



A NOTICE OF A BUSINESS MEETING OF **THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE**
to be held at 10:15 AM on Thursday, June 28, 2012 at the Women's Institute,
476 South Road, Gabriola Island, BC

AGENDA

		Page No.	*Approx. Time*
1.	CALL TO ORDER		10:15 am
2.	APPROVAL OF AGENDA		
3.	MINUTES		
3.1	Local Trust Committee Meeting Minutes of May 9, 2012 – <i>for adoption</i>	1-9	10:20 am
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 dated May 15, 2012 – <i>for information</i>	10-14	
4.	BUSINESS ARISING FROM MINUTES		
4.1	Follow-up Action List dated June 25, 2012 - <i>attached</i>	15-16	
4.2	Gabriola Chamber of Commerce and Gabriola Arts Council Request for Change to Institutional Zoning Memorandum dated June 11, 2012 - <i>attached</i>	17-19	
4.3	Staff Advice regarding Use of Local Trust Committee Expense Funds for Gabriola Radio Society Public Process – <i>verbal update</i>		
5.	CORRESPONDENCE - None <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>		
6.	REPORTS		11:00 am
6.1	Work Program Reports Top Priorities Report and Projects List dated June 19, 2012 - <i>attached</i>	20-22	
6.2	Applications Log Report dated June 19, 2012 – <i>attached</i>	23-27	
6.3	Trustee and Local Expenses Expenses posted to May 31, 2012 - <i>attached</i>	28	
7.	NEW BUSINESS		
7.1	Application Processing - <i>discussion</i>		
8.	TRUSTEES' REPORT		

- | | | | |
|------|--|-------|----------|
| 9. | CHAIR'S REPORT | | |
| 10. | REGIONAL DIRECTOR'S REPORT | | |
| 11. | DELEGATIONS | | |
| 12. | TOWN HALL SESSION | | 11:30 pm |
| 13. | APPLICATIONS AND PERMITS | | |
| 14. | LOCAL TRUST COMMITTEE PROJECTS | | 11:45 pm |
| 14.1 | Steeps Slopes and Hazardous Areas Development Permit Area | | |
| | 14.1.1 Project Charter – <i>standing item</i> | 29 | |
| | 14.1.2 Communication Strategy – <i>standing item</i> | 30-31 | |
| 14.2 | Riparian Areas Communication Materials | 32-34 | |
| | Memorandum dated June 8, 2012 - attached | | |
| 14.3 | Community Engagement Survey Results | 35-53 | |
| | Staff Report dated June 8, 2012 - <i>attached</i> | | |
| 15. | BYLAWS | | |
| 16. | ISLANDS TRUST WEBSITE | | |
| 16.1 | Gabriola Page – <i>attached</i> | 54-56 | |
| 17. | CLOSED MEETING: The Gabriola Island Local Trust Committee closes the next part of the June 28, 2012 business meeting to discuss matters pursuant to Section 90(1)(a) of the <i>Community Charter</i> to consider appointments to the Advisory Planning Commission and that Chloe Fox, Island Planner and Stephen Orgill, Recorder be invited to attend this meeting | | 12:30 pm |
| 18. | RECALL TO ORDER
Rise and Report from Closed Meeting | | |
| 19. | NEXT BUSINESS MEETING
Thursday, July 26, 2012 at 10:15 a.m. at the Women's Institute, 476 South Road, Gabriola Island, BC | | |
| 20. | TOWN HALL SESSION – <i>time permitting</i> | | |
| 21. | ADJOURNMENT | | 1:00 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 MEETING
HELD AT 10:15 P.M. ON WEDNESDAY, MAY 9, 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 (11am)	Regional Planning Manager
	Chloe Fox	Island Planner
	Stephen Orgill	Recorder

There were four (4) members of the public and two (2) local media representatives attending.

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.

2. APPROVAL OF AGENDA

The agenda was reviewed and the following changes and additions were made:

- item 7.2 Planner Time Allocation

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

3. MINUTES

3.1 Local Trust Committee Meeting Minutes of April 19, 2012

The Local Trust Committee reviewed the minutes of the April 19, 2011 Local Trust Committee meeting and the following amendments were made:

- Page 5, item 8., second paragraph, second sentence, replace "her work" with "*the Agricultural Land Commission Chair's presentation*"
- Page 6, item 12, third paragraph, first sentence, replace "an" with "*a proposed*"
- Page 6, item 13.1.1, first paragraph, last sentence, delete "*and whether there is concern that siting is acceptable*"
- Page 7, item 13.1.1, fifth paragraph, replace first sentence with "*Trustee Malcolmson remarked that she is looking at whether there is public support for the application to locate a tower on this specific site, and doesn't intend to draw conclusions about its health impacts or the merits of public radio*"

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

3.2 *Section 26 Resolutions Without Meeting*

There were no Section 26 Resolutions Without Meeting to report.

3.3 *Gabriola Island Advisory Planning Commission Meeting Minutes*

There were no Advisory Planning Commission meeting minutes.

3.4 *Mudge Island Advisory Planning Commission Meeting Minutes*

There were no minutes of the Mudge Island Advisory Planning Commission.

3.5 *Gabriola Island Agricultural Advisory Commission Draft Meeting Minutes dated April 10, 2012*

The Local Trust Committee reviewed the April 10, 2012 draft minutes of the Gabriola Island Agricultural Advisory Commission for information.

4. **BUSINESS ARISING FROM MINUTES**

4.1 *Follow-up Action Report dated April 30, 2012*

The Local Trust Committee reviewed the Follow Up Action Report dated April 30, 2012 and addressed several questions to Planner Fox.

GB-055-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee refer to the Trust Council Local Planning Committee the August 19, 2012 Follow Up Action List item "Staff to consider developing a Trust-wide OCP review process 'Best Practices Model', in light of budget and resource restrictions."

CARRIED

4.2 *2012 / 2013 Budget Items List*

Planner Fox presented the budget report that was requested from the last meeting.

4.3 *Funding for Attendance at Velo Village Conference*

Planner Fox explained the Islands Trust policy for disbursements from the Local Trust Committee Local Expense Account. She told the Local Trust Committee that allotments to community groups must be in exchange for a specified good or service. The trustees reviewed what would be discussed at the conference and suggested that an implementation to the Cycle Paths Plan could be included in a report resulting from the conference.

GB-056-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee release from its local expense fund up to two hundred dollars to Steve Earle to

attend and to provide a report on the Velo Village Rural Cycling Conference in relation to Gabriola's Official Community Plan implementation.

CARRIED

4.4 *Use of Local Expense Account Funds to Offset Processing Costs of Application for Radio Communication Tower by The Gabriola Radio Society*

Planner Fox recommended to the Local Trust Committee to make the Radio Communication Tower for the Gabriola Radio Society a project on the Projects List. She pointed out that the procedure would mean bumping other projects until the project's completion. Trustee Rudischer expressed concern about the present items on the priority list and suggested looking for other options. Chair Graham suggested returning to the discussion after the arrival to the meeting of the Regional Planning Manager.

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.

5.1 *Letter Dated April 3, 2012 from Gabriola Chamber of Commerce regarding Changes to Institutional Zoning*

The Local Trust Committee reviewed a joint letter from the Gabriola Chamber of Commerce and the Gabriola Arts Council requesting changes to the Land Use Bylaw regulations for IN1, IN2 and IN3 zoning to allow an additional use for "not-for-profit services to the public". Gabriola Arts Council President Cathy Ramsey was present and explained the request had arisen with respect to locating offices for the Visitor Information Centre, Chamber of Commerce and the Arts Council.

Trustee Rudischer asked Cathy Ramsey what activities would be run that require the change and pointed out that most of the activities outlined in the letter are allowed under "public assembly" and so not requiring further changes. Cathy Ramsey commented that the Visitor Information Centre did require zoning changes to locate on the Museum land in the past. The trustees discussed the history of zoning changes that had been required and felt that were covered in "office use". Wording from the Official Community Plan and the Land Use Bylaw were compared for the Institutional zones and it was suggested that "government offices" are not specifically "non-profit offices". Planner Fox recommended that only the Land Use Bylaw would need amending for consistency. It was also noted that the Women's Institute property is in the process of being transferred to the Gabriola Arts Council.

GB-057-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request staff advice on Land Use Bylaw changes to the IN1 zone in response to the April 3, 2012 Chamber of Commerce letter.

CARRIED

6. **REPORTS**

6.1 *Work Program Reports*

The Local Trust Committee discussed the Top Priorities Report and Projects List dated April 30, 2012 with Planner Fox. Planner Fox elaborated that the alternate consultation methods survey for the Official Community Plan review would close on May 12, 2012 and results would be reported at the next meeting. There was further discussion regarding the titles of the Gabriola Planning Area Official Community Plan Review items 1 and 2.

6.2 *Applications Log dated April 30, 2012*

The Local Trust Committee reviewed the Applications Log.

6.3 *Trustee and Local Expenses posed to Fiscal Yearend March 31, 2012*

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

7. **NEW BUSINESS**

7.1 *Advisory Planning Commission Appointments*

Planner Fox noted that appointments to the Advisory Planning Commission would be discussed in camera and that the results of the discussion would be reported at item 18.

7.2 *Planner Time Allocation*

Chair Graham deferred to item until the arrival of the Regional Planning Manager, Jackson.

8. **TRUSTEES' REPORTS**

Trustee Rudischer provided a brief report on attending the Ferry Advisory Committee meeting and summarized what had been discussed. She summarized her attendance at the Snuneymuxw First Nation's presentation at the Gabriola Arts Festival and briefly described events. She also attended an emergency services meeting, discussed the hydro pole painting controversy with several constituents and reported that Public Engagement survey will close on Saturday and she would be on hand at the Village.

Trustee Malcolmson reported that she attended the Commons Spring Fair and briefly described her experience. She reported on attending the Agricultural Advisory Commission meeting and praised the volunteers for their involvement. She reported that the Islands Trust Stewardship Awards were in the process of formulating recommendations and noted that there is a record number of nominees this year. She described the various area of public service the nominees had been working on and included; parks, water protection, forestry restoration, community service, the Gabriola Urgent Care clinic receiving two nominations, potable water, agriculture and food security, projects of legal work to protect whale habitat, recycling on Bowen Island and summarized that it was an overall an inspiring list.

9. **CHAIR'S REPORT**

David Graham reported that the Executive Committee met and among the discussion was how to get up to speed with social media. The balance of the meeting focused on the upcoming Trust Council meeting in June on Pender Island.

Regional Planning Manager Chris Jackson arrived at the meeting at 11:00 am and Chair Graham returned to item 7.2 on the agenda.

7.2 *Planner Time Allocation*

Regional Planning Manager Jackson explained the allocation planner time is presently 50% project work and 50% day to day work such as application processing. The trustees discussed proposing a 70%/30% split in order to expedite completion of projects that had been on the list for several years. Regional Planning Manager Jackson speculated on the effects that split would have on office time processing application and other work. Trustee Rudischer felt that the Local Trust Committee is not moving on the projects and asked the Regional Planning Manager for his recommendation. He again cautioned that there would be consequences of applications potentially being held up. Discussion continued.

