 27, 2012 12:48 PM
To: Chloe Fox
Subject: FW: Gabriola radio tower

From: Kit (Alison) Szanto [\[mailto:kszanto@telus.net\]](mailto:kszanto@telus.net)
Sent: June-27-12 12:04 PM
To: Sheila Malcolmson; Gisele Rudischer
Cc: Kit (Alison) Szanto
Subject: Gabriola radio tower

Dear Sheila and Giselle,

I am emailing you about the possibility of having a radio tower built on Gabriola, on Dave Lorette's property, at the end of Chernoff Drive.

The short version of my thoughts about this radio tower project is that it would be a terrible mistake to allow the tower to be built on this land. There can be no assurance, if the tower were to be built, that many additions to it will not be added. We all know that happened with the Cobble Hill tower, and closer to us, the tower for the Vancouver Island University, which suddenly (the neighbours say) had many additions added to it in the middle of the night. In fact, other towers might also be added beside it should the land be zoned appropriate for a radio tower.

Once the tower is up, Gabriolans will have no control over how it is used, what is added to it, or who is responsible for it. Industry Canada will be the authority and will not care who or what is done with the tower. It would be a terrible abdication of The Islands Trust mandate to preserve and protect to allow such a situation to arise on any of the Gulf Islands, but certainly, in this case, on Gabriola. The neighbours of the VIU tower are feeling betrayed by what happened to this tower - and the same would be the fate on the tower built on the Lorette property.

The Gabriola Radio Society can not afford to lease the property, build the tower, insure it for damage to neighbours, etc without some significant income. The RDN seems extremely unlikely to fund the GRS, since most Gabriolans do not seem to feel the need for GRS and will not want to fund it through taxes. GRS would (in order to generate the needed income) pretty much have to lease use of the tower to various cell phone companies, TV stations, and/or other users of towers, all of which would add a good bit to the electro/magnetic radiation from the tower not to mention the de-beautification of the entire area.

Even without the added cell phone companies etc, the tower itself seems a violation of the covenant on this land. It is true no one can "prove" it will have a negative impact on the flora and fauna of McGuffie's Swamp, but there is enough evidence to suggest it is likely to, and surely that violates the covenant. Certainly the excavating done on the property seems to have vastly reduced the Red-winged blackbird population at the swamp.

If you would prefer a paper version of this letter, I would be glad to send it to you.

Thank you for your work on this issue. I know it is far from easy, and will be time consuming.
Kit (Alison) Szanto

Chloe Fox

From: Sheila Malcolmson
Sent: Monday, July 16, 2012 3:22 PM
To: Gisele Rudischer; Chloe Fox
Subject: FW: GRS Tower Proposal

Follow Up Flag: Follow up
Flag Status: Completed

From: Elisabeth Dieryckx [\[mailto:lillydierex@yahoo.ca\]](mailto:lillydierex@yahoo.ca)
Sent: July-11-12 9:15 AM
To: howardhoule@yahoo.ca; Sheila Malcolmson
Subject: GRS Tower Proposal

Hi Howard and Sheila,

I would like to say that I am opposed utterly to the installation of a radio tower on Gabriola. That the interest of a few should be supported by our tax dollars is just WRONG! If they want a tower, then they need to get public support for it and raise the money to fund it.

I hope that you have some say with Industry Canada and that the feelings of Gabriolans will be taken into serious consideration.

Thank you,

Lis Dieryckx

Gabriola resident

Chloe Fox

From: Sheila Malcolmson
Sent: Monday, July 16, 2012 3:13 PM
To: Chloe Fox
Cc: Gisele Rudischer
Subject: FW: Radio Tower

Follow Up Flag: Follow up
Flag Status: Completed

From: Lucy Hebda [<mailto:lchbd54@gmail.com>]
Sent: July-10-12 8:40 AM
To: Sheila Malcolmson
Subject: Radio Tower

Hi Sheila,

Thank you for giving us the opportunity to express our opinions in opposition to the Radio Tower on Dave Lorette's property.

Many of the people in our neighbourhood attended in the hopes of having a voice. Hopefully this meeting was not just a sop, "part of the necessary process to get out of the way", before moving forward and constructing the tower.

Last time I heard we lived in a democratic country. CRTC and Industry Canada should not be able to override the voice of the people who live there and who would be affected.

Lucy Hebda
1585 Hess Road
Gabriola Island, B. C.

Chloe Fox

From: Sheila Malcolmson
Sent: Monday, June 25, 2012 5:10 PM
To: Chloe Fox; Gisele Rudischer
Subject: Fw: Gabriola Radio
Attachments: Gabriola Radio Tower #2..doc

Follow Up Flag: Follow up
Flag Status: Completed

From: Mike Phillips [<mailto:mike-phillips@shaw.ca>]
Sent: Monday, June 25, 2012 04:44 PM
To: Sheila Malcolmson; grudisher@islandstrust.bc.ca <grudisher@islandstrust.bc.ca>
Subject: Gabriola Radio

I am attaching a copy of my presentation I will submit to the Gabriola Radio Community Information Meeting this evening.

As requested at the April 12 meeting, I will not comment on the validity of Community Radio but rather on the aspects of the application.

In summary:

I have no opinion on community radio and attempted to avoid suggesting one.

I do have opinions on the proposal being put forward and the way it is done.

I am steadfast in my opposition to the proposed tower.

I anticipate providing additional material no later than July 25, 2012 as your notification directs.

Let me know if my document contains any errors in fact and I will correct them.

Mike Phillips.

Gabriola Island Local Trust Committee
June 25, 2012.

- I live within line of sight of the 40 meter (approximately 15 storey) tower proposed by Gabriola Radio.
- On May 15, 2012 I received an Islands Trust Notification of Proposed Radio Tower-Chernoff Drive.
- Ten days is an inadequate amount of time to allow proper preparation on an intervention. The applicant has had months to prepare. Why the rush?
- The information provided in the Notification is sketchy at best.
- I am opposed to Gabriola Radio's planned tower.
- I am not opposed to community radio as a form of radio service, if it is delivered using a method that does not require construction of the massive tower proposed.

I have been following Gabriola Radio for some years and have come to learn that you will get only the minimum of information the applicant deems necessary and therefore you must ask many questions, not just allow the blanks to be filled in. I hope the Trust asks the right questions before making its recommendation. It would be inappropriate to recommend the project without knowing all the details about the applicant and its future plans. It would be unfortunate if the applicant was not fully and accurately forthcoming.

You must ask the right questions or allow others to do so. So far, Gabriola Radio has not been forced to be accountable to the community and it should be, if for no other than other reason than it is the right thing to do because of the tower. The Trust should recommend that all the usual conditions regarding land use, road access and landscaping become part of the project requirements.

- **Proposed location** – In documentation to the Trust and others, Gabriola Radio has suggested a purchase and subdivision option but apparently now that will not work so a lease arrangement is being discussed. Which is it? If it is a lease what are the terms, who is the lease with, how many years is it for, can it be assigned? Is the lease a great way to avoid the scrutiny of a more normal rezoning hearing that would come with real clout? Is there any chance that the subject property is for sale, even on an informal basis?
- **Visual Impact and Mitigation** – The applicant states that “It is our intent to restore the area around the tower site to its apparent original grassland.” That of course is easy to say and cheap to do. The only problem is that there is no obvious indication it was grassland. The Trust should demand conditions to the same standards that are applied to other developers on the island, including landscaping, parking, roads and trails. In a Trust meeting held on April 12, 2012 the applicant suggested that the tower under consideration would be more attractive than the gravel pit in which it is to be located, insinuating perhaps that somehow a huge tower is attractive. Adding a hideous tower to one of the most

chewed up properties on Gabriola is not a solution of any sort, nor an excuse to justify a tower. The applicant was rightly challenged by the Trust on this, but the assertion is significant as it may reflect on the applicant's assessment of environmental aspects of the application.

- **Visibility from Chernoff and Lockwood Drives.** The Notification states that the tower will be sited to be not visible from Chernoff or Lockwood Drives. This defies logic completely. A 15 storey tower will obviously be visible. The document does not say where the tower will in fact be visible from. Some residences will be immediately adjacent to the tower. I urge the Trust not to buy into this argument. How Gabriola Radio might say the tower is not going to be very visible is not clear. We have no evidence that Gabriola Radio has done the standard testing methods to determine where it will be visible from. The applicant and the Trust do not know for sure who will have to look at this monstrosity.
- **There seems to be a sense that there are trees around the site “no trees are to be removed”.** A nice environmental effort, but there are essentially few trees there anyway and they are spindly second growth. However, the applicant has maintained that the tower will look like a fir tree and is therefore it would blend into the natural background somehow. A 15 storey tree on the peak of the island in an area of much lower trees will be a visual blight like no other on Gabriola and it will be forever. A tree with lights? I don't know of any 12 story trees on Gabriola that have lights, let alone one on the highest piece of land on the Island. Of course it will be visible for miles. Mysteriously it might look completely natural but I doubt it. At one point the applicant told the writer that it would only be visible to fish boats and tugs. That's very caring of the community. More recently at the April 12, 2012 Trust meeting the description had changed. The tower was described as looking like some sort of lightening struck tree or snag, another particularly sensitive description. The Islands Trust mandate is to protect the islands. **IF THE TRUST RECOMMENDS THIS PROPOSAL IT WILL NOT BE PROTECTING GABRIOLA IN ANY WAY.**
- **McGuffie's Swamp.** To make things worse, the site is very close to McGuffie's Swamp, an integral part of Gabriola's water shed and a haven for wildlife. Unfortunately the swamp has been the focus of a great deal of disturbance over the years including in fill and peat mining and the land around it has been disturbed. Until recently it was a major supplier of water to the Coast Marsh Regional Park. Water routinely flowed overland to the marsh in the winter months but last year, water did so on only one day. The Trust should consider the impact of allowing anything to be built near the swamp in order to eliminate further environmental damage. McGuffie's Swamp has received no protection; protection that it deserves and needs.

