



Islands Trust

A NOTICE OF A BUSINESS MEETING OF **THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE**
to be held at 10:15 AM on Thursday, April 18, 2013 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 March 14, 2013 – <i>for adoption</i>	1-10	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 Meeting Minutes - <i>none</i>		
4.	BUSINESS ARISING FROM MINUTES		
4.1	Follow-up Action List dated April 9, 2013 - <i>attached</i>	11-14	
5.	CORRESPONDENCE		
	<i>“Correspondence specific to an active development application and/or project will be received by the Gabriola Island Local Trust Committee when that application or project is on the Agenda for Consideration”</i>		
5.1	Email dated March 13, 2013 from Joyce Babula regarding Building Regulations - <i>attached</i>	15	
5.2	Email dated March 18, 2013 from Roxanne Davern regarding Garbage Concerns - <i>attached</i>	16	
5.3	Email dated March 19, 2013 from Arlene Yardley regarding Emcon Tree Cutting - <i>attached</i>	17	
6.	REPORTS		
6.1	Work Program Reports		10:40 am
	6.1.1 Top Priorities Report and Projects List dated April 9, 2013 - <i>attached</i>	18-20	
6.2	Applications Log		
	6.2.1 Report dated April 9, 2013 – <i>attached</i>	21-24	
6.3	Trustee and Local Expenses		
	6.3.1 Expenses posted to March 31, 2013 - <i>attached</i>	25	
7.	NEW BUSINESS		
7.1	Renewable Energy Technologies in the Trust Area – Ocean Based Geo-Exchange Systems	26-34	
	Memorandum dated February 25, 2013 - <i>attached</i>		
7.2	Advisory Planning Commission Expressions of Interest - <i>discussion</i>		

7.3	Request for Eelgrass Mapping Funding Memorandum dated April 11, 2013 - <i>attached</i>	35-37	
7.4	Approved Project Budget for 2013-2014 Memorandum dated April 4, 2013 - <i>attached</i>	38-39	
8.	TRUSTEES' REPORT		
9.	CHAIR'S REPORT		
10.	REGIONAL DIRECTOR'S REPORT		
11.	DELEGATIONS		
12.	TOWN HALL SESSION		11:20 am
13.	APPLICATIONS AND PERMITS		
14.	LOCAL TRUST COMMITTEE PROJECTS		11:30 am
14.1	Gabriola Island Development Permit Area (Riparian Areas)		
	14.1.1 Community Information Meeting – <i>verbal update</i>		
	14.1.2 Visual Aids to Riparian Areas Regulation and Streamside Protection and Enhancement Areas Process Memorandum dated April 4, 2013 - <i>attached</i>	40-41	
	14.1.3 Letter Received April 4, 2013 from John King - <i>attached</i>	42	
14.2	Climate Change Policy Implementation – <i>verbal update</i>		
14.3	Official Community Plan/Land Use Bylaw Review Food Security and Farmland Protection – <i>for discussion</i>		
	BREAK		12:00 pm
15.	BYLAWS		
16.	ISLANDS TRUST WEBSITE		
16.1	Gabriola Page – <i>attached</i>	43-46	
17.	CLOSED MEETING: The Gabriola Island Local Trust Committee closes the next part of the April 18, 2013 business meeting to discuss matters pursuant to Section 90(1)(a) of the <i>Community Charter</i> to consider an appointment to the Advisory Planning Commission and that Staff be invited to attend this meeting		12:05 pm
18.	RECALL TO ORDER Rise and Report from Closed Meeting		
19.	NEXT MEETING: Thursday, May 16, 2013 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		12:30 pm

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

MINUTES OF THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE MEETING
HELD ON THURSDAY, MARCH 14, 2013 AT 10:15 AM
AT THE WOMEN'S INSTITUTE
476 SOUTH ROAD, GABRIOLA ISLAND, BC

MEMBERS PRESENT:

David Graham, Chair
Sheila Malcolmson, Local Trustee
Gisele Rudischer, Local Trustee

STAFF PRESENT:

Howard Houle, Regional Director, Regional District of Nanaimo
Courtney Simpson, Regional Planning Manager
Chloe Fox, Island Planner
Jessie Sherk, Recorder

MEDIA AND OTHERS PRESENT:

2 media representatives were in attendance

1. CALL TO ORDER:

Chair Graham called the meeting to order at 10:15 am. He introduced staff and trustees and acknowledged that the meeting is being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The agenda was adopted by consensus with the following amendment:

- Add under New Business, item 7.3 – Letter of concern to Ministry of Transportation and Infrastructure.