GB-058-2012 It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee instruct staff to reallocate staff time to 70% to projects and 30% to applications.

CARRIED

Chair Graham returned to discussion of item 4.4 on the agenda.

4.4 *Use of Local Expense Account Funds to Offset Processing Costs of Application for Radio Communication Tower by The Gabriola Radio Society*

Regional Planning Manager Jackson explained to the Local Trust Committee about moving money from one budget account to another and recommended not considering moving. Other options were discussed including the implications of rearranging the projects list. Trustee Malcolmson requested the Island Planner for additional advice at the next meeting.

Regional Planning Manager Jackson left the meeting at 11:18 am.

5 **REGIONAL DIRECTOR'S REPORT**

Regional District of Nanaimo Director Howard Houle did not attend this meeting.

11. **DELEGATIONS**

There were no delegations.

12. **TOWN HALL SESSION**

Ken Zakreski provided information to address questions received at the last meeting concerning the height of the proposed radio communications tower. He explained to the Local Trust Committee the rationale for the tower height and showed charts of height requirements for various first responder uses for the tower. He reviewed the list of possible uses the proposed radio tower could have for first responders on Gabriola Island.

Ken Zakreski suggested that a public meeting on the issues could be held in conjunction with a Local Trust Committee meeting and felt that a lot of the problems could be resolved. Trustee Malcolmson commented that public hearing input had always been held at night.

John Peirce commented on the Hazardous Slopes report and pledged his commitment to assist with technical language requirements when the Local Trust Committee are ready to draft the appropriate development permit regulations.

13. **APPLICATIONS AND PERMITS**

13.1 *GB-DP-2012.1 (Davison)*

Planner Fox referred to the staff report dated April 27, 2012 regarding the proposed development permit to facilitate a proposed boundary adjustment between two lots. She explained that the applicant had concurrently filed an application for subdivision with the Ministry of Transportation and Infrastructure that is contingent on the issuance of a development permit. Planner Fox summarized that the proposed boundary adjustment appears to be in compliance with the applicable development permit area guidelines.

Trustee Malcolmson asked Planner Fox about mapping updates and there was a brief discussion.

GB-059-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee instruct staff to issue development permit GB-DP-2012.1 (Davison).

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 *Official Community Plan and Land Use Bylaw Review* 14.1.1 *Steep Slopes Development Permit Areas*

Planner Fox summarized the staff report dated April 27, 2012 regarding a proposed Project Charter and Communications Strategy to guide the hazardous areas and steep slopes development permit area project. The Local Trust Committee reviewed and commented on the two attachments provided with the report.

The trustees reviewed the project charter and discussed several changes to sections.

GB-060-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee amend the Gabriola Island Hazardous Areas & Steep Slopes Development Permit Area Project Charter as follows:

1. In **Background** end first sentence after the word “*review*”.
2. Insert after EBA the word “*Engineering Consultants*”
3. On the final line replace “*has been*” with “*was put*”
4. In **Critical Success Factors**, final bullet, replace the word “*support*” with “*approval*”
5. In **Interest Groups**, revise the final line to read “*local realtors, contractors, and excavators*”
6. In **Risk Assessment**, bottom line, fourth column, add “*LTC direction on time allocation*”
7. In **Workplan Overview**, fifth and sixth lines should read “*Fall 2012*”

CARRIED

Further discussion continued concerning amendments to the Communications Strategy attachment.

GB-061-2012

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee amend the Gabriola Island Hazardous Areas & Steep Slopes Development Permit Area Communication Strategy in the following ways:

1. Section 4, first bullet, replace “*influence*” with “*direct*”
2. Section 5, incorporate into the text “*local government act requirement, lack of understanding, little confidence in mapping, little bylaw enforcement as a result*”
3. Section 7, delete the text after the “,”

4. Section 9, third line, replace “*generally acceptable with the community*” with the words “*implementable and understood by those working with them*”.

CARRIED

GB-062-2012 It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee endorse the Gabriola Island Hazardous Areas and Steep Slopes Development Permit Area Project Charter, v. 1, dated April 27, 2012 and the Gabriola Island Hazardous Areas and Steep Slopes Development Permit Area Communications Strategy, dated April 27, 2012, both amended on May 9, 2012.

CARRIED

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.

17. CLOSED MEETING

Chair Graham informed the public in attendance that the Local Trust Committee meeting would be closed for the consideration of appointments to the Advisory Planning Commission.

GB-063-2012 It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee close the next part of the May 9, 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 12:15 pm and reported to the public that expressions of interest for the Advisory Planning Commission were still being accepted in order to fill all positions.

GB-064-2012 It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee direct staff to re-advertise for Advisory Planning Commission volunteers.

CARRIED

19. NEXT BUSINESS MEETING

The next Local Trust Committee will be at 10:15 am on June 28, 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 12:27 pm.

_____ Chair _____ Recorder



**MINUTES OF THE GABRIOLA ISLAND
AGRICULTURAL ADVISORY COMMISSION MEETING**

Held on (date) May 15, 1012

At (venue) Women's Institute Hall, Gabriola Island

Draft

PRESENT:

AAC Members: Eric Veale, John Switzer, Veronica Hartman, Jenny MacLeod

Trustees: Gisele Rudischer

Recorder: Eric Veale

Regrets (if any): Sal Dominelli

There were 1 members of the public present.

AGENDA:

1. Previous Minutes for adoption
2. Trustees' Report
3. New Business
4. Members' Issues
5. Next Meeting and Adjournment

1. Previous Minutes

Passed

2. Trustees' Report

None

3. New Business

Agenda—Review Appendix “C” –Agricultural Policy Excerpts from the North Pender Island OCP

=====

Note---brackets---(--)--indicate to be removed.

Agricultural Policies:

2.2.1 The "right to farm" shall be respected by not permitting land use on adjacent, or nearby properties that could adversely affect farming activities and by requiring buffers and/or setbacks on the adjacent properties.

Moved by Eric Veale—Seconded by Jenny MacLeod--Passed

2.2.2 The average parcel size on land within the Agricultural designation shall be 16 hectares (40 acres) and density shall be limited to one dwelling and one cottage per parcel. Applications to the ALC for subdivision that are consistent with average parcel size may be supported.

2.2.3 Removal of soil suitable for agricultural purposes from a parcel (may) shall be prohibited.

Moved by Jenny MacLeod—Seconded by Veronica Hartman---Passed

2.2.4 Roadside stands, small scale marketing and processing, and agricultural education and research shall be permitted uses.

Moved by Jenny MacLeod—Seconded by Eric Veale---Passed

2.2.6 Pursuant to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, aggregate extraction of a volume less than 500 m3 per parcel should be permitted.

Moved by Veronica Hartman –Seconded by Jenny MacLeod—Passed

2.2.7 Subject to local government jurisdiction, commercial use of airstrips and helipads should be prohibited.

Moved by Veronica Hartman—Seconded by Jenny MacLeod—Passed

2.2.8 The Local Trust Committee may consider regulating greenhouses, land-based aquaculture facilities, and pet boarding and breeding facilities in order to limit and mitigate the impacts of these uses on groundwater, the environment and surrounding properties, provided the regulations are consistent with provincial legislation and regulations.

Moved by Jenny MacLeod—seconded by Eric Veale—Passed

2.2.9 (Subdivision) Regulations should prohibit severance of agricultural land by linear developments, such as roads and utility corridors.

Moved by Jenny MacLeod—seconded by Veronica Hartman—Passed

2.2.10 Applications to include land in the ALR should be supported.

2.2.11 No consideration may be given to applications to rezone land within the Agricultural designation that would result in the transfer of density.

2.2.12 Except where specifically authorized elsewhere in this plan, consideration may not be given to applications to rezone land within the Agricultural designation that would result in an increase in density.

2.2.14 The Local Trust Committee supports the preservation and maintenance of the

island's agricultural land base and applications for exclusion of land from the ALR will not be considered.

Moved by Jenny MacLeod—seconded by Veronica Hartman---Passed

2.2.15 When it considers rezoning applications that are not related to farming, the Local Trust Committee will ensure that the proposed new use will not reduce the quality and quantity of water for farming and the proposed new use should not result in either a decrease or an increase in water flows onto to, or from, adjacent agricultural land. Rezoning applications which might affect farmland will be referred to the Regional Agrologist for comment.

Moved by Jenny MacLeod—seconded by Veronica Hartman—Passed

2.2.16 When it considers rezoning applications for land that borders agricultural land, the Local Trust Committee will ensure that zoning changes are not made in a way that would have a negative effect on farming and the applicant may be required to provide qualified professional advice on the potential impacts on farming.

Moved by Eric Veale—seconded by John Switzer—Passed

2.2.17 Zoning changes should not be considered that would allow multi-family, industrial, institutional or commercial developments in the Agriculture designation. (except for agri tourist accommodation which is accessory to a working farm operation.)

Moved by Jenny MacLeod—seconded by Eric Veale—Passed

2.2.19 The Local Trust Committee may consider regulating agri-tourism activities

Moved by Jenny MacLeod—seconded by Veronica Hartman---Passed

2.2.24 The Local Trust Committee may undertake or support an initiative to identify properties not currently in the ALR and Agricultural designation but which have agricultural potential and are primarily used for farming, so that these properties may be protected for future agriculture.

Moved by Jenny MacLeod—seconded by Eric Veale—Passed

2.2.25 Where there is a potential for conflict related to the regulation of agriculture and environmental protection, the Agricultural Land Commission and the Ministry of Agriculture and Lands and the Ministry of Environment shall be consulted

Moved by Jenny MacLeod—seconded by Veronica Hartman—Passed

=====

Advocacy Policies

2.2.26 The Local Trust Committee will work with the local farming community, the Ministry of Agriculture and Lands and the Agricultural Land Commission to develop common policies to the benefit of farming on Gabriola Island.

Moved by Jenny MacLeod—seconded by Veronica Hartman---Passed

2.2.27 The Local Trust Committee will encourage partnerships with the farming community, senior governments and private enterprise to promote development of the agricultural sector.

Moved by Jenny MacLeod—seconded by Veronica Hartman—Passed

2.2.28 The Local Trust Committee will support application of the Canada-BC Environmental Farm Plan Program.

Moved by Jenny MacLeod—seconded by Eric Veale---Passed

2.2.29 The Local Trust Committee will support creation of a land-for-lease program for landowners to identify themselves to farmers wishing to lease farmland.

???

2.2.30 Landowners are encouraged to avoid the use of pesticides, herbicides and fungicides. If used, pesticides, herbicides and fungicides should be applied in a manner that avoids damage to adjoining lands and drainage areas.

Re-write

2.2.31 Production methods should be selected to maintain soil quality and to ensure surface and groundwater recharge areas are not contaminated by agricultural activities.

Moved by Jenny MacLeod—seconded by Veronica Hartman—Passed

2.2.32 Pre-purchase of crops, co-ops and local farmers markets are encouraged as a means to support the island farm economy.

Moved by Veronica Hartman—seconded by Jenny MacLeod—Passed

2.2.33 Physical barriers, including fencing and appropriate indigenous vegetation are encouraged to restrict access by farm animals to water courses.