- **Has the applicant told the Trust what the cost of the tower will be and how it will be financed?** This is important because it comes down to long term viability and stewardship of the facility, if it is built. In 2008 and 2011 the CRTC was told the facility would cost would be minimal (approximately \$37,500 if I recall correctly but the applicant could confirm this)) and yet by 2012 the cost had soared to a much higher number, possibly over \$150,000. The costs quoted to the CRTC were “Prepared by Ken Zakreski, CEO of Gabriola Radio Society derived from discussion with John Mathews of Promethian Electronics – Nov. 14, 2001. The estimate is not based on firm written quotations.” There may be a great reason why the numbers the CRTC received in 2011 were so different than current numbers, possibly because they were so old and unverified, but if something so important was not accurate only one year ago, what else may not be accurate in the applicants materials? For instance, there did not seem to be any provision for land costs.
- **Where will the capital funding and operating capital come from?** The applicant sells annual and life society memberships. How many annual memberships are there and how many life memberships have been sold, as opposed to those which have been given to supporters? Almost certainly not enough to fund very much capex. A second possibility might be, as the applicant has made clear, that land owners would be taxed on the value of their properties at over \$7.00 per \$100,000 which is about the third highest tax item on property tax notices. In current economic conditions this will never happen and the thought of it seems to be causing resentment in the community. Why should Gabriola Radio be allowed to tap into land owners built up net worth? No other Canadian radio outfit, to the best of my knowledge, has land tax as a revenue source. As land owners would pay for this so would all commercial tenants and residential tenants as costs trickled down. Affordable housing just gets pushed a little further away and costs get increased to already stretched Gabriola businesses. There are many charities and non profits on Gabriola and only the museum, the repository of all the Island’s history, gets land based support and it is minor. Thirdly, the Society might charge for advertising on Gabriola Radio. Competition would be tough with reaction expected from the two excellent newspapers we are lucky to have and in any case it is doubtful any commercial revenue of sufficient scope would be available to Gabriola Radio from Gabriola businesses. A far more likely source of substantial funds would be to lease space on the huge tower so that other broadcast organizations needing a tower can blast the east coast of Vancouver Island and marine traffic with signals as they see fit. CBC has shown interest previously, Rogers would probably like cell capability and who knows who else would show up. In this scenario the Gabriola Radio tower will end up being festooned with junk, blighting our Island forever, for no real benefit to Gabriola. The tower will be a commercial structure that will go on long after Gabriola Radio has gone. It is unbelievable that after all these years, Gabriola Radio has not been able or willing so far, to present a clear picture on start up costs and operating forecasts sufficient to cause the Community to have confidence in the tower proposal. **IF**

THE TRUST MOVES FORWARD TO RECOMMEND THIS PROPOSAL IT NEEDS TO HAVE ALL THESE QUESTIONS ANSWERED FIRMLY. ONCE THE TOWER IS UP THE TRUST CAN COUNT ON LOSING CONTROL OF FUTURE HEIGHT CHANGES AND TOWER TENANTS. AS IS THE CASE IN SO MANY OTHER JURISDICTIONS THE TOWER WOULD BECOME AN EVEN MORE HIDEOUS AND OUT OF PLACE EYE SORE ON GABRIOLA. I recently requested a copy of the applicant's current financial statements in an attempt to gain reassurance that Gabriola Radio has the necessary finances to embark upon the tower project. The request was denied. The most recent available financial statements dated October 31, 2011 show little. There was only \$1,851 cash and equity of only \$20,936 including \$16,600 goodwill somehow related to the unissued CRTC license. There is no indication who prepared them, what the basis of preparation was and there were no schedules or footnotes of any kind. The Trust would be wise to request confirmation that the applicant is financially capable of carrying out this project.

- **Engineering Report - Radiocommunication and Broadcasting Antenna Systems Attestation.** My concerns about others using the tower have been reinforced by this document, received too late to be included elsewhere. In Section 1 of the report the applicant states that **"Gabriola Radio is not proposing to share an existing mast, tower or other antenna supporting structure."** This leaves the door wide open for others to get on the mast. What is "proposed" and what actually happens later might be two entirely different things and the applicant knows that. This is clever wording but I doubt it has any legal or binding meaning at all. The Trust should get no comfort from this statement. The only way of preventing others from crowding the tower is perhaps to have an irrevocable covenant on the land title that the tower will be used for the broadcast of Gabriola Radio signals only. I doubt the land owner or the applicant will agree to this. The Trust should ask.
- **Tower effectiveness.** As part of the engineering report submitted in support of the application the consulting engineer states **"However, the terrain of the island, and the location of many homes, is such that the realistic coverage will be significantly restricted in many areas. The society has been advised of the realistic coverage limitations and is prepared to accept them".** This is unbelievable. The applicant has told us all along that coverage from this site is necessary as it is the only place on Gabriola that will do the job. Apparently it won't do the job as we are led to believe. It will only do part of the job and is in fact is nothing more than the best choice of a bad lot. I do not believe the CRTC was told this and I don't think the Community has been. We have been told however that other towers the applicant has considered have been rejected for precisely the same reason. So, perhaps an existing tower elsewhere will get the applicant what it needs, but there has been no mention of this. There has been brief talk of the need for repeater stations, now we know why. So how

many towers and repeater stations are we talking about. What actually is happening here?

- **The emergency communication aspect of this tower is pushed over and over.** The Trust should not be swayed by this argument. Fear is not a driving force of any merit. In any case, the tower location is in an area that Gabriola Volunteer Fire Department maps show as being very dangerous. Gabriola Radio wants the proposed site so badly; it is willing to compromise on the fire risk to get it. In the event of a serious fire or earthquake how will personnel get to the broadcast centre? Will communications be maintained between the studio, wherever it is located, and the tower? Will the tower be standing? Will listeners be able to hear an FM station? Will they have batteries if the power is out? Will the tower have fuel to last? Will all the dozens of other available radio stations serve Gabriola better and will the cell network (as likely the first to be restored communications system) be the best source of information? **IN THE EVENT THE TRUST RECOMMENDS THIS TOWER WILL THE TRUST DEMAND THAT THE TOWER FACILITIES BE SPRINKLED WITH ADEQUATE WATER AND A STAND BY EMERGENCY DIESEL PUMP? WILL THE TRUST DEMAND THE WHOLE FACILITY BE BUILT TO POST EARTHQUAKE STANDARDS? IF THE TRUST DOES NOT THE APPLICANTS EMERGENCY ARGUMENTS ARE POINTLESS.**
- **Engineering report (received too late to be incorporated elsewhere).** This document reveals that Gabriola Radio will use Shaw Cable services to transmit signals from its studio to the proposed tower. This further weakens the argument that the tower will be useful in emergencies. Shaw service frequently dies during power failures on Gabriola, it will fail if lines are broken or burned through and in the event of an emergency is likely to be unreliable. That means Gabriola Radio could only function if someone could reach the tower and is able to broadcast somehow. Another big risk. Roads can be closed by fire or other events. People may not be available or may be hard to contact. The emergency argument is weak indeed. In fact, as outlined above under **tower effectiveness**, it is now apparent that emergency coverage will be spotty even if the system is working, and perhaps routine traffic for the GVFD may not work well either. Has the GVFD been given this information? Have any other emergency services been given it? The possible use of the tower by emergency services has been mentioned. Who has taken the bait and what is the state of current negotiations? The Trust should not accept this argument by the applicant until proof is provided. Until then it is speculation. As an additional complicating matter, the addition of repeater stations will make emergency communications and regular service even more unreliable.