15. BYLAWS

15.1 *(Development Approval Information, Development Permit Area 3 – Riparian Areas, and Moving Existing Development Permit Areas Guidelines)*
Draft Bylaw No. 265, cited as "Gabriola Island Official Community Plan (Gabriola Island) Bylaw 166, 1997, Amendment No. 1, 2012"

Planner Fox introduced the bylaw for first reading. She noted that some changes had been made including the changes that were suggested at the last Local Trust Committee meeting.

There was some discussion regarding the wording of the bylaw and if it would be easy for the general public to understand.

GB-027-2013

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee amend Draft Bylaw No. 265, cited as "Gabriola Island Official Community Plan (Gabriola Island) Bylaw 166, 1997, Amendment No. 1, 2012" on page 3, section 4, i) Location, by removing the words "as the term is defined in the provincial riparian areas regulation"

CARRIED

GB-028-2013

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee give first reading to draft amendment bylaw 265, cited as Gabriola Island Official Community Plan (Gabriola Island) Bylaw 166, 1997 Amendment No. 1, 2012"

CARRIED

- 15.2 *Development Permit Area 3 – Riparian Areas and Moving Existing Development Permit Area Guidelines)*
Draft Bylaw No. 266 cited as "Gabriola Island Land Use Bylaw 177, 1999, Amendment No. 1, 2012

There was some discussion regarding the consultants report pertaining to the Riparian Area Regulation

GB-029-2013

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee give first reading to draft amendment bylaw 266, cited as "Gabriola Island Land Use Bylaw 177, 1999, Amendment No. 1, 2012"

CARRIED

GB-030-2013

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee refer proposed Amendment Bylaw 265, cited as “Gabriola Island Official Community Plan (Gabriola Island) Bylaw 166, 1997, Amendment No. 1 2012” and proposed Amendment Bylaw 266, cited as “Gabriola Island Land Use Bylaw 177, 1999, Amendment No. 1 2012”, to the following agencies and First Nations:

- Regional District of Nanaimo
- School District #68 (Nanaimo-Ladysmith)
- Provincial Ministry of Community, Sport and Cultural Development
- Provincial Ministry of Forests, Lands and Natural Resource Operations – Ecosystems Branch
- Agricultural Land Commission
- Fisheries and Oceans Canada
- Islands Trust Fund
- Cowichan Tribes
- Halalt First Nation
- H'ul'qumi'num Treaty Group
- Stz'uminus First Nation
- Lake Cowichan First Nation
- Lyackson First Nation
- Penelakut Tribe
- Snaw'Naw'as Nation
- Te'Mexw Treaty Association
- Semiahmoo First Nations, and
- Snuneymuxw First Nation.

CARRIED

3. MINUTES

3.1 *Local Trust Committee Meeting Minutes of February 21, 2013*

The minutes of the February 21, 2013 Gabriola Island Local Trust Committee were reviewed and adopted by consensus with the following amendments:

- Page 2, 5.1. 4th bullet, amend to read, “There have been no complaints about home occupation signs, who will pay for enforcement.”
- Page 2, 5.1, 2nd to last line after the word “implemented” add the words “by the Local Trust Committee”
- Page 3, 5.6, amend 2nd sentence amend to read “Trustee Malcolmson said the Agricultural Land Commission’s decision was consistent with the Local Trust Committee’s advice.”
- Page 7, 14.1.3 3rd paragraph, 1st sentence amend to read, “ Trustee Malcolmson asked about the impact of leaving the project in limbo and having a map out there that people are nervous about.”
- Page 7, 14.1.3 3rd paragraph, after the first sentence add a sentence to indicate the Planners response to the above noted question which should

- read “ The Planner replied that the Regional District of Nanaimo and Islands Trust planning staff won’t use the map and that it has no status.”
- Page 7, 14.1.1, delete last sentence that begins with “It was agreed that...

- 3.3 *Section 26 Resolution Without Meeting – none*
- 3.4 *Gabriola Island Advisory Planning Commission Meeting Minutes – none*
- 3.5 *Mudge Island Advisory Planning Commission Meeting Minutes – none*
- 3.6 *Gabriola Island Agricultural Advisory Commission Meeting Minutes – none*

4. **BUSINESS ARISING FROM MINUTES**

4.1 *Follow-up Action List dated March 4, 2013*

Staff and trustees discussed the Follow-up Action List.
Trustee Malcolmson gave an update on the signage issue.

GB-031-2013 It was **MOVED** and **SECONDED** that Gabriola Island Local Trust Committee request that staff schedule a meeting with Ministry of Transportation staff for the Chamber of Commerce to discuss signage in the road right-of-way

CARRIED

4.2 *Letter of Resignation from Lisa Webster-Gibson regarding Gabriola Advisory Planning Commission*

Received.