Moved by Jenny MacLeod—seconded by Veronica Hartman—Passed

2.2.34 Amalgamation of lots and limiting the subdivision of agricultural land is encouraged.

Moved by Jenny MacLeod—seconded by Veronica Hartman—Passed

2.2.35 Collection of rainwater for irrigation purposes is encouraged.

Moved by Jenny MacLeod—seconded by Veronica Hartman—Passed

2.2.36 Sound environmental practices shall be encouraged in accordance with current best practices. Landowners and farmers are encouraged to preserve and protect seasonally flooded agricultural fields, which are considered an important ecosystem providing resting and feeding opportunities for migratory bird species.

Moved by Eric Veale —seconded by Jenny MacLeod—Passed

2.2.37 The Local Trust Committee may request that the Subdivision Approving Officer consider the effect of any proposed subdivision on farming, and if the proposed subdivision is within or adjacent to agricultural land, and require the applicant to provide an examination and report on the proposed subdivision to address any potential conflict with farming.

Moved by Jenny MacLeod—seconded by Eric Veale--Passed

4. Members' Issues

5. Next Meeting and Adjournment

June 19th—to be confirmed--

Adjourned_____

Chair

Secretary

DATE



Islands Trust

Follow Up Action Report w/ Target Date

Gabriola Island Jul-22-2010

No.	Activity	Responsibility	Target Date	Status
1	Regional District of Nanaimo, Protocol Agreement meeting to be added to next LTC agenda; PA meeting not to be held until updates to PA are prepared in Draft form; agenda items identified to date include: Greenhouse Gas Reduction targets and actions, overlap and complimentary efforts for climate change and GHG reduction work, public transportation, watershed protection work and information sharing; housing agreements and administration thereof; building permits and inspection, OCP and LUB Review including designation and zoning of community and regional parks Groundwater - for addition on agenda as per Aug 19 LTC meeting Update (October 27, KK): Meeting not to take place until staff have drafted wording for the protocol, LTC would like this meeting to happen ASAP. Questions to ask RDN: How will Gabriolans benefit from paying taxes towards the Regional Growth Strategy? What will the benefits be (funding for GHG projects, affordable housing)? What does RDN have coming up for Gabriola in terms of ground water? Update (September 22, 2011 LTC meeting, CF): Staff directed to set up a meeting with the RDN before mid-November, if possible, or otherwise early in the next term (ie: January 2012). Staff are working with RDN staff to set up a meeting for late November 2011. Meeting date and agenda items TBD (October 18, 2011 - CF) Update (October 27, 2011 LTC meeting, CF): LTC requests that the RDN administer Housing Agreements within Electoral Area B as part of the protocol agreement.	Chloe Fox Chris Jackson	Aug-19-2010	Done

Meeting not scheduled for November 2011. RPM to work on scheduling a meeting for the new year (November 28, 2011 - CF).

Meeting scheduled for Friday, June 22, 2012

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
1	Staff directed to initiate the process for a cost recovery agreement with the owner of Lot 1, Section 19, Gabriola Island, Nanaimo District Plan 45775 for application GB-RZ-2007.1 (Powell) for all planning and legal review services related to the application effective February 29, 2012 and up until such time as proposed bylaws are brought to the LTC for final consideration and adoption, or should the application not proceed to bylaw stage, such time as a decision	Chloe Fox	Mar-30-2012	Done

is made by the LTC to reject the application.

1	Staff directed to initiate the process for a cost recovery agreement with the owner of Parcel A (DD 5023N) of Section 28, Mudge Island, Nanaimo District for application GB-RZ-2010.1 (Beckstead & Littlejohn) for all planning and legal review services related to the application effective February 29, 2012 and up until such time as proposed bylaws are brought to the LTC for consideration and adoption or, should the application not proceed to bylaw stage, such time as a decision is made by the LTC to reject the application	Chloe Fox	Mar-30-2012	Done
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.	Chloe Fox	May-31-2012	On Going

Apr-19-2012

No.	Activity	Responsibility	Target Date	Status
1	LTC expense account budget for 2012-13 adopted as presented	Chloe Fox	May-09-2012	Done
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	On Going
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
1	Bylaw No. 263 the 'Gabriola Island Local Trust Area Bylaw Enforcement Notification Bylaw, No. 263, 2011' adopted	Miles Drew Jacquie Hill	May-11-2012	Done
1	LTC request staff advice on a recommendation to release funds from the LTC local expense account to pay for hard costs (mailing costs and cost of public process) of the Gabriola Radio Society tower siting application	Chloe Fox	Jun-28-2012	Done
1	Staff requested to propose communications to articulate why protecting fish habitat is important, with a view to preparing draft DPA maps and provisions for LTC review that would be in accordance with the provincial RAR.	Chloe Fox	Jun-28-2012	Done

1	LTC amends the proposed consultation program of the Gabriola Radio Society (GB/15-4) to have the LTC schedule and hold a meeting modeled after a Community Information Meeting and public hearing.	Chloe Fox	Jun-29-2012	Done
---	--	-----------	-------------	------

May-09-2012

No.	Activity	Responsibility	Target Date	Status
1	Staff to amend the Steep Slopes & Hazardous Areas DPA Project Charter and Communications Strategy as discussed at the May 9, 2012 meeting. LTC endorses the Project Charter and Communications Strategy as amended.	Chloe Fox	May-11-2012	Done
1	Staff directed to re-advertise for expressions of interest to serve on the Gabriola Advisory Planning Commission and to ensure that an e-mail address is provided under where to send applications on the advertisement.	Chloe Fox Becky McErlean	May-18-2012	Done
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	Staff directed to issue development permit GB-DP-2012.1 (Davison)	Jacquie Hill Becky McErlean	May-31-2012	Done
1	LTC requests staff advice on LUB changes to the IN1 zone in response to the April 3, 2012 letter from the Gabriola Chamber of Commerce and the Gabriola Arts Council	Chloe Fox	Jun-28-2012	Done
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	On Going



Memorandum

700 North Road Gabriola Island, BC V0R 1X3

Telephone 250. 247-2063 FAX: 250. 247-7514

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC 1.800.663.7867

northinfo@islandstrust.bc.ca www.islandstrust.bc.ca

Date: June 11, 2012 File Number: 6410-02

To: Gabriola Island Local Trust Committee
For meeting of June 28, 2012

From: Chloe Fox
Island Planner

Re: Gabriola Chamber of Commerce and Gabriola Arts Council Request for Changes to IN Zoning

At their May 9, 2012 regular business meeting, the Gabriola Island Local Trust Committee (LTC) received a letter of correspondence from the Gabriola Chamber of Commerce (GCC) and the Gabriola Arts Council (GAC) requesting that the Institutional 1, 2, and 3 zoning regulations in the *Gabriola Island Land Use Bylaw, No. 177* be amended to include “not-for-profit services to the public” as a permitted use. At that time, the LTC requested staff advice on making such a change to these zoning categories. This memorandum provides an overview of the request, potential land use implications as well as an overview of the process options available to the LTC, should they wish to consider this request further.

Zoning Change Request

In their letter dated April 3, 2012, the GCC and the GAC request that the Institutional 1, 2 and 3 (IN1, 2, 3) zoning regulations be amended to include “not-for-profit services to the public” or some similar wording, which would allow not-for-profit organizations serving the public interest to provide their services on lands with such zoning. Specifically, the two parties expressed interest in the Women’s Institute property, which is currently zoned IN1, for use as an office and information centre by the GAC and also, potentially, as a permanent home for the Visitor Information Centre operated by the GCC.

Land-Use Implications

1. Official Community Plan Consistency:

The currently permitted principal and accessory uses of the IN1, 2 and 3 zones are outlined in Attachment 1. The desired uses of the GCC and GAC are not captured within the currently permitted uses. The *Gabriola Island Official Community Plan, No. 166* does, however, include the following description under Section 4.1 Institutional Use:

Institutional uses play an important role in the community and in many cases serve as a focal point for community life. For purposes of this plan, Institutional Uses includes facilities, services and uses which are operated by government or a non-profit society and include medical clinics open for community use.

Given that the OCP supports the type of use proposed by the GCC and GAC, only the LUB would require amendment to accommodate the request.

2. Use vs. User:

The GCC and GAC have requested that zoning regulations be amended to include “not-for-profit services to the public” or some similar wording, which would allow not-for-profit organizations serving the public interest to provide their services on lands with such zoning. Staff caution that this wording may be considered “people zoning” and, therefore, invalid under the *Local Government Act*. Any amendment would need to focus on incorporating the uses proposed by the GCC and GAC into the applicable zones, as opposed to the user (ie: not-for-profit organizations). Thus far, the proposed uses the GCC and GAC have requested include an office and information centre. Should the LTC wish to consider this request further, it is recommended that staff work with the GCC and GAC to refine and, possibly, define the requested uses. However, the LTC should keep in mind that, over the long term, it is not possible to restrict uses added to the institutional zones through this request solely to operation by not-for-profit organizations.

Process Options

Should the LTC wish to consider this request, there are three options for how it might be processed:

1. Add to the current work program

Should the LTC wish to consider this request in the immediate future, it would need to be added to the workplan. This would trigger staff to begin work on the project preceding or following other work program items, depending on where on the Top Priorities or Projects List it is placed.

2. Wait until the Land Use Bylaw is up for review and add it to the work program at that time

If action on this request is not of immediate concern to the LTC, the LTC may wish to place the request on hold until such time as the LUB is opened up for review. At that time, the LTC could place the request on the work program as part of the LUB review.

3. Executive Committee sponsorship of a development application by the GCC & GAC

The Islands Trust Policy Manual, Policy 4.1xiii, outlines circumstances when it is appropriate for the Executive Committee to sponsor a development application. This sponsorship would be assumed for a development application for a specific property or properties and would result in the Executive Committee paying the appropriate fee on behalf of the applicant from the fund allocated for the sponsorship of development applications that is allocated to the Executive Committee in the base budget. The policy outlines conditions appropriate for Executive Committee sponsorship of a development application, including “when the applicant is a non-profit agency or organization seeking to establish, expand or modify a facility for the benefit of the community at large and consistent with the goals in the OCP”. This route requires approval of the Executive Committee and does not fetter the discretion of the Executive Committee during subsequent consideration of the respective bylaw amendment.

All options would necessitate the drafting of bylaws and consideration through the legislated process for zoning bylaw adoption, including public hearing and Executive Committee approval.

Staff require additional direction, should the LTC wish to consider this request further.