- **Property values will be hurt.** The Trust has apparently ruled out this discussion. The reason seems to be that at Federal levels lost property value is not a valid argument. The Trust could decide otherwise as part of its recommendation. The obvious reason this rule is in place is that towers hurt value or make near by properties much less desirable. If they did not, the rule would not have to exist. Along with this attack on property owners will come a reduction in local assessments and presumably somewhat higher taxes for all other land owners to compensate for the loss of revenue. Why such an insignificant group as Gabriola Radio should be able to make this happen is unclear. Would the proponents of this scheme be willing to have their property values decline or for that matter, would they like a tower in their back yard? The answers are obvious. Sadly the applicant's concern about other Islanders is lacking.
- **Aircraft.** On several occasions, particularly at night in poor weather, I have observed low flying passenger aircraft fly directly over the proposed site, so low in fact their flashing lights light up the ground brightly. Military and civilian craft routinely fly over the site which is very high above sea level and it is effectively on flight paths for float aircraft and for Nanaimo Airport. Aircraft should not fly so low over Gabriola but they very often do. As a resident of the same ridge on which the site is located I can attest that in almost every adverse weather condition the entire ridge becomes encased in low cloud, sometimes for days at a time. Lights on the tower will be invisible many days of the year. Low flying aircraft, slightly off course or unfamiliar with the area, simply will not see them until too late. The location is unsafe and for the applicant to suggest otherwise is irresponsible. This tower will be an aviation fatality waiting to happen.
- **Does the Trust input really matter?** Unbelievably, the applicant seems to have reminded the trust and others from time to time, that approvals for this sort of thing are given by Ottawa, in priority to local concerns. IF THE TRUST RECOMMENDS AGAINST THIS PROPOSAL, WILL THE APPLICANT PAY ATTENTION TO THE COMMUNITY CONCERNS AND WITHDRAW THE TOWER PROPOSAL IN FAVOUR OF FINDING SOME OTHER FORM OF SIGNAL DELIVERY? The Trust should ask. I am afraid the answer is obvious.
- **Net Social Benefit.** In the April meeting this idea was presented to the Trust in the material provided. The arguments used to support this theory, what ever it is, are a farcical. Nice try, sounds good, rings hollow but it is an expedient argument for the applicant.
- **The applicant told the CRTC it will use volunteers, 200 of them.** That now seems to have dwindled to 100 in material provided to the Trust. In reality, Gabriolans who volunteer are already stretched thin by existing needs of the Community. It is naive of Gabriola Radio to think 100 are available. If too few

volunteers are available, what happens to the Gabriola Radio business plan, if indeed there is one? There is a reference to paid management. Who and for how much? Nothing published so far seems to provide details. If the assertions to the CRTC are changing in such a short time how much validity can be placed on current statements being made by the applicant to the Community and the Trust? Will they change too?

- **The Gabriola Commons.** Gabriola Radio is searching for a studio in the Village area. The applicant told the Trust on April 12, 2012 that they have spoken to the Commons about a site, possibly leaving a thought that things are moving along. The Trust should be aware that no negotiations or discussions are currently taking place. Has the Trust been told this by the applicant. If not, why not?
- **Community Radio.** Community radio may be a good idea and I have no comments on it. However, there appears to have been no marketing data provided about why there is sufficient demand for this service that might justify the hideous tower. Many residents do not seem the least bit interested and can't understand what the need is. For instance, ferry information, which will be broadcast, is available from web cams and directly through automatic messaging from BC Ferries. It is even possible to telephone the terminal and ask about current conditions. Imagine that. Residents will be shocked to learn that more BC Ferries information might be available but the cost to the Community is a tower.
- **Support for the arts.** Gabriola Radio claims it will support the arts, an admirable goal. The arts already receive tremendous support from local papers and through other methods. Islanders know what is happening and support the important arts community very well. Presumably local music may be played. I doubt that musicians would be happy to have their music played to such a small audience, of about 4,020 assuming every man, woman and child is listening, if they understood that the periodic playing of their work would require such a devastating tower. This is another argument that Gabriola Radio makes but if the truth were known to the artists, it would fall flat.
- **The world of radio has changed since this process began so long ago.** The industry is consolidating, employment is down and the market has fractured. People now listen to a myriad of communications devices that do not require a direct over the air radio signal from a tower, the internet has become available to everyone (offering radio free from thousands of sources), and satellite radio, cable and others are taking market share. Even the CBC has resorted to free internet music offering dozens of channels. The concept of a huge tower to reach a few people is outdated and unnecessary. In the last few years how many community radio stations have found it necessary to build and finance a 15 storey tower to reach as small local audience?

- **So why is this happening?** After eight or so years Gabriola Radio still consists primarily of a few dedicated individuals who are still pushing, trying to get a station and tower without widespread public support, relying on the heavy hand of Ottawa. Many Community members are relatively unaware of what is happening, they don't know that a huge tower will destroy the visual aspect of Gabriola, they don't know they may be taxed and they can't understand why someone is trying to start yet another FM radio station?

I urge the Trust to inform the CRTC and Industry Canada that the Gabriola Radio proposal for the tower is out of place, unnecessary and destructive to the community all out of proportion to any benefits that may be derived. I also urge the Trust to tell Gabriola Radio to use alternate transmission methods such as using other existing towers, even though coverage may not be quite as good. The Trust could also recommend other methods such as obtaining cable distribution or using the internet.

FOR THE SAKE OF GABRIOLA PLEASE INFORM INDUSTRY CANADA AND THE CRTC THAT THIS SHOCKING TOWER PROPOSAL IS UNACCEPTABLE AND DOES NOT MEET THE NEEDS OF THE COMMUNITY.

**Mike Phillips,
1415 Coats Drive,
Gabriola, B.C.,
V0R 1X6**

From: John and Pam Gambrill [\[mailto:jpgambrill@gmail.com\]](mailto:jpgambrill@gmail.com)

Sent: June-22-12 7:31 PM

To: northinfo

Subject: Radio tower

Hi Sheila, I am strongly opposed to this radio tower fiasco. I appreciate that they have a license to operate, but funding to actually operate is another big question mark. I will not be in favor of a tax deduction to finance this or the Radio Society.

I also feel very sorry for those residents on Chernoff who will forever be impacted by this if it goes ahead.

Pamela Gambrill

Sent from my iPad

Chloe Fox

From: Russ Congdon <russrob@telus.net>
Sent: Monday, July 09, 2012 12:44 PM
To: Chloe Fox
Subject: Gabriola Radio Society Tower Proposal

Hi Chloe,

Please note us as being in favour of the Gabriola Radio Society Tower Proposal.

Russ Congdon
Bruce Thomson
1717 South Road

Chloe Fox

From: Sheila Malcolmson
Sent: Tuesday, July 03, 2012 6:13 PM
To: Chloe Fox
Cc: Gisele Rudischer
Subject: Fw: NO ... Property taxes for a Gabriola radio station

Follow Up Flag: Follow up
Flag Status: Completed

From: Shirley Armstrong [<mailto:armstrongcasino@yahoo.com>]
Sent: Tuesday, July 03, 2012 03:31 PM
To: Sheila Malcolmson
Subject: NO ... Property taxes for a Gabriola radio station

Hi Sheila;

We do not support a Gabriola radio station. We do not want to pay any property taxes for a Gabriola radio station.

We feel radio is passe technology and there is an adequate number of local radio stations already available. We do not want an ugly radio tower sending out who knows what kind of rays, ruining the rural residential neighbourhood.

Best regards
Shirley & Barry Armstrong
677 Dogwood Cres.
Gabriola

Chloe Fox

From: Sheila Malcolmson
Sent: Monday, July 16, 2012 3:11 PM
To: Chloe Fox
Subject: FW: Gabriola Radio Tower

Follow Up Flag: Follow up
Flag Status: Completed

From: sk.selectivefocus@gmail.com [<mailto:sk.selectivefocus@gmail.com>]
Sent: July-09-12 5:14 PM
To: Gisele Rudischer
Cc: Sheila Malcolmson
Subject: Gabriola Radio Tower

Hello Gisele and Sheila,

I read with great interest and even greater dismay the articles and commentary in our local newspapers about the proposed radio tower by the Gabriola Radio Society. Mr. Zakreski's willingness to impose on our community a radio tower if we oppose it is outrageous. His approach is nothing less than heavy-handed and self-serving. I can't help but be reminded of BC Hydro and the smart meter situation. The world of communication is changing so fast that it seems reckless for our community to commit to such a thing. Once it's up and running, there is little we can do to change things.

Quite likely the only way the GRS will be able to finance this very expensive operation is by selling space on their tower and bombard everything living thing with signals of all kinds. From what I understand the proposed location wouldn't even assure that reception would be island wide! What??!! Doesn't that defeat its purpose? Why not have a stand alone online radio station? It is a lot less expensive, has no geographical boundaries, and carries none of the concerns that a tower does.

The ease with which Mr. Zakreski would be willing to ignore the opinions and wishes of the people of this island is dictatorial and completely out of line with what we value so much about democracy. I say no to everything the Gabriola Radio Society presently proposes not only because of environmental and health concerns but because of Mr. Zakreski's indifferent attitude to our community should the majority say no to their proposed tower.

Do we really need a radio station that is uniquely Gabriola's? In my opinion, no, we don't. We are just as well served by CHLY in Nanaimo. We don't need more of what we already have.

On a lighter note, thank you for Islands Trust for all the work you do on our behalf. I appreciate you so very much.