4.3 *Climate Change Policy Implementation*

Chair Graham recognized that Courtney Simpson is now officially the Regional Planning Manager.

Regional Planning Manager Simpson gave a verbal update. She noted that they are in the process of putting together a contract for a consulting firm to do this project. It will span over the next fiscal year using funds from the staffing budget that were not used due to being short staffed. The consultants will aim to present their report at the April Local Trust meeting.

4.4 *Greening Our Shores Workshop*

There was a discussion regarding the workshop including the format for presenters and if anything else needed to be done.

5. **CORRESPONDENCE**

“Correspondece 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.”

None.

6. **REPORTS**

6.1 *Work Program Reports* *Top Priorities Report and Projects List dated March 4, 2013*

The staff and trustees discussed the items in the Top Priorities list including food security, build-out maps, densities and rezoning. There was discussion around the possibility of changing the order of the list.

GB-032-2013

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee move #8 - Consider density transfer affordable housing policies for cottage densities, to follow # 4 of top priorities list and move everything else down.

CARRIED

Trustee Malcolmson requested that discussion of #2.3 on the Top Priorities List – Review and amend Official Community Plan and Land Use Bylaw to increase local food security and farmland protection, be added to the next agenda.

6.2 *Applications Log* *Report dated March 4, 2013*

There was discussion between staff and trustees about the applications log and how long it is before an application is taken off the log.

It was also flagged that the trustees are trusting that in consideration of the two rezoning applications, that there will be a perfect handover to the new planner, as the Gabriola Local Trust Committee has not worked on these applications this term.

6.3 *Trustee and Local Expenses*

6.3.1 *Expenses posted to February 28, 2013*

Received.

7. **NEW BUSINESS**

7.1 *2012-2013 Annual Report – Draft Wording* *Memorandum dated February 28, 2013*

The memorandum was discussed and the following changes were agreed upon:

- Amend the first paragraph, second to last sentence, to insert a comma in between “deferred” and “while”
- Remove references to subdivision referrals from the 3rd paragraph of the draft annual report

GB-033-2013

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee approve the wording of the 2012-2013 Annual Report as amended.

CARRIED

A discussion ensued regarding email lists and other new ways to get information out to the public. Regional Planning Manager Simpson noted that the new Islands Trust website will have a better way for people to sign up for news and notifications.

7.2 Forage Fish Workshop

Trustee Malcolmson discussed the purpose of the Forage Fish Workshop and the benefits to the community with staff.

GB-034-2013

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee host a Forage Fish Habitat Mappings Workshop and request staff advice on how to contract for that and coordinate with the "Forage fish habitat assessment item 1.4.4" approved in the 2013/14 Trust Council Budget

CARRIED

7.3. Letter of Concern to Ministry of Transportation

GB-035-2013

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request staff to draft a letter for the Local Trust Committee Chair's signature conveying to the Ministry of Transportation and Infrastructure that using a rotary pruner for aerial pruning in the road right of way is damaging, and inconsistent with Official Community Plan objectives 7.1.9 and E, and inconsistent with the letter of agreement between the Ministry of Transportation and Infrastructure and the Islands Trust on Road Standards, Classification and Ministry of Transportation and Infrastructure/Islands Trust Consultative Process in the Islands Trust Area (reference E 2b, page 14
<http://www.islandstrust.bc.ca/tc/pdf/orgagredec081992pro.pdf>)

CARRIED

Speaking to the motion, Trustee Malcolmson stated that the protocol is extremely specific and that this is an agreement made between agencies. Maybe there is something that the Local Trust Committee can help with. Trustee Rudischer commented that she felt this is a good idea and that she has received a lot of phone calls on this topic.

It was also discussed that staff would find the appropriate body to direct the letter to.

8. TRUSTEES REPORTS

Trustee Rudischer read her report. She spoke about the Streamkeepers meeting she attended on February 28, 2013 as well as the Thetis Island Trust Council meeting.

Trustee Malcolmson read her report. She spoke about her presentation at a community meeting on oil spill preparedness and concerns of increased tanker traffic associated with the proposed Kinder Morgan project. She also worked on the new Official Community Plan and Land Use Bylaw for the Ballenas/Winchelsea Islands, attended a public hearing on Saltspring Island regarding a secondary suites pilot project, participated in a San Juan Island Marine Managers workshop, attended a Trust Council meeting where ferry fares were discussed and met with a representative of the Gabriola Chamber of Commerce to discuss road signage proposals.