Respectfully prepared and submitted by:

Chloe Fox
Island Planner

Attachment 1: Institutional Zoning Regulations (IN1, 2, 3)

Pc: Chris Jackson, Regional Planning Manager

ZONE	PERMITTED PRINCIPAL USES	PERMITTED ACCESSORY USES	PERMITTED BUILDINGS & STRUCTURES
Institutional 1 (IN1)	- Public assembly & recreation - Personal care facilities¹ - Library² - Museum³ - Child day care centre and pre-school - Recreation camp⁴ - Recycling centre⁵ - Cemetery⁶ - Community resource centre⁷	- Limited public market	- Buildings and structures for the permitted uses set out in this zone - Max. combined lot coverage – 20%
Institutional 2 (IN2)	- Public schools - Emergency services - Library - Post office - Medical laboratory - Government offices - Highway work yards - Urgent care medical clinic - Child care centre and pre-school	- Limited public market	- Buildings and structures for the permitted uses set out in this zone - Max. combined lot coverage – 20%
Institutional 3 (IN3)	- Public assembly and recreation - Personal care facilities - Museum - Public schools - Emergency services - Library - Post office - Medical laboratory - Government offices - Highway works yards - Urgent care medical clinic - Child care centre and pre-school	- Limited public market	- Buildings and structures for the permitted uses set out in this zone - Max. combined lot coverage – 20%

¹ Except on lands located at 790 North Road (The Gathering Place / Hope Centre)

² Except on lands located at 790 North Road (The Gathering Place / Hope Centre)

³ Except on lands located at 790 North Road (The Gathering Place / Hope Centre)

⁴ Only on lands located at 835 Berry Point Road (Camp Miriam)

⁵ Only on lands located at 700 Tin Can Alley (GIRO)

⁶ Only on Lot 1, Plan 15573 (Gabriola Community Cemetery)

⁷ Only on lands located at 790 North Road (The Gathering Place / Hope Centre)



Top Priorities

Gabriola Island

No.	Description	Activity	Received / Initiated	Responsibility	Target Date	Status
1	Explore the use of alternate consultation methods (social media, online surveys, etc.) in the OCP review process	Staff to report back on capacity to use alternate consultation methods in the OCP review process	Jan-19-2012	Chloe Fox	Mar-22-2012	On Going
2	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					
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: Jun-25-2012

Projects

Gabriola Island

No.	Description	Activity	Received/Initiated	Status
2	Development Approval Information Bylaw		Mar-20-2008	On Going
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-2012.1	George Davison	Jan-18-2012	2345 South Road & 2370 Shaw Road Development Permit Area 6 - Escarpment Areas Development Permit required in conjunction with proposed boundary adjustment

Planner: Chloe Fox

Planning Status

Status Date: May-16-2012

Permit issued

Status Date: Apr-27-2012

Staff report to May 9, 2012 LTC meeting

Status Date: Jan-31-2012

Planner reviewing file

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

Planner: Chloe Fox

Planning Status

Status Date: Apr-27-2012

Planner reviewing file

Rezoning

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

Planner: Chloe Fox

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
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	Jul-14-2010	Coho Boulevard, Mudge Island Rezoning to increase density potential from 1 to 4

Planner: Chloe Fox

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. Planner: Marnie Eggen	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)

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 Planner: Marnie Eggen	Nov-28-2008	Boundary adjustment.

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
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-2011.3

Williamson &
Associates
Planner: Chloe Fox

Aug-23-2011

Windecker Drive / Jolly Brothers Road Subdivision to create 4 rural
residential parcels

Planning Status

Status Date: Oct-24-2011

PLA from MoTI recieved

Status Date: Oct-03-2011

Priliminary Approval sent to MoTI

Status Date: Sep-15-2011

Site Visit conducted

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2011.4	John & Janice Raven Planner: Chloe Fox	Sep-12-2011	1597 Starbuck Lane / 1589 Whalebone Drive Boundary Adjustment

Planning Status

Status Date: Apr-04-2012

Final plans submitted for review. Planner to review.

Status Date: Oct-21-2011

Referral report sent to MOTI

Status Date: Oct-12-2011

Planner 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

From: Nancy Roggers
Sent: May-28-12 5:27 PM
To: Chloe Fox; David Graham; Gisele Rudischer; Sheila Malcolmson; Becky McErlean
Cc: Cindy Shelest
Subject: Gabriola Expense Report May/12

Islands Trust
LTC EXP SUMMARY REPORT F2012
 Invoices posted to May 31, 2012

620 Gabriola	Invoices posted to May 31, 2012	Budget	Spent	Balance
65000	LTC "Trustee Expenses"	1,600.00	-	1,600.00
65200	LTC Local Exp LTC Meeting Expenses	10,900.00	330.13	10,569.87
65210	LTC Local Exp APC Meeting Expenses	-	454.57	(454.57)
65220	LTC Local Exp Communications	-	-	-
65230	LTC Local Exp Special Projects	-	-	-
65240	LTC Local Exp Miscellaneous	-	-	-
TOTAL LTC Local Expense		10,900.00	784.70	10,115.30
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.

Purpose To update the mapping and guidelines of Development Permit Area No. 6—Escarpment Areas (DPA-6) in the Gabriola Island Official Community Plan to better assist in planning future development to avoid hazardous areas.

Background This project is part of the Gabriola OCP review. In 2010, EBA Engineering Consultants were contracted to provide geohazard mapping and a management strategy. EBA’s final report and a preliminary consultation budget were received by the LTC and referred to the VRC. It was felt that more general education on DPAs was needed before proceeding any further with the project and the project was put on hold while the Development Permit Area Factsheet was developed.

Objectives

- Adoption of amended mapping and guidelines for DPA-6 to provide:
 1. Precise detail on the location of hazardous areas; and
 2. More detailed and 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.
- Ongoing notification and effective engagement with property owners, residents and the Snuneymuxw First Nation.

In Scope

- Existing 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 where necessary.

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	Summer 2012
Release of draft DPA amendments	Summer 2012
Consultation with community / APC on draft DPA amendments	Summer / Fall 2012
1st reading of draft bylaw—agency and First Nation referrals	Fall 2012
Community Information Meeting/Public Hearing; revisions and further readings	Fall 2012
Submission of draft bylaw to Executive Committee/Minister of CSCD	Fall 2012
Consideration of adoption of DPA amendments	Winter 2012

Budget	
Item	Cost
Consultation	\$1,500
Legislative Process	\$2,000
Advertising	\$900
Total	\$4,400

Regional Planning Manager Approval:

Date_____

GBLTC Endorsement Resolution #:
GB-062-2012

Date: May 9, 2012

Communications Strategy

1.0 Objectives & Scope

Project Name	Gabriola Island Hazardous Areas & Steep Slopes DPA	
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	
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), 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 DPA-6 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 hazardous slopes	
Are there historical factors or previous decisions that will affect how this project is implemented?	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, such as RAR implementation.	
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 to existing DPA-6. 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 DPA-6	
What information do decision makers need to assist them in this decision?	The LTC needs to know that the proposed amendments will protect development from hazards associated with steep slopes and will preserve the environmental value of these areas.	
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	Staff recommends that the LTC consider developing a Development Approval Information bylaw 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

<i>Project Name</i>	<i>Gabriola Island Hazardous Areas & Steep Slopes DPA</i>			
Methods	Cost	Content Focus	Audience	Publication Date
Web Page	To be developed in-house by staff. Launch advertised in both local papers. Rough estimate: \$300	Repository for general information and project specific information as DPA projects move forward	Property owners, residents, local realtors & contractors, general community	Summer 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	Summer 2012

CONSULTATION STAGE 2 – Public Input on Proposed Amendments

<i>Project Name</i>	<i>Gabriola Island Hazardous Areas & Steep Slopes DPA</i>			
Methods	Cost	Content Focus	Audience	Publication Date
Blog on Web Page	To be developed in-house by staff - same web page used during Stage 1 Rough estimate: N/A	Allow individuals to post comments on draft amendments, which will be posted to the web page, (no anonymous blogging)	Property owners, residents, local realtors & contractors, general community	Summer 2012
Targeted Mail-out	Depends on number of potentially affected properties Rough estimate: \$500	Explaining the proposed amendments and how they will affect property owners and residents	Property owners and residents	Fall 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	Fall / Winter 2012



Memorandum

700 North Road Gabriola Island BC V0R 1X3

Telephone **250. 247-2063** FAX: 250. 247-7514

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**

northinfo@islandstrust.bc.ca www.islandstrust.bc.ca

Date: June 8, 2012

File Number: GB-6500-20
(Riparian Areas
Regulation)

To: Gabriola Island Local Trust Committee
For the meeting of June 28, 2012

From: Chloe Fox
Island Planner

Re: Riparian Areas Communication Materials

At their April 19, 2012 regular business meeting, the Gabriola Island Local Trust Committee (LTC) directed staff to propose communications to articulate why protecting fish habitat is important, with a view to preparing draft Development Permit Area maps and provisions for review of the LTC that would be in accordance with the provincial Riparian Areas Regulation.

In response to this direction, staff have prepared 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 draft brochure is attached to this memorandum.

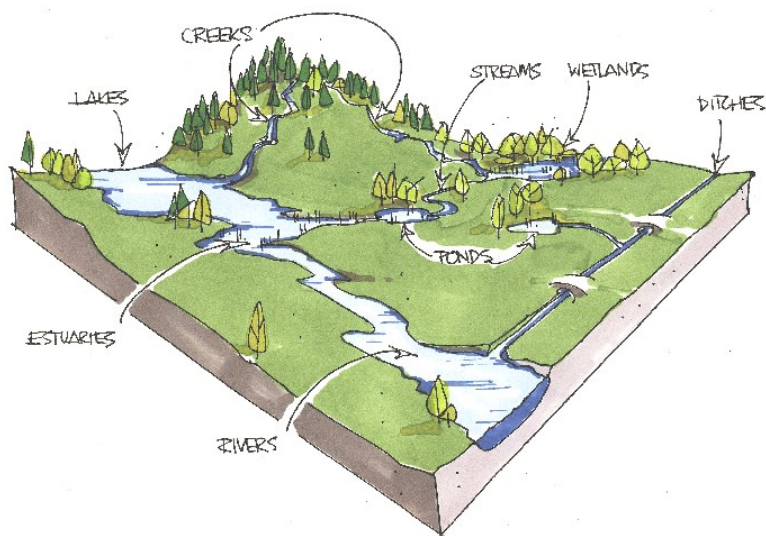
At this time, staff request additional direction on how the LTC wishes to proceed. Should the LTC wish to move ahead with publication of the brochure, funds would need to be allocated towards the project to cover printing costs.

Attachment: Living near Riparian Areas Brochure – Draft

Pc: Chris Jackson, Regional Planning Manager

Living Near...

Riparian Areas



RIPARIAN AREAS ARE ...

RIPARIAN AREAS are the areas bordering streams, lakes and wetlands that connect water to land. These areas support a diversity of plants and animals, provide important refuges and migration routes for birds and wildlife, and support fish life processes.

In addition, riparian areas play a key role in maintaining the natural hydrologic cycle of a watershed by stabilizing stream channels, reducing erosion, filtering impurities and sediment, capturing and storing runoff water and precipitation and recharging aquifers.

These areas are extremely sensitive to disturbances. Even modest changes in the amount and timing of water flow may result in significant changes to the physical and biological functioning of these ecosystems.