Suzanne Kimpan
Gabriola

Chloe Fox

From: Ted & Phyllis Reeve <tpreeve@shaw.ca>
Sent: Monday, June 18, 2012 3:11 PM
To: Chloe Fox
Cc: Sheila Malcolmson; gabriolaradio@shaw.ca
Subject: Proposed radio tower - Chernoff Drive

Follow Up Flag: Follow up
Flag Status: Completed

To: Chloe Fox, MCIP
Island Planner

Thank you for the opportunity to comment on this proposal.

Members of the Gabriola Radio Society are passionate about their project, and we wish them well, providing that their activities do not affect either our taxes or our quality of life. We therefore require assurance on two main points.

1. That the tower, its operations, maintenance, etc., will be paid for by members of the Gabriola Radio Society, as other members of private interest and recreational groups (such as the Gabriola Golf and Country Club and the Gabriola Rod, Gun and Conservation Club) pay for their facilities and operations, without appeal to public funds.
2. That the broadcasting transmitted on 98.7FM will in no way interfere with the reception of existing frequencies. Our preferred radio station, KING-FM, broadcasts classical music of very high quality on 98.1FM. Given the physical proximity of the tower to our home, in combination with the closeness of the frequencies, we are concerned about deterioration of the auditory and cultural enjoyment currently available at this location.

We ask that final approval of this project be withheld pending absolute certainty that it will have no financial impact on the community, and that it will never become an ongoing nuisance, or cause mental and emotional distress to those who prefer a different sort of broadcasting.

Phyllis Reeve

C.E. Reeve, M.D,

1195 Coats Drive
Gabriola BC V0R 1X4
250-247-7889
tpreeve@shaw.ca

Chloe Fox

From: Trudy Broadley <trubru@telus.net>
Sent: Wednesday, June 13, 2012 6:37 PM
To: Chloe Fox
Subject: Radio Tower - end of Chernoff

Follow Up Flag: Follow up
Flag Status: Completed

Hi Chloe,

We live in close proximity to the proposed new site for the radio tower. We live at the end of Hess Road #1405 and our property runs about 1,000 feet east of Hess, towards Chernoff.

Both Bruce and I are against this proposal. We are already in line with another tower west of us which is located on Coats's property and we can clearly see it from our home. So, when we saw the proposal for another one, we just had to write. We urge you not to allow this to be erected at the end of Coats Drive.

If a radio tower is erected, why put it in such close vicinity to private residences? And why should we be exposed to 2 of these towers, we would be inbetween them, actually.

I thank you for reading this and hope it is included in the material for the meeting on June 25, 2012.

from: Bruce and Trudy Broadley

From: Wendy Corrigan [mailto:wcorrigan1@me.com]
Sent: June-26-12 11:24 AM
To: northinfo
Subject: Radio tower on gabriola

I am a gabriola resident owning a house here.

I do not think a radio tower is. Good idea for Gabriola. For one thing it takes customers away from the nanaimo local station, which can be heard here daily.

It also puts up another structure which will vie with the painted telephone poles in intrusion and ugliness.

And thirdly, for tax payers to be even be entertained to pay for this when there are so many tax increases this year, it is a horrible thought to add one more...

Hopefully the Islands Trust will protect Gabriola and all the other islands from altering island lifestyle to be a copy cat of the mainland.

Many thanks, sincerely, Wendy Culff, hemlock avenue.
Sent from my iPad

Chloe Fox

From: yuliya DeWolfe <dewolfeyuliya@hotmail.com>
Sent: Thursday, June 21, 2012 12:26 PM
To: Chloe Fox

re radio society.i live on fisher road off hess,i am firmly opposed to the radio tower.i dont think we need a radio station for 4500 people.also know that eventually we will pay for this with our tax dollars,as there are really not enough advertisers to keep such a thing viable.also any radio station will be an amateurish endeavour that i will have no interest in listening to.cbc is good enough for me.the fact that the radio tower is good for an emergency or disaster situation is a fantasy,trying to sell the radio station.in a disaster,neighbours not an amateur radio station will be of benefit.i frankly think this is a self serving dream by an individual that really has no positive outcome for the community as a whole,and a radio tower would just be another blot on the landscape.we have enough to contend with hydro meters etc.that we dont need to pollute the atmosphere any more with radio waves that serve only a personal amusement.the radio station will not get out the latest news or coming disasters,they will come to us via t.v. cbc and the internet.my vote is a firm no.thanking you for your ear, yuliya dewolfe.

Gabrielle Warden & David Johnson
1670 Hess Road
Gabriola BC V0R 1X6
Tel: 250 247 2079

Gisele Rudischer & Sheila Malcolmson
Islands Trust
700 North Road
Gabriola V0R 1X3

Thursday, July 5th, 2012.

Dear Gisele & Sheila,

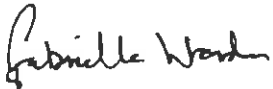
Re: proposed radio tower on Stoney Ridge

We both wish to register our strong disapproval of the above proposal for all the reasons which were cited by the Gabriolan residents present at the public meeting held to discuss the matter.

We live very close to the proposed site and therefore would be very detrimentally affected should the plan come to fruition.

Please do all you can to stop this happening.

Yours sincerely.



Gabrielle Warden



David Johnson



HIGH POINT FARMS

1495 COATS DRIVE, GABRIOLA ISLAND, B.C.
TEL 250-247-8006

29 June, 2012
ISLANDS TRUST
700 North Road
Gabriola Island, B.C.
V0R 1X3

RE: PROPOSED RADIO TOWER

Dear Island Trust Representatives,

After attending the public meeting at the Community Hall on June 25th, we felt it was important to follow up with a letter outlining our concerns. Our property lies adjacent to the proposed site of the 40 metre radio tower. We would like to stress, that this tower is not tucked away in a quiet corner of the Island where no one will see it or even know it exists, but right smack dab in the middle of a vibrant, beautiful residential area. I run three - four times a week right passed the very site in question and along the way meet many other joggers, walkers, dog walkers, bike riders and horseback riders enjoying the same quiet peaceful setting. Many are on route to the 707 Acre Park which has an entrance only steps away from the tower's proposed location.

We have lived at this address since 2004 and have been operating a berry farm. Our raspberries, strawberries and blueberries are sold here on Gabriola through the Village Food Market. We have achieved a reputation for producing the highest quality berries by consumers both here on our Island as well as on the Lower Mainland and Vancouver Island. In fact, we were selected as one of the "One Hundred Things You Must Eat Before You Die" by Vancouver Magazine. While Health Canada states that the radiation levels from this Radio Tower are safe, we stress our concern that they could be wrong. That the levels could be harmful for the production of fresh berries. Would you place this tower close to Mr. Boulton's livestock? Or right next door to "The Good Earth"? It is not worth the risk. So you see, the proposed location of the radio tower is in a sensitive agricultural area.

Lastly, although the Island Trusts concerns lie mainly with the environmental impact of a 40 metre radio tower, and not with the actual Public Radio Station itself, it is difficult to separate the two. Mr. Zakreski has stated that all the funding for this station will come from the taxpayers. That the Gabriola Radio Society itself has no funds to operate such an endeavour. Therefore, how can you agree to the erection of a Radio Tower without knowing if the community supports it? If it is built and we the taxpayers refuse to add it to our property taxes, there will be an unsightly, useless Radio Tower situated in a beautiful tranquil neighbourhood. Or worse, to fund the tower, lease arrangements will be made with the likes of Rogers, Telus, Bell Canada, etc. etc. to add numerous more dangerous signal emitters onto that very pole. That, in our opinion, is not preserving or protecting our precious Island or its residents.

We ask you to inform Industry Canada that this Radio Tower location is inappropriate and to request that they deny the application.

Sincerely yours,


Lesley & Robert Hazeldine



1108 Jeanette Ave.
Gabriola Is. BC
V0R 1X3
July 16, 2012

Gabriola Trustees:
Sheila Malcolmson
Gisele Rudischer

Dear Ms. Malcolmson and Ms. Rudischer,

We wish to register our strong disapproval of the Radio Society's proposal to erect a broadcast tower on Gabriola Island. We object to it on environmental, economic and esthetic grounds. It would be a serious liability for years to come. There is absolutely no persuasive argument for its existence and, on the contrary, there are many convincing arguments for the proposal to be rejected while it is still in our power to do so.

Respectfully yours,

Signe Salzberg Heather Reid

Signe Salzberg and Heather Reid

cc RDN Howard Houle



Chloe Fox

From: Teresa <teresa.b@shaw.ca>
Sent: Tuesday, July 17, 2012 4:32 PM
To: Sheila Malcolmson; Gisele Rudischer
Cc: David Graham; Chloe Fox
Subject: Gabriola Radio Society proposed communications tower
Attachments: trust letter July 2012.docx

Please accept the attached letter as part of your agenda package for the upcoming LTC meeting on Gabriola.

Thank you.
Teresa Beers

Dear Sheila and Gisele,

I am writing to voice my strong opposition to the proposed communications tower on Stoney Ridge by the Gabriola Radio Society. A radio tower at this location (or any) would undermine the aesthetics and beauty of our (or any) neighbourhood. These types of structures are visually invasive and give off a constant 'hum'. The lights required to be present on the tops of towers disturb the night sky and any nocturnal life present. The equipment and structures required to support towers need to be built, secured and serviced regularly.