9. CHAIRS REPORT

Chair Graham mentioned that he had the pleasure of meeting fellow trustees on Thetis Island. He also noted that the work on Hornby Island Local Trust Committee is moving ahead and that there is a large meeting tomorrow. The Lasqueti Island Local Trust Committee is working with the Ministry of Transportation and Infrastructure and the RCMP in trying to find solutions to derelict vehicles lining the road down to the ferry. On Gambier Island the work on the Land Use Bylaw continues closer to first reading and the public is very happy.

10. REGIONAL DIRECTORS REPORT

Regional Director Howard Houle passed out a paper copy of his report and indicated that it would also be online for anyone interested.

11. DELEGATIONS

12. TOWN HALL SESSION

13. APPLICATIONS AND PERMITS

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Gabriola Island Development Permit Area (Riparian Areas)

14.1.1 Project Charter (March 2013) – for endorsement

Planner Fox reviewed the Project charter and stated that with the deferral of the steep slopes development permit area portion, staff has updated the project charter and the communication strategy to remove all steep slopes portions of the project. The communication strategy has also been updated to include instruction from the last Local Trust

Committee Meeting regarding having an additional community information meeting.

The following changes were noted:

- Amend the “In Scope”, third bullet by deleting the word “of”
- Amend the “work plan overview” in First Reading section by replacing “February” with “March”

Trustee Rudischer wondered where the Community Information Meeting regarding the Riparian Area Regulation was on the list. Planner Fox stated that she could add it into the charter.

GB-036-2013

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee endorse the Gabriola Island Development Permit Project Charter as amended.

CARRIED

14.1.2. Communications Strategy (March 2013) – for endorsement

It was noted that the Community Information Meeting described on the bottom of page 30 in the Communications Strategy would happen several weeks before the public hearing.

GB-037-2013

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee endorse the February 28, 2013 Communications Strategy for Riparian Area Regulation.

CARRIED

*14.1.3 Guide To Proposed Bylaws No. 265, 266, 267 and 268
Memorandum dated February 28, 2013*

Planner Fox reviewed the memorandum. As directed in the last Local Trust Committee Meeting, staff has prepared a guide. It is still in draft form and would like to discuss possible changes today.

There was discussion about how the wording should read to appeal to an untrained individual. The following suggestions and changes were noted:

- Instead of using the word “applicant”, change to “landowner”
- Spell out the meanings for “OCP” and “LUB” the first time they are used.
- In the first section “Description of Bylaws”, delete the first bullet of 265/266 and all of 267 and 268 to read:
 - “Proposed bylaws 265 (Gabriola), 267 (Mudge) and 268 (Decourcy) amends each island’s OCP to specify what sort of expert reports might be required of landowners who apply for a zoning change. For example, landowners proposing to

rezone from Residential to Commercial would know in advance they may have to commission a traffic impact study and make it public. Proposed Bylaw 265 (Gabriola) does the same for environmental development permit areas. These are administrative changes that do not alter any community land use policies, but confirm those community policies can be better implemented, more transparently.”

- At the end 265/266, 3rd bullet (Riparian Area Regulation) add “to protect potential habitat for fish”
- In the 3rd section “What’s The Same?” define a Development Permit, specify that the guidelines are dated, and unchanged from, 1997 and add rationale to the last sentence, that we hope being in the Land Use Bylaw makes the Development Permit “regulations” more visible.
- 4th section “Implementing...” add that this has no bearing on building permits, only on Local Trust Committee decisions.

Planner Fox indicated that she could make the changes this afternoon.

GB-038-2013

It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee endorse the Information Guide for Proposed Bylaws 265, 266, 267 and 268 as amended.

CARRIED

It was also noted that the guide would be sent to referral agencies.

*14.1.4 Visual Aids to Riparian Areas Regulation and Streamside Protection and Enhancement Areas Process
Staff Report dated March 5, 2013*

Planner Fox reviewed the memorandum. She noted that staff did an extensive search but hasn’t found existing materials for determining Streamside Protection Enhancement Areas and Riparian Area Regulations. Planner Fox went through the options listed in the memorandum and requested that staff give further direction on how to proceed.

Trustee Malcolmson showed the planners her idea of a bird’s eye graphic, power point or slide that would show the step-by-step process from where the Qualified Environmental Professional does the evaluation, to when the permits are being issued. The planners agreed that the suggested visual would be helpful to include.

Trustee Rudischer had some concerns with step #2 on the second page of the visual aid. There was discussion between trustees and staff regarding how the government would monitor setbacks. It was also discussed that this visual aid would be handed out to the public with a presentation at a Community Information Meeting, as well as posted to the website. There would need to be someone contracted to artistically render this into something that can be used.