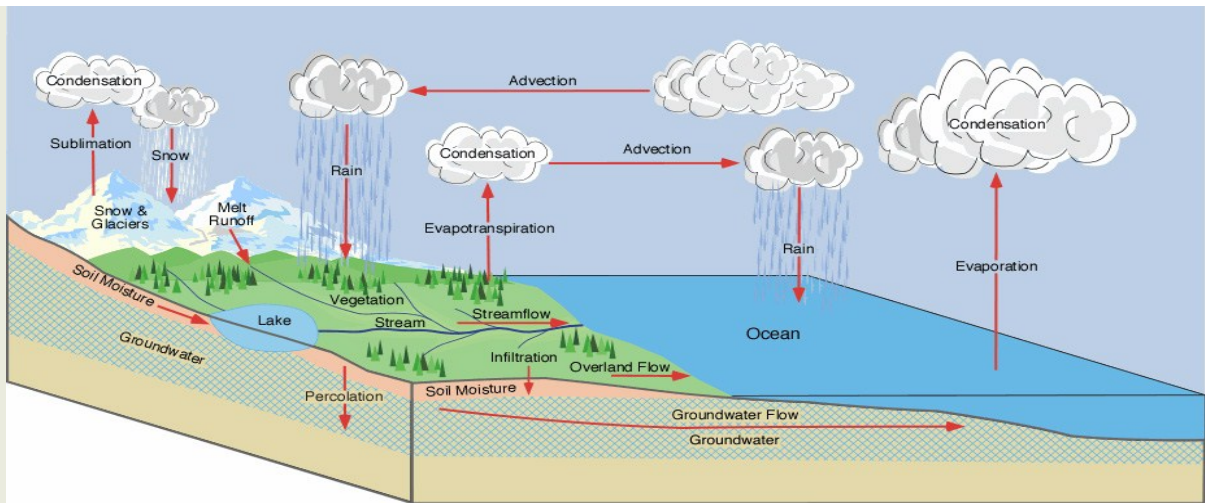


Islands Trust

ISLANDS TRUST
NORTHERN OFFICE

700 North Road
Gabriola Island, BC
V0R 1X3

Phone: 250-247-2063
Toll Free: 1-800-663-7867
Fax: 250-247-7514
E-mail: northinfo@islandstrust.bc.ca



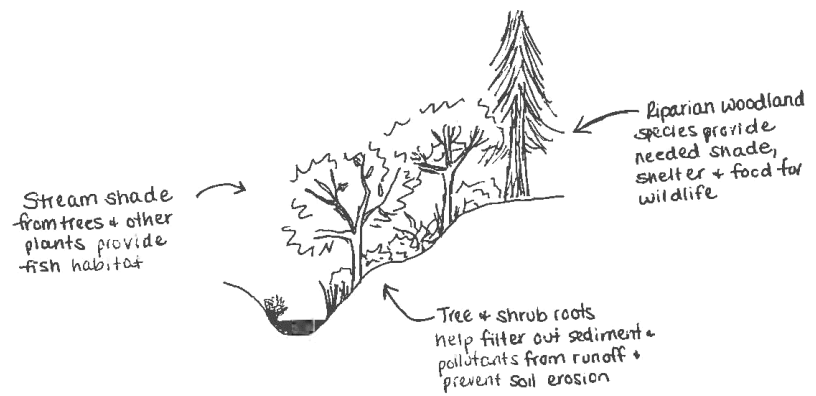
THE HYDROLOGIC CYCLE

RIPARIAN AREAS ARE NECESSARY FOR STREAM & WATERSHED HEALTH

The disturbance of riparian areas is one of the leading causes of poor stream and watershed health. Without the protective qualities of the riparian corridor, watercourses respond rapidly to the pressures of development, quickly becoming degraded and unable to support aquatic life. Our job as stewards of the land is to understand the qualities of these areas, anticipate how they will react to development and, ultimately, ensure they continue to function well into the future.

RIPARIAN ECOSYSTEMS perform a number of valuable services to humans, plants and animals alike. Vegetation in riparian areas moderates the volume and rate of water flowing through the watershed. Plant root systems enhance the soil's ability to absorb water by making it more porous. This allows water to be stored and released slowly into the watercourse, reducing erosion and flooding, and facilitating the recharge of aquifers. Soils also filter impurities and sediment from runoff water, improving water quality in the stream channel.

Vegetation stabilizes stream banks by holding soil in place and provides food and shelter for many animal species. Shade from trees regulates water temperatures within the stream, which is critical for salmon, trout and other fish species that need cool water to survive. Logs and other woody debris fall into streams from the riparian area influencing stream channel morphology, dissipating the stream's natural erosive energy and providing habitat for a diverse range of species.



DEVELOPMENT ACTIVITIES involving clearing land and replacing natural vegetation with buildings, roads and other impervious surfaces lead to increased runoff and decreased groundwater storage, resulting in wide fluctuations in stream flow and increased amounts of sediment and impurities entering sensitive aquatic habitat. These impacts can be minimized by adopting land development practices that protect riparian environments.

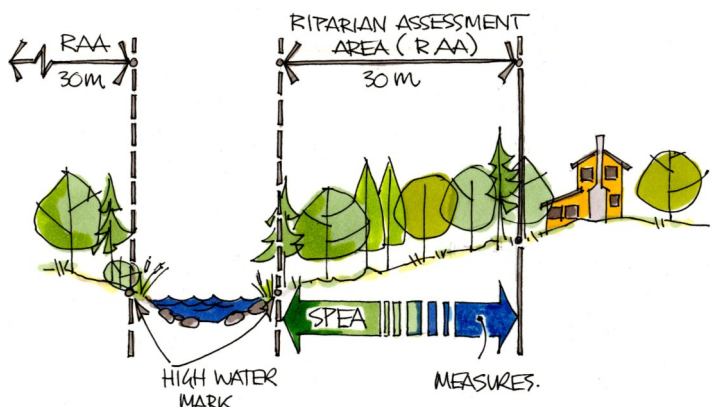
PROPER FUNCTIONING CONDITION

Riparian areas are considered to be properly functioning when adequate natural vegetation, landforms and debris are present to:

- Dissipate stream energy
- Filter sediment
- Aid groundwater recharge
- Stabilize stream banks
- Maintain channel characteristics

THIS
YIELDS

- CHANNEL STABILITY
- LESS EROSION
- GOOD WATER QUALITY
- GOOD WATER AVAILABILITY
- FORAGE
- FISH & WILDLIFE HABITAT



PREVENTION IS EASIER THAN RESTORATION

Preventing damage to riparian areas is easier than restoring functional habitat once damage has occurred. The provincial Riparian Areas Regulation is designed to prevent damage to riparian areas due to development. By requiring an assessment by a qualified environmental professional for any proposed development or land clearing activities within the riparian area, the regulation ensures that development is designed in harmony with nature. The goal is to accommodate development in such a way that allows sensitive riparian ecosystems to continue to function well into the future.



STAFF REPORT

Date: June 8, 2012

File No.: GB/04-1-I
(OCP / LUB review)

To: Gabriola Island Local Trust Committee
For the meeting of June 28, 2012

From: Chloe Fox
Island Planner

CC: Chris Jackson
Regional Planning Manager

Re: Community Engagement Survey Results

OVERVIEW:

At the March 22, 2012 regular business meeting, the Gabriola Island Local Trust Committee (LTC) passed a resolution directing staff to develop a survey, available both online and in hard copy, designed to gather general input from the public on community engagement methods. This survey was developed by staff and reviewed by the LTC at the April 19, 2012 regular business meeting. The survey was subsequently made available both online and in hard copy for a two week period from Friday, April 27, 2012 to Saturday, May 12, 2012. The purpose of this report is to present the results of this survey.

BACKGROUND:

The community engagement survey was available both online and in hard copy for a two week period from Friday, April 27, 2012 to Saturday, May 12, 2012. During this time hard copies of the survey were available at the Islands Trust Northern Office and a link to the online version of the survey was available on the Gabriola Island page of the Islands Trust website. In addition, on the final day of the survey period, Saturday, May 12, 2012, Trustee Rudischer distributed and collected hard-copies of the survey at Folklife Village.

Advertising for the survey appeared in both the Gabriola Souther and the Flying Shingle in the April 30, 2012 and May 7, 2012 editions as well as on the community bulletin boards near each mailbox.

DISCUSSION OF RESULTS:

A complete copy of the tabulated survey results is presented in Attachment 1 to this report with select cross-tabulations presented in Attachment 2. In total, 111 surveys were completed and received by the deadline; 92 were completed online with the remaining 19 completed in hard-copy. All hard-copy surveys received were completed and received by Trustee Rudischer at

Folklife Village on the last day of the survey period. One hard-copy survey was received after the deadline and, as such, has not been included in the results. The following sections provide an overview of the results.

Current Engagement Levels

Approximately 55% of those who completed the survey indicated that, in the past five years, they had attended a meeting, workshop or public hearing, or had otherwise participated in a planning process initiated by the LTC. Of those who had participated, the most common methods of participation were: attending a community information meeting (70%), completing a paper survey (63%), attending an LTC meeting (60%), and attending a public hearing (59%). The vast majority of respondents (78%) rated their current level of engagement as either 'Minimal – I am aware of opportunities for engagement, but have never attended meetings/events' (41%), or 'Average – I have attended a few meetings/events and am aware of opportunities for engagement' (37%).

Community Satisfaction

Exactly half of those who completed the survey selected the 'Neutral' response option when asked to rate their level of satisfaction with community engagement opportunities currently offered by the LTC, indicating neither satisfaction, nor dissatisfaction, with current options for engagement. Approximately 29% of respondents indicated being satisfied with current engagement opportunities, while approximately 15% were found to feel unsatisfied or very unsatisfied. Only 5% indicated being very satisfied with current engagement opportunities.

Respondents were also asked in an open-ended question to suggest ways in which the LTC could improve their level of satisfaction with community engagement opportunities. While a range of ideas were received, common themes among respondents included: providing more opportunities to engage, providing online options for engagement, providing less formal opportunities for engagement, using more accessible language and finding ways to foster engagement by a wider cross-section of the community (e.g. those who work during the day, youth, residents of Mudge & Decourcy, seasonal residents, etc.). A complete list of responses is presented in Attachment 1.

Engagement Methods

75% of those who completed the survey indicated being either interested or very interested in using online engagement tools, such as websites, blogs, surveys, etc. Correspondingly, approximately 85% of respondents indicated that they had visited the Islands Trust website.

Over 80% of respondents indicated that they would be more likely to participate in engagement processes hosted by the LTC if there were options for online participation. The comments provided with this question are listed in Attachment 1 and provide a variety of explanations for this preference. However, many respondents also pointed to the fact that not everyone has a computer or access to the internet and that ideally both online and face-to-face options should exist. Fewer respondents, although still a majority at 62%, indicated that they would be more likely to participate in engagement processes hosted by the LTC if there were regular mail-outs or newspaper inserts to survey or solicit comments from the community. Of the comments received in conjunction with this question, many expressed concern that mail-outs were

expensive and wasteful. However, many also indicated that any opportunity to engage outside of formal meeting times would be beneficial to their participation.

Cross-Tabulations

Demographic Groupings

The majority of survey respondents (63%) fell within either the 50-59 or 60-69 age cohort, which generally corresponds well with the island's demographic profile. Cross-tabulations were completed for both the younger age cohorts (< 50 years old) and the older age cohorts (50+ years old) to see whether or not responses on levels of engagement and/or engagement preferences differ among age groups.

The results indicate that most respondents, regardless of their age group, rate their current level of participation as either 'Minimal' or 'Average' (69% for those <50, 84% for those 50+). The largest difference in terms of engagement level between the two demographic groupings, as shown in Tables 1 and 2 in Attachment 2, appears in those who indicated being 'Not Engaged'; 4% for those 50+ versus 19% for those <50.