Even though Gabriola Radio Society is proposing a small tower, once any type of structure is erected additions of various transmitters and increases in height most likely will follow. Visual disturbances, noise pollution and brighter lights will then increase. Additional measures for safety and security will also need to be taken.

The fact that GRS is interested in building a tower at all is outrageous. There has been no suggestion that there is sufficient interest in public funding - which GRS has indicated would be needed to build the tower and to finance its various operations. Not to mention the fact that it would be easier, more economical and more immediate to either launch an online community service or work with our existing community radio station, CHLY 101.7FM, who currently serves Gabriola well and has a number of hosts from Gabriola and Mudge.

As you know, my principal concern is with the very real and documented negative health effects resulting from the electromagnetic fields and electromagnetic radiation emitted from communication towers. I am well aware that Industry Canada does not recognize health concerns as a point of discussion. However, as your mandate is to preserve and protect our environment, I cannot see how you could not take into account the impacts on our environment in general, and McGuffie's Swamp in particular.

The following are some links to a sampling of information regarding the health and wellbeing of flora and fauna directly related to the pollution from electrosmog. Please take the time to look at these and seriously consider the information.

http://www.cellphonetaskforce.org/?page_id=672

http://www.cellphonetaskforce.org/?page_id=677

<http://ca.news.yahoo.com/blogs/dailybrew/communications-towers-killing-millions-birds-canada-u-says-214300627.html>

<http://www.popsci.com/technology/article/2010-11/wi-fi-radiation-killing-trees>

http://www.neilcherry.com/documents/90_b1_EMR_Reduces_Melatonin_in_Animals_and_People.pdf

http://articles.timesofindia.indiatimes.com/2011-10-27/pune/30327667_1_salim-ali-centre-cellphone-towers-base-stations

<http://www.downtoearth.org.in/content/cell-phone-tower-radiation-pollutant-moef-panel>

<http://www.thenhf.com/article.php?id=480>

<http://www.hese-project.org/hese-uk/en/issues/emr.php?id=bees>

<http://thetruthbyrcoldguy.blogspot.ca/2012/04/animals-effected-by-electrosmog.html>

I am asking that you write a letter of non-concurrence to Industry Canada, and to do what you can as land-use authorities and elected representatives to ensure that the wishes of the many are not overlooked in favour of the wishes of a few.

Sincerely,
Teresa Beers

Re: Gabriola Radio Society's proposal to site a radio tower near the end of Chernoff Drive on Gabriola Island.

Dear Islands Trust.

I do not want the radio tower built on Gabriola. I believe the radio tower is counter to the way of life for me on this island. As a community member on Gabriola, I would not make use of this radio station. Please do not concur with this proposal on my behalf.

Sincerely,
Sara Costa

Address: 761 Chelwood Rd., Gabriola, BC, V0R 1X1
Phone number: 250-247-7491

Chloe Fox

From: EVE COX <perrico@shaw.ca>
Sent: Wednesday, July 18, 2012 12:08 PM
To: Chloe Fox
Cc: jim.laursen@ic.gc.ca
Subject: Gabriola Radio Tower

Please be advised that I have owned property and have lived successfully on Gabriola Island since the mid 1970's without any radio tower needed. I would not tune into a radio station provided by such a tower and would certainly vote against having one on the island should it be voted on in a democratic vote during an election.

I trust you will consider this as a vote against such a structure on our island when you are discussing the issue.

Yours truly,
Perileen Smith
755 Church Road
Gabriola Island, BC V0R 1X0

250-247-8910

Gisele Rudischer

May 22/12

To Whom It May Concern: We are writing to let you know we are 100% against the tower Gabriola Radio Society wants to erect in our back yard or anyone elses . As a tax payer I want to say a big NO to the concept that we should pay for dreams of a few that affect so many. We are already in a struggling economy and are stretched to the limit. How much more can we be expected to pay for. Even if tax payers were not asked to fund the tower, we still would not want one here on Gabriola. Some feel they are a health hazard . I attended a Gabriola Radio Society meeting approx. 2 years ago where Ken Zakreski assured people at the meeting that GRS wanted the tower only for themselves and had no intension of sharing the tower or putting attachments on the tower or had not and will not go into any agreement with other agencies. The information GRS puts forth now seems to be ever changing and evasive. The idea its for our safety ,for the fire dept., we will get better cell phone reception, WiFi, Internet for DeCourcy and who knows what else. Apparently vertical real estate is profitable and we wonder who will profit from this?. How many more towers could also be erected? Costs have been reported to be enormous to erect the tower, plus a high yearly cost, for something already in place. GRS can broadcast programs from Nanaimo radio stations. There have been ads in the newspapers saying "Gabriolans on the air from Radio Chily in Nanaimo. GRS could do the same I feel. At the same meeting GRS discussed some programming including, show casing Gabriola's talent, they could report logs down in the tunnel on the North Road etc., Children would be able to read Christmas bedtime stories on the radio. Not trying to take away from anyone's talent, but such an enormous costly venture, when there are alternatives already in place for GRS to broadcast there programs from. Some also feel radio stations are getting to be a thing of the past , with the new generation being digital and computerized. So, Please preserve and protect and keep towers out of our backyards. Thank You Sharon & Bob Markle Hess Road Gabriola

247-9910



Re: Gabriola Radio Society, transmission tower **public input**, June 25, 2012

Gabriola Island, Islands Trust Committee, Gabriola Community Hall

I am adamantly opposed to the Gabriola Radio Society having any involvement in radio transmission that could affect public safety on Gabriola Island. Obviously this implies that GRS should have no access to, let alone control, of a transmission tower used for protective services such as 911, ambulance, fire, and police.

My opposition to the Gabriola Radio Society arises from its own records.

Specifically it notes the advice it has received from Tristis Ward of radio station CHSR, stating:

“Set up the Tx site so landlord can’t kick you out, but you can leave.”

The quote continues to advocate the Society’s “control” of the transmitter.

It also refers to larger communications companies as “damn bastards,” precisely the sort of anti-business hatred characteristic of socialist groups.

I have no reason to believe that any control over public safety should be ceded to the special interests of an effectively closed society. Its Constitution details how the existing board can exclude anyone it cares too. This is fine for a partisan society, but is certainly unacceptable for any organization with public responsibilities.

The Gabriola Radio Society is obviously a partisan organization. Specifically, it is pro-socialist and anti-Christian. The GRS states in its grant application that it “can help create bridges in any diverse population base.” On the same page it states that it will “give groups in the community *other than partisan political or religious groups* an opportunity to communicate.”

This may well be a violation of the Canadian Human Rights Act, and the Canadian Constitution. The GRS should recall that the Canadian Constitution begins, “Whereas Canada is founded upon principles that recognize the supremacy of God and the rule of law.” Our national anthem sings “God keep our land glorious and free.” Our national motto is a quote from Psalm 72, “From sea to sea.” None the less, the GRS excludes “religious groups” at its sole discretion.

In terms of excluding “partisan political” communication, the GRS website already includes pro-socialist communication. Evidently the GRS decides what is “partisan” and what is not.

I am also concerned that the GRS is seeking tax money for its operations. Its CRTC application states that one of the "basic underlying assumptions" for its financial projections is that the:

"RDN approves levy based on population of Gabriola."

I think this tax attack will come as a surprise to most Gabriolans. Even more of a surprise would be the revelation of a covert deal to funnel some of the excessive tax money collected for the new fire hall into the GRS operating budget, a scheme that has already been raised.

Conclusion: The GRS is a partisan organization. Its Constitution subverts basic Canadian rights. It is therefore not a trustworthy provider of public services. It should receive no tax funding, nor any access to public safety communications systems, much less any ownership or control of them.

A handwritten signature in black ink that reads "Bart Jessup". The signature is written in a cursive, flowing style.

Bart Jessup,

Gabriola Island

June 25, 2012

COMMUNITY INFORMATION MEETING

Gabriola Radio Society Radio Tower Proposal

Monday, June 25, 2012

5:00pm to 9:00pm

Gabriola Community Hall



Islands Trust

COMMENT FORM

Please share your comments on the Gabriola Radio Society's proposal to site a radio tower near the end of Chernoff Drive on Gabriola Island:

Sorry to arrive late and miss most
of the discussion, however, I just
wanted to say I support the tower
and hope in the future it may also
be used to extend cell phone coverage
on the island. Also, for emergency
radio contact purposes.

Kyle Clifford

Thank you for your participation!