Demographic groupings were also cross-tabulated with interest in using online engagement methods and likelihood of participation with online engagement options and with regular mail-outs or newspaper inserts. The results are presented in Tables 3 through 8 in Attachment 2 and indicate that, in both cases, the majority of respondents are interested or very interested in using online engagement tools; 74% for those 50+ and 78% for those <50. The younger demographic was found to be slightly more likely to indicate an increased likelihood of participation if online options for engagement existed, while the older demographic was found to be more likely than the younger demographic to indicate an increased likelihood of participation with regular mail-outs or newspaper inserts.

Engagement Level & Satisfaction

Cross-tabulations were generated for those respondents who rated their current level of engagement as 'Minimal' or 'Not Engaged' and who rated their satisfaction with current engagement opportunities as 'Neutral', 'Unsatisfied' or 'Very Unsatisfied' to provide an understanding of where opportunities might exist to enhance their level of engagement and satisfaction with engagement opportunities.

Respondents who rated their level of engagement as 'Minimal' or 'Not Engaged' were found to be slightly more likely to indicate an increased likelihood of participating in community engagement events if options for online participation were available; 87% versus 82% of total respondents (Table 9, Attachment 2). The likelihood of these respondents indicating that they would be more likely to participate in community engagement events if there were regular mail-outs or newspaper inserts designed to survey or solicit comments from the community was not, however, found to be significantly different from that of the general respondent (Table 10, Attachment 2).

Respondents who rated their level of satisfaction with current engagement opportunities as 'Neutral', 'Unsatisfied' or 'Very Unsatisfied' were not found to be significantly more likely than the general respondent to indicate an increased likelihood of participation if options for online

engagement existed nor if there were regular mail-outs or newspaper inserts (Tables 11 and 12, Attachment 2).

Seasonal and Off-Island Residents

Respondents indicating seasonal or off-island residency were cross-tabulated with likelihood of participation if online options for engagement were provided. Perhaps not surprisingly, 100% of seasonal and off-island residents indicated that they would be more likely to participate if online options for engagement existed. 80% of seasonal and off-island residents indicated that they would not be more likely to participate if regular mail-outs or newspaper inserts were provided. These results are presented in Tables 13 and 14 in Attachment 2.

RECOMMENDATIONS:

There are no recommended actions from staff at this time. The results of this survey will help inform the development of community engagement strategies for future work program items.

Attachments:

Attachment 1 – Community Engagement Survey Results

Attachment 2 – Select Cross-Tabulations of Community Engagement Survey Results

Prepared and Submitted by:

Chloe Fox

Chloe Fox
Island Planner

June 8, 2012

Date

Concurred in by:

Chris Jackson

MCIP, Regional Planning Manager

June 19, 2012

Date

ATTACHMENT 1 – Community Engagement Survey Results

In the past FIVE YEARS, have you attended a meeting, workshop or public hearing, or otherwise participated in a planning process initiated by the Gabriola Island Local Trust Committee?

Answer Options	Response Percent	Response Count
Yes	55.5%	61
No	44.5%	49
<i>answered question</i>		110
<i>skipped question</i>		1

If you answered YES to the following Question, in which of the following ways have you participated? (Please select all that apply):

Answer Options	Response Percent	Response Count
Attended a Gabriola Island Local Trust Committee meeting	60.3%	38
Volunteered on an appointed advisory commission (e.g. Advisory Planning Commission)	19.0%	12
Attended an advisory commission meeting	27.0%	17
Attended a Community Information Meeting	69.8%	44
Attended a World Cafe workshop	34.9%	22
Attended a Public Hearing	58.7%	37
Completed a paper survey (mail-out or newspaper insert)	63.5%	40
Submitted correspondence to a Gabriola Island Local Trust Committee meeting agenda	27.0%	17
Appeared as a delegation at a Gabriola Island Local Trust Committee meeting	15.9%	10
Spoke at a Town Hall session at a Gabriola Island Local Trust Committee meeting	23.8%	15
Other (please specify) - <i>see below for responses</i>	15.9%	10
<i>answered question</i>		63
<i>skipped question</i>		48
Other (please specify)		

Media representative

community plan submission

Covered meetings as a reporter

wrote letters regarding Coats Marsh Regional Park policy decisions, but that turned out to be an RDN issue. Recently emailed in support of Pole Project. Not much involvement, I know...

engaged in Discussions on Facebook

Wrote newspaper articles

Volunteer Advisory Committee, Phase I

Letters to the editors @both Shingle and Sounder

Volunteer Review Committee

letters

How would you rate your current level of engagement with the Gabriola Island Local Trust Committee?		
Answer Options	Response Percent	Response Count
<i>Not Engaged</i> - I am not aware of opportunities for engagement and have never attended meetings/events	9.0%	10
<i>Minimal</i> - I am aware of opportunities for engagement, but have never attended meetings/events	41.4%	46
<i>Average</i> - I have attended a few meetings/events and am aware of opportunities for engagement	36.9%	41
<i>Engaged</i> - I regularly attend meetings/events, but only where specific topics of interest are discussed	9.9%	11
<i>Very Engaged</i> - I regularly attend meetings/events, regardless of whether specific topics of interest are discussed	2.7%	3
<i>answered question</i>		111
<i>skipped question</i>		0

How satisfied are you with the community engagement opportunities currently offered by the Gabriola Island Local Trust Committee?		
Answer Options	Response Percent	Response Count
Very Unsatisfied	6.4%	7
Unsatisfied	9.1%	10
Neutral	50.0%	55
Satisfied	29.1%	32
Very Satisfied	5.5%	6
<i>answered question</i>		110
<i>skipped question</i>		1

How could the Gabriola Island Local Trust Committee improve your level of satisfaction with community engagement opportunities?	
	Response Count
<i>answered question</i>	76
<i>skipped question</i>	35
Response Text	

- be out in the public more, use less acronyms or provide the unwashed masses with decoder rings?

- online info, blog & reader commentary
regular online chat room with Trustees & planners
- different types of opportunities such as online
- Plain Speak used in notices and announcements. Remind community members why this bylaw or application matters to them. We don't always read the fine print - but will watch for what effects us in our area. Focus on why the general community member should care - water, planning, how will this effect me? -- rather than this will be a change to bylaw 4.3.65 section ii.
- n/a
- More town hall type meetings.
- So far the method that received the largest response was a hard copy surevey distributed through the papers. I will also be interested to see how the online survey works. In the end, though, folks need to take responsibility for their democracy, and if they don't show up or speak up when they have an opportunity to do so, they are going to get what they get.
- establishing a less formal meeting style that would encourage more dialogue at meetings
- I actually think you're doing a great job - the fact that I'm not as engaged as I should be is my fault, not yours.
- Continue to use Social Media. I think people feel safer in this format. The meetings are formal, stuffy and scary sometimes.
- The opportunities could be easier for the average person to engage in. The language used is more for people who attend this type of meeting regularly or came from business backgrounds where "flow charts" and "bafflegab" is used.
- feed back from the internet.
- Better dissemination of meeting minutes / issues discussed
- Keep up the good work
- I'm not dissatisfied. I haven't attended any meetings because I don't feel particularly effected by any of the decisions I've seen notices about. Also, I feel that to participate in meetings I would have to devote considerable time to becoming familiar with the issues, and I just have not taken the time to do that,
- I think the Islands Trust is doing just fine - lots of media coverage, meetings at Mad Rona's etc. Wish I could be there to participate more actively but my job takes me away too much.
- Basically reasonably satisfied as I haven't much time to offer and be part of a solution right now, but perhaps a weekly or bi-monthly column in the local rags?
- The meetings are pretty hard to sit through, especially for younger people. But I think that's a hard one to fix; meetings are just boring.
- This survey is very good; on-line opportunities are give those of us with busy schedules a chance to respond and participate. Thank you.
- use of online surveys to assess public support/opinion
- Good luck, it's a hard task I think.
- website, surveys open door sessions for trustees
- I have been a resident of the island for about one year and have felt to date that I need to more richly understand the community and its history before offering a perspective on its future. With respect to opportunities for community engagement it would require more involvement on my part to know in more depth the quality, character, and integrity of the processes, regulations, policies, etc. that are presently in place.
- 1. When surveys are being done, you could provide online methods to complete the surveys, as well as the paper methods.
- 2. On the GILTC website, you could provide information on the homepage regarding: deadline for submitting a request to be a delegation at a LTC meeting, explanation of the regulations re communicating with the Trustees (e.g. writing to both together means that the letter will be posted publicly in some way, cannot meet with both Trustees at the same time, etc).
- 3. Each of the two local Trustees could provide regular "office hours" - just as other elected officials do - to be available to the public: e.g. each Trustee offer twice a month for two hours, at the IT office; have a schedule published on the front door of the IT office and on the website (and schedule can note cancellations as needed).

- community forums, planning sessions and workshops that involve all demographics of community including children. Host planning/ dream/design workshops in various locations - (not just north end).
- Stop rolling your eyes when some one outside the "trust" speaks something outside the "trusts" best interests, and actually listens to what the "other people" want the "trust" to understand.
- I'm not a resident. I deliver marine conservation programs to island communities.
- electronic newsletter (if you don't already have one) letting everyone know of the goings on
- PUT IT ONLINE
- making sure all meetings are in the evening not in the afternoon
- probably with online opportunities
- - Webcast meetings
 - report back to submitters with a response on the submission
 - actively demonstrate that public input is being incorporated into decisions and where that input is in the majority and does not infringe legal obligations of the Trust Committee, adopt it as the Committee's direction from the Gabriola public rather than ignoring it, which seems to be more typical.
- work more in ways to accept input outside of attending meetings (not always a very efficient way)
- Better publication
- I'm pretty satisfied, but don't have much time for meetings
- Keep up the online communications and opportunities for input via the Web. Those of us who don't live on the island full time would still like to be involved -- these methods give us the chance to do so.
- Child sitting? I'm lucky my kid can sit for 30 minutes but after that we have to leave the meeting. It would be great if single parents or parents who don't have back up sitters knew that child minding was available for the duration of the meeting (in the evenings). Daytime LTC meetings are fine (I can never attend) but I know that I can write in advance for any specific issue I'm interested in.
- not sure
- Informal meetings, gatherings, 'circle talks', outreach.
- go door to door and ask for everyone input, its a small island and could easily be accomplished
- Online forums for people who can't attend meetings regularly.
- Offer online participation
- Panel information meetings where arguments on both sides of an issue are presented but not argued. Questions from the floor can be entertained after the presentations. Ferry Line up survey, Shingle survey if there was a way to ensure single participation, online survey like this one seems to be a good tool..
Thank You
- Plan meetings that are accessible and accommodating.
 1. Hold meetings at locations that have consideration for issues such as childcare and worker schedules.
 2. Look at a mock youth trust council through the school and have them go through a community visioning session.
 3. Partner with local community groups to help educate the population and have a "utopia project" that looks at what Gabriola should look like in 25 years. Partnering would take some of the financial burden of hosting these events off the Trust.
The more people feel that they have input into what Gabriola can/could be the more they will be engaged in the Local Trust's day to day workings.
- Find more ways for people who live off-island for the much of the year to participate.
- Increase opportunities for dialogue on topics that is not confrontational or this opinion vs. that but rather approaches that encourage identifying common interests. Trustees need to listen rather than telling us their opinion and cutting off dialogue
- As with all community meetings, there are a few people who go to all of them & continually talk on their own agenda. I moved to Gabriola to get away from all the pettiness of local gov't. Perhaps keeping to the agenda & somehow not allowing people to go on & on
- Tough question - no clear answers from me. But a variety of techniques to reach as many as possible, even though 70% still won't respond.

- Seek ways to provide dialogue, rather than one way opportunities to speak. I want to talk to my neighbours and have the opportunity to hear what they have to say and ask questions so that I more clearly understand their points and where we can both come to a bigger understanding of the issues/concerns. Round table discussions on issues will come up with solutions rather than debating - someone wins, someone loses, folks coming away feeling unheard. I don't like speaking in public in front of a large group. I don't like that the only recourse is to send a letter to the editor of our newspaper where words on a page seem so certain and are open to misinterpretation. Thanks!
- Continue the engagement opportunities so that I can properly inform and educate myself which in turn will lead to more satisfaction (hopefully)
- more online information and feedback sources
- No comment at this time, I need to participate first.
- Have some of your meetings on Mudge.
- Trustees could respond to letters and emails. I have written the trustees a few times and never received a response. I know they are busy, but wouldn't it be nice if at least the email or letter were acknowledged.
- By recognizing that not all people live on Gabriola, some of us are full time on Mudge, Decourcy etc. (See your last question in this survey.)
- On-line tools for those who either cannot or do not attend public meetings. Many people do not attend public meetings because they (the meetings) are often dominated by a small group who are well organized and have a set agenda. Also the meetings are often at times not convenient by reason of work--or family needs. There needs to be alternate methods of engagement.
- Increasing the diversity of engagement opportunities particularly through the use of the internet.
- 1. increase the frequency of opportunities to provide input on issues.
- 2. keep meetings on a smaller scale (eg more opportunities)
- 3. more open discussions on various viewpoints with all sides being given an opportunity to explain their perspective
- 4. need more dialogue/discussion rather than a counting of views as part of the determination
- 5. meetings often seem to be limited to each party stating a position with a simple and/or broad level reason given (eg but little exploration as to why that position is held. It would be nice to hear more dialogue on the reasons rather than simply a counting of yes/no positions. May be difficult to do as public forums lend themselves to positional statements. Maybe articles on topics/issues from various positions be given out ahead of time- ie get persons to contribute in more detail their views. Then when a meeting is held hopefully most will have read them and be able to discuss more fully. Needs a very good facilitator.
- have public meetings in evenings as working people can not attend during the day
- Perhaps neighbourhood meetings (smaller, easier to get to, more inclined to draw people out)
Fewer procedural limitations
Means of drawing out folks who don't usually talk, which means somehow encouraging the more verbal to take up less of an agenda.
I'm tired to "world cafe" format; there must be something better
- The Local Trust Committee could add more opportunities for all landholders to participate in community engagement. As someone permanently resident / landholder on Gabriola but, working in Vancouver, it would be nice to see more mailed out correspondence or email correspondence.
- By suggesting that it turns into municipal status
- Provide a concise explanation of what channels exist, what issues they deal with, and how to get access to them
- Surveys like this would be useful as I have very limited time to attend meetings etc.
- ?
- make meetings at a time outside working hours as it is hard to attend mid-day meetings
- doing quite well, thanks
- more online participation for those who find it hard to get to meetings
- meeting outline posted on a website (agenda)
- I'd like to see the trustees continue the meetings with public at harvest thyme and Mad Rona

- leave me alone
- already delighted
- we could hold more
- mail
- more of this
- go online more

In general, how interested would you be in using online engagement tools (e.g. websites, blogs, surveys, etc.)?

Answer Options	Response Percent	Response Count
Very Uninterested	12.6%	14
Uninterested	3.6%	4
Neutral	9.0%	10
Interested	41.4%	46
Very Interested	33.3%	37
<i>answered question</i>		111
<i>skipped question</i>		0

In general, would you be more likely to participate in community engagement processes hosted by the Gabriola Island Local Trust Committee if there were options for online participation?

Answer Options	Response Percent	Response Count
Yes	81.5%	88
No	18.5%	20
Comments:		38
<i>answered question</i>		108
<i>skipped question</i>		3

Comments:

- hard to engage when there is none.
- No one needs to drive anywhere or encounter people they would rather avoid.
- Cost for developing and monitoring these forums I expect would out weight participation.
- Yes, but I'd prefer town hall sessions to electronic community engagement. Both best of all.
- I will be involved regardless but online would certainly improve access.

- As long as there are no personal attacks on members of our community. I have heard these at meetings and have left half way through.
- But that would potentially leave out a large number of people who don't use internet access for their own various reasons. That makes them weird and even more valuable in our community. On the other hand, taken as a way of getting more of the less weird, and a few of the very weird people who can't or won't attend meetings, at least they can be heard. It's a tough balancing act! That's why we elect good people.
- Being able to read about the OCP at home and comment right then would lessen my feeling that I need to be an expert before I say anything.
- But not through Facebook. FB does not strike me as a serious venue for communications - it only appeals to facebookers - people who can (or have to because of work) tolerate a certain level of triviality. Many people would not be reached through FB.
- Mainly because I could participate at odd times when I found a had a few moments to spare. Not having a very regular work-for-pay schedule makes planning regular meeting times difficult.
- ...providing they weren't like the facebook discussions we have as a community, as these tend to be very personal and divisive. I feel that input should be confidential, and directly to the Trustees so no one can be pressured or bullied by aggressive personalities.
- As a single parent with an unpredictable schedule, I think this is a wonderful and more inclusive idea. The more opportunities we are given, the better the engagement.
- Initially, yes. The qualifier regards my, as yet, unformed opinion as to whether weight of any feedback should or should not go to year long resident of the island in contrast with seasonal residents. Online surveys and feedback/input would not take this into account.
- Offers convenience, opportunity to take time to think about my responses, and I would have more confidence in the results because online participation means a wider range of the public has had an opportunity for input.
- Online participation offers flexibility that set days, times and locations cannot. Ideally, a mix of engagement strategies should be used to reach a broader audience.
- since we are not full time residents, the online option would be great
- ENGAGEMENT CAN BE ACHIEVED ANYTIME WITH ONLINE PARTICIPATION AND WITH NO TRAVEL TIME
- It cannot be overestimated how challenging it will be to get people to know about and participate in these opportunities. A proactive campaign to let people know about it will require more than flyers on notice boards and a mention in the Sounder.
- Sometimes speaking in public results in negative comments from others. I hesitate to stand up and speak my opinion when I know there are some who will disagree.
- only if it was not dominated and manipulated by the usuall policy initiates.
- If the meeting or event is something that interests me I will attend it but on the occasion that I can't get childcare I would participate online. Consider using tweetchat for this purpose.
- A blog would need to be very carefully monitored to ensure that there is no rudeness or dismissive statements.
- maybe
- I am already highly engaged - would stay that way whether online available or not
- to a certain extent, but filling out surveys such as this one leaves me in isolation as to what others have to say and i am only answering the questions as the survey maker feels are important.
- Seeing as we are back and forth between Gabriola and Victoria options for online participation would greatly help.

- The problem with Facebook and blogs is that it can be very time consuming and it tends to dumb down the level of debate to sound bites and talking points. Most issues that I am interested in cannot be discussed in such simplistic ways and I don't believe is someone is committed enough to actually go to meetings once in a while and actively engage in the debate in person, that they should be allowed to sound off on line.
- Provision for privacy --must be available to prevent being ostracized if you have a differing opinion.
- assuming that the online participation lends itself to more than just a yes/no response. Eg. require reasons for answers and promote reasons that are more detailed than just a simple "preserve and protect" response. I believe in this mandate, defining it in detail leads to interpretation issues.
- makes it easier to participate when away on business or busy schedule
- I don't have internet or a computer
- definitely
- I have one house on 3 acres - 2 long vents and not allowed 2 stoves. Down on Berry Point ave 4 houses on about 1 acre. I don't know what Gabriola is coming to
- blogs, info on bulletin boards, public engagement
- not everyone has or uses internet
- no computer
- It would depend on the issue at hand
- I think you would get more young people on the web

In general, would you be more likely to participate in engagement processes hosted by the Gabriola Island Local Trust Committee if there were regular mail-outs or newspaper inserts designed to survey or solicit comments from the community?

Answer Options	Response Percent	Response Count
Yes	61.7%	66
No	38.3%	41
Comments:		34
<i>answered question</i>		107
<i>skipped question</i>		4
Comments:		

- it's 2012 mail-out creat waste and out of date,inserts are a pain in the butt. ? would we use Island trees for the paper?
- advertise a specific issue and invite submissions that can be read by all.
- Much more likely to participate in the mail out and newspaper inserts or have those mail outs point to a survey so all islanders are aware and have the same chance to voice their opinion.
- See previous comment.
- Too expensive.
- Time constraints, time conflicts, could be substantively reduced.

- I always mean to respond to things like that but rarely do unless it's an issue that is really important to me personally.
- Not mail outs or emails but newspaper, yes.
- I'll basically fill out anything you send me; my desire to 'have a say' knows no boundaries.
- The same comment applies to this method of seeking feedback as was made about the online feedback mechanism.
- Same reasons as previous question. This method, like the online option, reaches people who choose not to attend public meetings.
- It depends on the type of engagement process: surveys work well online, while announcements / advertisements are good for community papers. A booth at Folklife Village and another at Silva Bay with surveys/ feedback forms/ depository of ideas might be a good way to engage people.
- NO PAPER, send info via email !!
- ANY ENGAGEMENT PROCESS THAT EXCLUDES SPECIFIC MEETING TIMES MAKES PARTICIPATION MUCH EASIER
- I would also suggest a Facebook page if one does not already exist and a regular (monthly?) Saturday morning kiosk in the Village handing out flyers and survey sheets.
- As a part-time resident, I don't get the regular mail-outs or inserts. This puts people like me at a distinct disadvantage when it comes to providing input, even though I have a vested interest in the decisions being made by the committee.
- This kind of communications can be quite efficient, if the writing is good and typography is clear. Poor communications won't help though.
- depending on the number of returns, this does not guarantee inclusive participation
- again, already highly engaged
- For us, online is perfect. For those who don't actively use a computer I would think mail-outs or newspaper inserts would assist in participation.
- I am of the opinion that very few people would return mail-outs or newspaper inserts---depending on the issue.
- some people, like myself, prefer the written over the oral.
- Maybe. But paper costs are high for what I expect will be minimal outcomes for the LCT.
- less likely
- not sure
- newspaper coverage seems great
- mail!