WRITTEN COMMENTS WILL BE ACCEPTED UNTIL 4PM, WEDNESDAY, JULY 25, 2012

Submit to:

Chloe Fox, Island Planner

Islands Trust Northern Office

700 North Road, Gabriola Island BC V0R 1X3

Email: cfox@islandstrust.bc.ca

Fax: 250-247-7514

From: John Hague [<mailto:sealoverslane@shaw.ca>]
Sent: July-09-12 6:00 PM
To: giselerudischer@gmail.com; Sheila Malcolmson; staff@ckgi.ca
Cc: Gabfire; Tyson Quocksister; Dave Lorette
Subject: Legal Survey Request CKGI Gabriola Radio Society for Islands Trust Council - Gabriola
Importance: High

Dear Trustees and Friends of CKGI, Gabriola's Independent Public Community Service Radio on 98.7 FM:

By this email, I am giving McElhanney & Co. (Mr. Tyson Quocksister) the go ahead to conduct a legal survey of our proposed tower site on the Lorette property at the end of Chernoff Drive, specified by the needs of the Islands Trust Council for Gabriola Island.

As you can see by Mr. Quocksister's note below, the cost is \$2,250 plus HST. We have enough in the bank to cover the first half of the cost and hope for timely donations to cover the balance. Given that there are three parties intimately interested, GRS, Dave Lorette and the Islands Trust it would be reasonable to split the cost three ways.

In any event, the survey will be done specifically to the requirements as spelled out by the Islands Trust, and its planner Ms. Chloe Fox should feel free to communicate with both the Lorettes and McElhanney on any particulars.

Mr. Quocksister has tried repeatedly to contact the Fire Chief regarding his letter to CKGI vouching that the CKGI tower site did not encroach upon the Fire Commission's covenant on the property. A call from a trustee could expedite a response here.

The survey could be completed within the time frame, ending July 25, 2012 and the sooner the better for all concerned.

Thanks for your help in this matter.

John Hague
 Director, Gabriola Radio Society

STAFF REPORT

Date: July 13, 2012

File No.: 6500-20
(Gabriola RAR, Hazard
Land/Slope Study)

To: Gabriola Island Local Trust Committee
For the meeting of July 26, 2012

From: Chloe Fox
Island Planner

CC: Chris Jackson
Regional Planning Manager

**Re: Gabriola Island Development Permit Areas (Riparian Areas,
Hazardous Areas & Steep Slopes) – Revised Project Charter and
Communications Strategy**

OVERVIEW:

At the June 28, 2012 meeting of the Gabriola Island Local Trust Committee (LTC), the LTC requested that the top two priorities of the Official Community Plan review for the Gabriola Planning Area, the review and update of the hazardous areas and steep slopes development permit area and the implementation of the provincial *Riparian Areas Regulation* (RAR), be considered in tandem. The purpose of this report is to present a revised Project Charter and Communications Strategy to guide the combined project. Staff seeks LTC endorsement of these documents in order to proceed with the project. In addition, this report discusses scoping options with respect to the geohazard mapping and management strategy prepared by EBA Engineering Consultants.

BACKGROUND:

In 2010, the Islands Trust contracted EBA Engineering Consultants to provide geohazard mapping and to develop a geohazard management strategy for development based on this mapping. The final report from EBA was presented to the LTC and referred to the Volunteer Review Committee in 2011.

In 2011, Madrone Environmental Services Ltd. was contracted to identify and map RAR-applicable drainages on Gabriola Island. The final report and mapping from Madrone Environmental Services was received by the LTC at the March 22, 2012 meeting.

The work of these two consultants will be used to inform the development of revised and updated development permit areas for hazardous areas and steep slopes as well as for implementation of the RAR.

DISCUSSION:

Project Charter & Communications Strategy

Staff have prepared a revised Project Charter and Communications Strategy outlining the recommended approach to proceeding with the riparian areas, hazardous areas and steep slopes development permit areas project. The revised Project Charter is included as Attachment 1 and outlines the purpose and scope of the project, as well as timeframes, deliverables / milestones, risk assessment and budget. The revised Communications Strategy is included as Attachment 2 to this report and outlines the project scope and objectives as they relate to communication and community engagement as well as specific methods, messages, audience, estimated costs and timeframe for communications.

These documents are useful tools in project planning as they provide a base from which all project work flows and are designed to ensure the timely completion of the project. In addition, they are effective in communicating project goals and timelines to the public. Once endorsed, any changes to the project deliverables, budget, or other aspects of the project require an amendment and re-endorsement of the amended Project Charter. This process is designed to allow for minor changes to be incorporated into the project; not to accommodate changes in project purpose or scope.

Scope Considerations – Hazardous Areas & Steep Slopes

While the Project Charter outlines the general scope of the project, staff have identified several areas of detail in which more direction is needed on the scope of the project. Specifically, these areas are in relation to the recommendations of the geohazard mapping and management strategy prepared by EBA.

In their report, EBA propose five categories of hazard to be regulated at varying levels through a development permit area; these are, low hazard terrain (20-32% slope), moderate and high hazard terrain ($\geq 33\%$ slope), areas of potential shoreline erosion, areas of potentially problematic soils, and other potential terrain issues (gentle over steep, localized areas of steep terrain, areas proximal to toes of moderate/high hazard terrain). As explained in the following sub-sections, staff recommend the following categories of hazard be excluded from consideration under this project:

1. Areas of Potentially Problematic Soils

EBA consulted the BC Ministry of Environment soil inventory map and, from this, determined that two soil units present on Gabriola Island could be potentially problematic to land use changes. These are:

- Neptune Soils, which are well drained soils developed on shallow, coarse textured marine materials with clam and oyster shells, organic debris, and sometimes human artifacts (middens) over coarse textured marine materials or bedrock; and
- Parksville Soils, which are poorly drained soils with a coarse to moderately coarse textured marine to fluvial capping over deep, moderately fine to fine textured marine materials.

According to EBA, there is a greater likelihood that these soil types experience greater than usual subsidence, thus presenting a potential geotechnical hazard. As such, even where these soil types coincide with areas of negligible slope hazard, EBA recommends that a development permit be required for any excavation or road construction, with geotechnical input required for design of foundations, etc.

While staff recognize the potential concern associated with these soil types, staff recommend that, at this time, these areas be excluded from consideration of implementation through a development permit area. This recommendation stems from a number of concerns staff have in relation to these areas. As mentioned above, the data for identification of areas with potentially problematic soils was produced from the BC Ministry of Environment soils inventory, which was completed in 1985. There was no ground truthing or testing conducted by EBA to determine whether or not these soils indeed present an issue for development and hazard mitigation on Gabriola Island. In addition, these areas coincide with a number of small rural residential areas, including much of the Islands View and El Verano neighbourhoods.

Excluding these areas does not necessarily mean that properties within this area will not be subject to revised hazardous area and steep slope development permit area requirements as many are also identified as having low, moderate or high hazard terrain or may fall within areas proximal to the top or toe of slopes classified under these categories, all of which are recommended by staff for inclusion in the scope of this project. Indeed, only areas of negligible slope hazard (<20% slope) that contain these soil types would be excluded from consideration under this project. Staff also note that excluding these areas from the requirement for a development permit does not necessarily exclude property owners from the requirement of obtaining geotechnical input during construction as Regional District of Nanaimo building inspection staff have authority to require geotechnical review at the building permit stage.

Should the LTC wish, at a future date, to consider areas identified as having problematic soils, but negligible terrain hazard, for inclusion in a development permit area, staff recommend that a budget be allocated to hire a consultant to undertake ground truth testing to refine the recommendations for development in these areas.

2. Areas of Potential Shoreline Erosion

EBA has identified Areas of Potential Shoreline Erosion in their geohazard mapping based on air photo interpretation and site review. The areas identified include the Whalebone and Lock Bay areas, Islands View and El Verano neighbourhoods, as well as isolated areas of Silva Bay and Degnen Bay. EBA recommends that a development permit and geotechnical review be required for development on properties along these shorelines.

In addition to these areas, much of the Gabriola shoreline has been identified by EBA as having low to moderate/high hazard terrain based on slope. Staff recommend proceeding with developing development permit area conditions to address these slope hazards along the shoreline as part of this project but deferring the integration of areas identified as having the potential for shoreline erosion to a future project.

Shorelines are unique and often sensitive ecosystems that require an integrated management approach, which address such considerations as erosion control, but also the restoration and maintenance of physical and ecological processes fundamental to the proper functioning condition of the coastal zone. The Islands Trust has recognized this and has embarked on the Integrated Shoreline Mapping Project, which is intended to produce mapping products to support future shoreline management initiatives and planning work in the Local Trust Areas. The mapping products produced from this project will provide greater details on shoreline types, energy and sediment movement patterns, and environmental values and vulnerabilities, including such considerations as sensitive shorelines and vulnerability to sea level rise. This data can then be used by Local Trust Committees to

support the development of shoreline protection guidelines and other land use and development regulations.

Staff recommend that the data from the EBA report regarding Areas of Potential Shoreline Erosion be considered in tandem with the data generated from the Integrated Shoreline Management Project as part of future project work. Combining these data sources will lead to a more comprehensive understanding of our shorelines and, ultimately, a more holistic approach to shoreline management.