Have you ever visited the Islands Trust website (www.islandstrust.bc.ca)?		
Answer Options	Response Percent	Response Count
Yes	84.7%	94
No	15.3%	17
<i>answered question</i>		111
<i>skipped question</i>		0

Age:		
Answer Options	Response Percent	Response Count
0-19	0.0%	0
20-29	3.6%	4
30-39	14.5%	16
40-49	10.9%	12
50-59	28.2%	31
60-69	34.5%	38
70-79	6.4%	7
80+	1.8%	2
<i>answered question</i>		110
<i>skipped question</i>		1

Which of the following best describes your residency on Gabriola Island?		
Answer Options	Response Percent	Response Count
I live on Gabriola Island year-round (I am a FULL-TIME resident)	91.0%	101
I live on Gabriola Island on a seasonal basis (I am a SEASONAL resident)	5.4%	6
I DO NOT live on Gabriola Island, but I own property on Gabriola Island	1.8%	2
None of the above	1.8%	2
<i>answered question</i>		111
<i>skipped question</i>		0

ATTACHMENT 2 – Select Cross-Tabulations of Community Engagement Survey Results

How would you rate your current level of engagement with the Gabriola Island Local Trust Committee						
Answer Options	Age:				Response Percent	Response Count
	0-19	20-29	30-39	40-49		
Not Engaged - I am not aware of opportunities for engagement and have never attended meetings/events	0	0	4	2	18.8%	6
Minimal - I am aware of opportunities for engagement, but have never attended meetings/events	0	2	6	4	37.5%	12
Average - I have attended a few meetings/events and am aware of opportunities for engagement	0	1	4	5	31.3%	10
Engaged - I regularly attend meetings/events, but only where specific topics of interest are discussed	0	1	1	1	9.4%	3
Very Engaged - I regularly attend meetings/events, regardless of whether specific topics of interest are discussed	0	0	1	0	3.1%	1
<i>answered question</i>						32

TABLE 1 – Younger Demographic by Level of Engagement

How would you rate your current level of engagement with the Gabriola Island Local Trust Committee						
Answer Options	Age:				Response Percent	Response Count
	50-59	60-69	70-79	80+		
Not Engaged - I am not aware of opportunities for engagement and have never attended meetings/events	2	0	1	0	3.8%	3
Minimal - I am aware of opportunities for engagement, but have never attended meetings/events	17	15	1	1	43.6%	34
Average - I have attended a few meetings/events and am aware of opportunities for engagement	8	17	5	1	39.7%	31
Engaged - I regularly attend meetings/events, but only where specific topics of interest are discussed	2	6	0	0	10.3%	8
Very Engaged - I regularly attend meetings/events, regardless of whether specific topics of interest are discussed	2	0	0	0	2.6%	2
<i>answered question</i>						78

TABLE 2 – Older Demographic by Level of Engagement

In general, how interested would you be in using online engagement tools (e.g. websites, blogs, surveys, etc.)?

Answer Options	Age:				Response Percent	Response Count
	0-19	20-29	30-39	40-49		
Very Uninterested	0	2	3	1	18.8%	6
Uninterested	0	0	1	0	3.1%	1
Neutral	0	0	0	0	0.0%	0
Interested	0	0	9	5	43.8%	14
Very Interested	0	2	3	6	34.4%	11
<i>answered question</i>						32

TABLE 3 – Younger Demographic by Interest in Online Engagement

In general, how interested would you be in using online engagement tools (e.g. websites, blogs, surveys, etc.)?

Answer Options	Age:				Response Percent	Response Count
	50-59	60-69	70-79	80+		
Very Uninterested	3	3	1	1	10.3%	8
Uninterested	2	0	0	1	3.8%	3
Neutral	5	3	1	0	11.5%	9
Interested	10	18	4	0	41.0%	32
Very Interested	11	14	1	0	33.3%	26
<i>answered question</i>						78

TABLE 4 – Older Demographic by Interest in Online Engagement

In general, would you be more likely to participate in community engagement processes hosted by the Gabriola Island Local Trust Committee if there were options for online participation?

Answer Options	Age:				Response Percent	Response Count
	0-19	20-29	30-39	40-49		
Yes	0	2	14	12	87.5%	28
No	0	2	2	0	12.5%	4
<i>answered question</i>						32

TABLE 5 – Younger Demographic by Likelihood of Participation with Online Options

In general, would you be more likely to participate in community engagement processes hosted by the Gabriola Island Local Trust Committee if there were options for online participation?

Answer Options	Age:				Response Percent	Response Count
	50-59	60-69	70-79	80+		
Yes	22	32	6	0	80.0%	60
No	8	4	1	2	20.0%	15
<i>answered question</i>						75

TABLE 6 – Older Demographic by Likelihood of Participation with Online Options

In general, would you be more likely to participate in engagement processes hosted by the Gabriola Island Local Trust Committee if there were regular mail-outs or newspaper inserts designed to survey or solicit comments from the community?

Answer Options	Age:				Response Percent	Response Count
	0-19	20-29	30-39	40-49		
Yes	0	3	7	7	54.8%	17
No	0	1	8	5	45.2%	14
<i>answered question</i>						31

TABLE 7 – Younger Demographic and Likelihood of Participation with Regular Mail-Outs / Newspaper Inserts

In general, would you be more likely to participate in engagement processes hosted by the Gabriola Island Local Trust Committee if there were regular mail-outs or newspaper inserts designed to survey or solicit comments from the community?

Answer Options	Age:				Response Percent	Response Count
	50-59	60-69	70-79	80+		
Yes	20	20	6	2	64.0%	48
No	11	15	1	0	36.0%	27
<i>answered question</i>						75

TABLE 8 – Older Demographic by Likelihood of Participation with Regular Mail-Outs / Newspaper Inserts

In general, would you be more likely to participate in community engagement processes hosted by the Gabriola Island Local Trust Committee if there were options for online participation?

	How would you rate your current level of engagement with the Gabriola Island Local Trust Committee			
Answer Options	Not Engaged - I am not aware of opportunities for engagement and have never attended meetings/events	Minimal - I am aware of opportunities for engagement, but have never attended meetings/events	Response Percent	Response Count
Yes	8	39	87.0%	47
No	2	5	13.0%	7
<i>answered question</i>				54

TABLE 9 – Minimal Level of Engagement by Likelihood of Participation with Online Options

In general, would you be more likely to participate in engagement processes hosted by the Gabriola Island Local Trust Committee if there were regular mail-outs or newspaper inserts designed to survey or solicit comments from the community?

	How would you rate your current level of engagement with the Gabriola Island Local Trust Committee			
Answer Options	Not Engaged - I am not aware of opportunities for engagement and have never attended meetings/events	Minimal - I am aware of opportunities for engagement, but have never attended meetings/events	Response Percent	Response Count
Yes	6	26	58.2%	32
No	4	19	41.8%	23
<i>answered question</i>				55

TABLE 10 – Minimal Level of Engagement by Likelihood of Participation with Regular Mail-Outs / Newspaper Inserts

In general, would you be more likely to participate in community engagement processes hosted by the Gabriola Island Local Trust Committee if there were options for online participation?

	How satisfied are you with the community engagement opportunities currently offered by the Gabriola Island Local Trust Committee?				
Answer Options	Very Unsatisfied	Unsatisfied	Neutral	Response Percent	Response Count
Yes	4	9	46	84.3%	59
No	3	1	7	15.7%	11
<i>answered question</i>					70

TABLE 11 – Minimal Satisfaction by Likelihood of Participation with Online Options

In general, would you be more likely to participate in engagement processes hosted by the Gabriola Island Local Trust Committee if there were regular mail-outs or newspaper inserts designed to survey or solicit comments from the community?

		How satisfied are you with the community engagement opportunities currently offered by the Gabriola Island Local Trust Committee?			Response Percent	Response Count
Answer Options		Very Unsatisfied	Unsatisfied	Neutral		
Yes		5	8	30	61.4%	43
No		2	2	23	38.6%	27
<i>answered question</i>						70

TABLE 12 – Minimal Satisfaction by Likelihood of Participation with Regular Mail-Outs / Newspaper Inserts

In general, would you be more likely to participate in community engagement processes hosted by the Gabriola Island Local Trust Committee if there were options for online participation?

		Which of the following best describes your residency on Gabriola Island?			Response Percent	Response Count
Answer Options		I live on Gabriola Island on a seasonal basis (I am a SEASONAL resident)	I DO NOT live on Gabriola Island, but I own property on Gabriola Island	None of the above		
Yes		6	2	2	100.0%	10
No		0	0	0	0.0%	0
<i>answered question</i>						10

TABLE 13 – Seasonal and Non-Residents by Likelihood of Participation with Online Options

In general, would you be more likely to participate in engagement processes hosted by the Gabriola Island Local Trust Committee if there were regular mail-outs or newspaper inserts designed to survey or solicit comments from the community?

		Which of the following best describes your residency on Gabriola Island?			Response Percent	Response Count
Answer Options		I live on Gabriola Island on a seasonal basis (I am a SEASONAL resident)	I DO NOT live on Gabriola Island, but I own property on Gabriola Island	None of the above		
Yes		1	1	0	20.0%	2
No		5	1	2	80.0%	8
<i>answered question</i>						10

TABLE 14 – Seasonal and Non-Residents by Likelihood of Participation with Regular Mail-Outs / Newspaper Inserts



Islands Trust

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

[Meeting Agendas](#)
[Contact](#)
[Secure Login](#)
[Home](#)
[Local Trust Committees](#)
[Trust Council](#)
[Islands Trust Fund](#)
[Island Municipalities](#)
[About Us](#)
[Employment](#)
[News and Subscriber Services](#)


Population (2011):

Approximately 4,045

Size:

5,256 hectares (12,987 acres)

Location:

6 kilometres east of Nanaimo located on Vancouver Island.

[Land Use Planning](#)
[Related Planning Services](#)
[Related Resources](#)
[Trust Area Mapping](#)
[Related Links](#)

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.

June 2012

- [Community Information Meeting on the Gabriola Radio Society's proposed radio tower to be held June 25, 2012](#)
- [Call for Expressions of Interest to serve on the Gabriola Advisory Planning Commission – Apply Today!](#)

April 2012

- The Gabriola Island Local Trust Committee wants to know how we can improve community engagement. Help us foster broad community participation in land use planning decisions by completing the Community Engagement Survey online at: <https://www.surveymonkey.com/s/engagegabriola>
- [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](#)

^ [top](#)

Gabriola Island Local Trust Committee Projects

- [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](#)
- [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 \(May 2010\)](#)

Committee Links

[Committee Home](#)
[Trustee Membership](#)
[Contact Trustees](#)
[Contact Planning Staff](#)
[Planning Bylaws](#)
[Administrative Bylaws](#)
[Meetings Schedule](#)
[Meeting Agendas](#)
[Meeting Minutes](#)
[Resolutions-Without-Meeting](#)
[Associated Islands](#)
[Land Use Application Forms](#)

- [Map of Development Potential \(January 2006\)](#)

Ecosystem Mapping

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

[^ top](#)

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

Communication Towers and Antenna

- [Staff Report dated January 2010](#)
- [Gabriola Island Local Trust Resolution GB-025-2010](#)
- [Cellular Antenna Proposal Form](#)
- [Staff Report dated March 23, 2012 - Gabriola Radio Society Application](#)

Community Wildfire Protection Plan

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

[^ top](#)

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](#)

[^ top](#)