3. Other Potential Terrain Issues – Localized Areas of Steep Terrain

Based on the resolution of the geohazard mapping, EBA recognizes that there may be localized areas of steep terrain that are not captured by the mapping. Available topographic mapping used to generate the geohazard map was at a 2m contour level. As such, EBA expects that any steep slope features not captured would likely be less than 5m in vertical height. In these cases, EBA recommends a development permit be required for development at the crest or toe of slopes that are either: a rock bluff greater than 3m in height, or a soil slope greater than 7m in length and greater than 33% slope gradient.

While staff recognize that there may be hazards associated with development near localized steep slopes, the inability to identify these areas on a map presents a significant challenge to their inclusion in a development permit area. The inclusion of these areas in the absence of mapping will create uncertainty among property owners, which will translate into difficulties in enforcing the development permit area. As such, staff recommend that these areas be excluded from the scope of this project.

In summary, staff recommend the following scope for the hazardous areas and steep slopes component of this project:

In Scope	Out of Scope
Low Hazard Terrain (20% - 32% slope)	Areas of Potentially Problematic Soils
Moderate / High Hazard Terrain ($\geq 33\%$ slope)	Areas of Potential Shoreline Erosion
Other Potential Terrain Issues: - Gentle over steep - Areas proximal to toes of moderate/high hazard terrain	Other Potential Terrain Issues: - Localized areas of steep terrain

OPTIONS:

The LTC has the following options with respect to the recommendations of this report:

1. Endorse the Project Charter and Communications Strategy, and the additional scoping recommendations from staff;
2. Endorse the Project Charter and Communications Strategy, but NOT the additional scoping recommendations from staff, and resolve to include all the hazard categories identified in the EBA report in the project scope;
3. Endorse the Project Charter and Communications Strategy, but NOT the additional scoping recommendations from staff, and resolve to include an alternate selection of hazard categories identified in the EBA report in the project scope; or

4. Not endorse the Project Charter and Communications Strategy, nor the additional scoping recommendations from staff, and instruct staff to prepare an alternate plan for the project.

RECOMMENDATIONS:

Staff recommend:

THAT the Gabriola Island Local Trust Committee endorse the Gabriola Island Development Permit Areas (Riparian Areas, Hazardous Areas & Steep Slopes) Project Charter and the Gabriola Island Development Permit Areas (Riparian Areas, Hazardous Areas & Steep Slopes) Communications Strategy.

THAT the Gabriola Island Local Trust Committee refine the scope of the hazardous areas and steep slopes component of the Gabriola Island Development Permit Areas (Riparian Areas, Hazardous Areas & Steep Slopes) project to include consideration of the following hazard categories identified in the report prepared by EBA Engineering Consultants, dated January 28, 2011, only: low hazard terrain, moderate / high hazard terrain, other potential terrain issues (gentle over steep and areas proximal to toes of moderate/high hazard terrain).

Attachments:

Attachment 1 – Gabriola Island Development Permit Areas (Riparian Areas, Hazardous Areas & Steep Slopes) Project Charter

Attachment 2 – Gabriola Island Development Permit Areas (Riparian Areas, Hazardous Areas & Steep Slopes) Communications Strategy

Prepared and Submitted by:

Chloe Fox

Chloe Fox, MCIP
Island Planner

July 13, 2012

Date

Concurred in by:

Chris Jackson

RPP, MCIP, Regional Planning
Manager

July 18, 2012

Date

Purpose To review and update current Development Permit Areas (DPAs) in the Gabriola Island Official Community Plan to implement the provincial *Riparian Areas Regulation* and to update the mapping and guidelines for hazardous and steep slope areas to better assist in planning future development to protect riparian ecosystems and to avoid hazardous areas.

Background This project is part of the Gabriola Official Community Plan review. In 2010, EBA Engineering Consultants were contracted to provide geohazard mapping and a management strategy. In 2011, Madrone Environmental Services Ltd. was contracted to assess and map watercourses subject to the provincial *Riparian Areas Regulation*. The mapping and recommendations of these reports will assist in the development of updated DPAs. During these processes, concern has been expressed regarding the general level of knowledge in the community around DPAs.

Objectives

- Adoption of amended mapping and guidelines for DPA-6 to provide precise detail on the location of hazardous areas and more detailed / appropriate guidelines to protect future development from the hazards associated with these areas.
- Adoption of amended mapping and guidelines for DPA-6 that are consistent with the Islands Trust Policy Statement.
- Adoption of mapping and guidelines to implement the provincial Riparian Areas Regulation, including review of existing DPA-3.
- Ongoing notification and effective engagement with property owners, residents and the Snuneymuxw First Nation.

In Scope

- Existing DPA-3 and DPA-6, including mapping, justification, objectives and development guidelines to be reviewed, amended and updated as appropriate.
- Consideration of clarification around when a development permit will be required, including possible exemptions for certain types of development.
- Consistency of proposed amendments with the Islands Trust Policy Statement.
- Consistency with *Riparian Areas Regulation* requirements.

Out of Scope

- Review of other DPAs
- Review of other components of the OCP
- Major applications to amend the OCP while review is in progress.

Links & Dependencies

- LTC meeting schedule as basic framework for deliverables; community information meetings.
- Victoria mapping department for draft mapping schedules.
- Referral agency response turn-around
- Island planner workload

Critical Success Factors

- Stay within reasonable budget
- Clear and timely communication of project, timelines and opportunities for input to community
- Development and implementation of a Development Approval Information bylaw in conjunction with the project
- Cooperative, respectful environment
- Executive Committee approval

Project Team
Name/Project Role
Chloe Fox/Island Planner
I.T. Victoria Mapping Department
Gabriola LTC
Jacquie Hill/Planning Clerk (Legislative Process)

Governance	
Name/Project Role	Responsibility
GBLTC	Bylaw review / consideration /adoption
Executive Committee	Bylaw approvals
Minister of Community, Sport & Cultural Development	Bylaw approval

Interest Groups
Name
Property owners and residents
Snuneymuxw First Nation; other First Nations
RDN; MOTI; VIHA; other referral agencies
Advisory Planning Commission
Local Realtors, Contractors, Excavators

Risk Assessment				
Risk	Probability	Impact	Response Strategy	Residual Risk
LTC efforts focused on other regional or trust wide work program items	Low	High	Promote project to work program priority #1 until final adoption	Low
Unable to meet deliverable dates due to aggressive timelines	Med	High	Detailed planning, clear roles and responsibilities of team members	Low
Property owner discourse over private property rights or implications of land use regulations being proposed	Med	High	Clear communications; ample opportunity for public review of draft regulations	Low
Unable to meet deliverable dates due to staff time commitments to development applications	Med	High	LTC direction on staff time allocation. RPM to balance application workload between Planner 1 / 2 / Island Planner	Low

Workplan Overview	
Deliverable/Milestone	Targeted Completion
General education on DPAs with community	Aug. 2012
Release of draft DPA amendments	Sept. 2012
Consultation with community / APC on draft DPA amendments	Sept. / Oct. 2012
1st reading of draft bylaw—agency and First Nation referrals	Nov. 2012
Community Information Meeting/Public Hearing and further readings	Jan. / Feb. 2013
Submission of draft bylaw to Executive Committee/Minister of CSCD	Feb. 2013
Consideration of adoption of DPA amendments	Spring 2013

Budget

Item	Cost
Consultation	\$3,500
Legislative Process	\$2,000
Advertising	\$900
Total	\$6,400

Regional Planning Manager Approval:

Date: July 18, 2012

GBLTC Endorsement Resolution #:

Date:

Communications Strategy

1.0 Objectives & Scope

Project Name	Gabriola Island DPAs (RAR, Hazardous Areas & Steep Slopes)	
What is the decision being made in this project?	OCP amendments to update development permit areas mapping and guidelines for hazardous areas and steep slopes and for implementation of the provincial <i>Riparian Areas Regulation</i> (RAR).	
Who will make the final decision?	Gabriola Island Local Trust Committee	
What is the scope of this project?	Review and update of existing Development Permit Area No. 6 – Escarpment Areas (DPA-6) and Development Permit Area No. 3 – Hoggan Lake (DPA-3), including mapping, justification, objectives and development guidelines.	
How will this project decision impact: - Other LTC decisions or projects - Individuals / Businesses - Specific communities - Environment	- The guidelines adopted will direct future LTC decisions on DP applications within these areas - The updating of DPAs will impact landowners within the areas identified as they will be subject to updated and/or new regulations for land development - The project is intended to add further protection to private property and the environment by ensuring development occurs in an appropriate manner near sensitive riparian ecosystems and hazardous slopes	
Are there historical factors or previous decisions that will affect how this project is implemented?	In 2006 the provincial government introduced RAR, which local governments are required to implement through their land use planning powers. Gabriola Island has yet to achieve compliance with this legislation. For steep slope areas, concern has been expressed about the reliability of current DPA-6 mapping, which has resulted in little enforcement. A lack of understanding amongst the general public around DPAs has been identified, in particular around the obligations of the LTC under the <i>Local Government Act</i> with respect to DPAs. The LTC has developed a DPA factsheet to foster greater levels of public knowledge around DPAs and additional education regarding DPAs should be incorporated into consultation at the outset of the project to ensure informed engagement. While this will incur additional costs on the project, there will be benefit to future projects involving DPAs.	
Why would you involve the public in this decision? What exactly do you want to achieve?	The intention is to first inform the public about DPA legislation and the purpose of DPAs and then, to consult on proposed amendments. We want the public to be more informed on the purpose and application of DPAs and how they are affected by the designation of a DPA. Secondly, we want public feedback on proposed amendments and additions to DPAs.	
What information do decision makers need to assist them in this decision?	The LTC needs to know that the proposed amendments will bring Gabriola Island into compliance with RAR, will protect development from hazards associated with steep slopes and will preserve environmental values.	
What factors will influence the decision about level and scope of consultation? How?	FACTOR	IMPACT
	Resources	Limited budget and staff time may limit the possibilities with respect to engagement
	Potential tie-ins	A Development Approval Information bylaw will be developed in conjunction with the project
Driving questions: - What information are you seeking from the public? - How will this add value to the decision making process?	Seeking to inform the community and to come to some common ground for implementation that achieves the objectives of the project in a way that is implementable and understood by those working with them. This will provide the basis for future LTC decisions on DP applications and should mitigate community concern regarding future decisions.	

2.0 Methods & Delivery

CONSULTATION STAGE 1 – General Education

<i>Project Name</i>	<i>Gabriola Island DPAs (RAR, Hazardous Areas & Steep Slopes)</i>			
Methods	Cost	Content Focus	Audience	Publication Date
Web Page	To be developed in-house by staff using Wordpress. Launch advertised in both local papers. Rough estimate: \$300	Repository for general information and project specific information	Property owners, residents, local realtors & contractors, general community	Aug. 2012
Newspaper Article Series	To be written by staff, featured in both local newspapers Rough estimate: \$1000	Series of three short articles written by staff focused on certain general aspects of DPAs	Property owners, residents, local realtors & contractors, general community	Aug. 2012

CONSULTATION STAGE 2 – Public Input on Proposed Amendments

<i>Project Name</i>	<i>Gabriola Island DPAs (RAR, Hazardous Areas & Steep Slopes)</i>			
Methods	Cost	Content Focus	Audience	Publication Date
Blog on web page	To be developed in-house by staff using the same web page developed in Stage 1 Rough estimate: N/A	Allow individuals to post comments on draft amendments, possibility of hosting surveys	Property owners, residents, local realtors & contractors, general community	Sept. 2012
Mail-out	To all affected property owners Rough estimate: \$2500	Explaining the proposed amendments and how they will affect property owners and residents	Property owners and residents	Sept. 2012
Advisory Planning Commission	Rough estimate: N/A	Referral of draft amendments to APC for comment	Advisory Planning Commission members	Sept. / Oct. 2012
Community Information Meetings (2)	Two consecutive advertisements for each, run in both local papers Rough estimate: \$600	To present and obtain feedback on draft amendments. One prior to 1 st reading, one immediately prior to public hearing.	Property owners, residents, local realtors & contractors, general community	1) Oct. 2012 2) Jan. 2013



Islands Trust

Preserving **island** communities, culture and environment.

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Population (2011):

Approximately 4,045

Size:

5,256 hectares (12,987 acres)

Location:

6 kilometres east of Nanaimo located on Vancouver Island.

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Gabriola Island Local Trust Committee

Latest News

In this section you will find current news items that are relevant to your Local Trust Area and your community. [Subscribe](#) to the Gabriola Island Latest News updates and receive the latest information on official community plan reviews, staff reports, notifications and other documents published in the latest news section.

April 2012

- [Gabriola Island Riparian Area Regulation Stream Identification – Final Report, Madrone Environmental Services Ltd.](#)
- [Trustee Newsletter – April 2012](#)

February 2012

- [Gabriola Island Development Permit Area Factsheet](#)

September 2011

- [Trustee Newsletter - September 2011](#)

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Gabriola Island Local Trust Committee Projects

Communication Towers and Antenna

Background Information

- [Staff Report dated January 2010](#)
- [Gabriola Island Local Trust Resolution GB-025-2010](#)
- [Cellular Antenna Proposal Form](#)
- [Industry Canada's Client Circular Radiocommunications and Broadcasting Antenna Systems](#)

Gabriola Radio Society Proposal

- [Staff Report dated March 23, 2012 - Gabriola Radio Society Application](#)
- [Community Information Meeting Agenda - Gabriola Radio Society Radio Tower Proposal - June 25, 2012 5pm-9pm](#)
- [Community Information Meeting on the Gabriola Radio Society's proposed radio tower to be held June 25, 2012](#)
- [Application Process / Site Location & Covenants / Contact Information Handout](#)
- [Application Notification - Gabriola Radio Society Application](#)

Local Trust Committee Support Action for Water

Climate Change Action

- [Staff Report - October 2009](#)
- [Staff Report - January 15, 2010](#)
- [Staff Report - February 21, 2010](#)
- [Climate Wise Islands](#)
- [Newsletter - November 2009](#)
- [Newsletter - Mudge Island - March 2010](#)
- [Newsletter - DeCourcy Island - March 2010](#)
- [Fact Sheets](#)
- [Minutes - November 26, 2009](#)
- [Minutes - March 10, 2010](#)

Committee Links

[Committee Home](#)
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[Contact Planning Staff](#)
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[Meeting Agendas](#)
[Meeting Minutes](#)
[Resolutions-Without-Meeting](#)
[Associated Islands](#)
[Land Use Application Forms](#)

- [Minutes - March 20, 2010](#)
- [2007 Community Energy and Emission Inventory Reports \(CEEIs\) now available](#)
- [New Islands Trust GHG Emission Inventories webpage posted](#)

Build-Out Project Map (3rd Edition)

- [Final Report](#)
- [Map of Development Potential \(May 2010\)](#)
- [Map of Development Potential \(January 2006\)](#)

Ecosystem Mapping

- [Draft Gabriola Island Local Trust Area ecosystem maps and feedback form](#)

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Official Community Plan and Land Use Bylaw Review

- [Gabriola Island Affordable Housing Needs Assessment](#)
- [Community Profile](#)
- [Shared Roadways - Gabriola Island Bicycle Route Plan, 2010](#)
- [Geohazard and Mapping - Report from Consultant](#)
- [List of Recommended OCP/LUB Review Phase 2 Topic Areas](#)

November 22, 2010 Community Meeting - Information Packages

- [Community Context, Plan Principle and Major Goals Information Package](#)
- [Bicycle and Bus Route Policies Information Package](#)
- [Affordable Housing, Density Transfer and Density Bank Information Package](#)

Advisory Planning Commission

- December 1, 2010 – [Agenda Package and LTC Referral](#) | [Minutes](#)
- February 15, 2011 – [LTC Referral Package](#) | [Approved Minutes](#)
- July 21, 2011 - [LTC Referral Package](#)

Agriculture Advisory Committee

- [Terms of Reference](#)

Meetings

- [March 15, 2012 – Agenda Package and LTC Referral](#)

Transportation Advisory Committee

- [Terms of Reference](#)

Volunteer Review Committee

- [Terms of Reference](#)

Meetings

• 2011

- January 11, 2011 - Cancelled
- January 17, 2011 [Agenda - revised](#) | [Minutes](#)
- February 7, 2011 [Agenda - revised](#) | [Minutes](#)
- May 9, 2011 [Agenda](#) | [Minutes](#)
- June 20, 2011 [Agenda](#) | [Minutes](#)
- October 25, 2011 [Agenda](#)

• 2010

- December 15, 2009 [Agenda](#) | [Minutes](#)
- January 26, 2010 [Agenda revised](#) | [Minutes](#)
- February 9, 2010 [Agenda](#) | [Minutes](#)
- March 30, 2010 [Agenda - revised](#) | [Minutes](#)
- April 20, 2010 [Agenda](#) | [Minutes](#)
- May 18, 2010 [Agenda - revised](#) | [Minutes](#)
- June 15, 2010 [Agenda - revised](#) | [Minutes](#)
- July 20, 2010 [Agenda](#) | [Minutes](#)
- August 17, 2010 - Cancelled
- September 7, 2010 [Agenda - revised](#) | [Minutes](#)
- October 5, 2010 [Agenda - revised](#) | [Minutes](#)
- November 2, 2010 - Cancelled

- December 7, 2010 - Cancelled

Community Wildfire Protection Plan

- [Community Wildfire Protection Plan May 2008](#)

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Applications

GB-RZ-2009.1 (Williamson & Associates, density transfer)

- [Preliminary Staff Report dated July 11, 2011](#)
- [Technical reports from Applicant submitted November 2, 2010](#)
- [Staff Report dated October 18, 2011](#)

Trustee Newsletters

- [March 2010](#)
- [April 2009](#)
- [September 2008](#)

DeCourcy Island

- No items at this time

Mudge Island

GB-RZ-2010.1 (Littlejohn & Beckstead)

- [Staff Report dated October 13, 2010](#)
- [Staff Report dated April 14, 2011](#)
- [Staff Report dated September 9, 2011](#)
- [Staff Report dated December 15, 2011](#)
- [Staff Report dated February 29, 2012](#)

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