GB-039-2013 It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee direct staff to allocate up to \$200 for Riparian Area Regulation power point graphics.

CARRIED

GB-040-2013 It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee request staff to post on the Gabriola page of the Islands Trust website all three Riparian Area Regulation communication materials as outlined in the March 5, 2013 staff report.

CARRIED

16. ISLANDS TRUST WEBSITE

16.1 Gabriola Page

None.

17. NEXT MEETING:

The next meeting of the Gabriola Island Local Trust Committee is Thursday, April 18, 2013 at 10:15 am at the Women's Institute, 476 South Road, Gabriola Island, BC

18. TOWN HALL SESSION

There was no town hall session.

Chair Graham acknowledged that today is Planner Fox's last day of work. He and the Trustees conveyed their well wishes to the planner and thanked her for her high level of service and professionalism.

19. ADJOURNEMENT

The meeting was adjourned at 11:55 am by consensus

Recorder

Chair



Islands Trust

Follow Up Action Report w/ Target Date

Gabriola Island Jan-27-2011

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

Apr-19-2012

No.	Activity	Responsibility	Target Date	Status
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.	Courtney Simpson	May-11-2012	On Going

Jul-26-2012

No.	Activity	Responsibility	Target Date	Status
1	The LTC requests staff advice on how to address areas of potentially problematic soils, shoreline erosion, and localized areas of steep terrain in future LTC project work	Courtney Simpson	Jan-31-2013	On Going

Oct-04-2012

No.	Activity	Responsibility	Target Date	Status
1	Trustee Malcolmson to draft a letter from the LTC to the Regional District of Nanaimo based on the October 3, 2012 draft letter and attach a list of relevant OCP policies	Courtney Simpson	Nov-01-2012	On Going

1	Staff directed to assist with protocol agreement and memorandum of understanding amendments identified by the Regional District of Nanaimo	David Marlor Courtney Simpson	Dec-31-2012	Done
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Nov-01-2012

No.	Activity	Responsibility	Target Date	Status
1	LTC gives notices to Trust Council that it intends to forward a development approval information bylaw for Trust Council's consideration at its regularly scheduled March 2013 meeting. Staff directed to prepare a draft DAI bylaw consistent with the Trust Council Model Bylaw and the Galiano DAI bylaw and to prepare a draft bylaw to amend the OCP to designate circumstances and/or areas for which DAI may be required and to prepare a RFD for submission to Executive Committee. Notice updated to June or September 2013 Trust Council Meeting (January 17, 2013 LTC meeting)	David Marlor Courtney Simpson	Nov-29-2012	On Going
1	Bylaw enforcement staff requested to provide a report on methods for proactive enforcement on advertised unlawful dwellings, as that is the point they are most likely to be unoccupied.	Miles Drew	Feb-21-2013	On Going
1	Bylaw enforcement staff requested to provide a report on proactive enforcement of unlawful foreshore structures.	Miles Drew	Feb-21-2013	On Going

Jan-17-2013

No.	Activity	Responsibility	Target Date	Status
1	LTC releases up to \$800 from its Local Expense Special Projects Account to cover costs of having a minute-taker in attendance at the ISWM workshop and of having Nikki Wright of Seachange attend the ISWM workshop	Nancy Roggers Courtney Simpson Sonya Sundberg	Mar-31-2013	On Going

Feb-21-2013

No.	Activity	Responsibility	Target Date	Status
1	The LTC requests staff support to develop a cover letter introducing First Nations newly on the Gabriola LTC referral list to the Islands Trust and the LTC, to help follow the Strategic Plan item 5.1	Courtney Simpson	Mar-14-2013	Done

1	The trustees invite Silva Bay comment, via a newsletter, on the proposed National Marine Conservation Area Reserve proposed boundary, and return the January 24, 2013 memo to the GBLTC April business meeting agenda	Becky McErlean Gisele Rudischer	Mar-15-2013	On Going
1	The LTC releases funds from its Local Expense account 65220 620 for a press release on steep slopes development permit areas.	Nancy Roggers Courtney Simpson	Mar-15-2013	Done
1	LTC gives 1st reading to Bylaws 267 and 268 and refers the proposed bylaws to the following agencies and First Nations: (refer to minutes for list)	Courtney Simpson Lisa Webster-Gibson	Mar-15-2013	Done
1	LTC releases funds from its Local Expense account 65210 620 to advertise for one new Advisory Planning Commission member, and request that staff ask previous volunteers not appointed whether they would still like to serve.	Nancy Roggers Courtney Simpson	Mar-29-2013	Done
1	The LTC releases funds from its Local Expense account 65220 620 for advertising the March 23 shoreline stewardship workshop in both newspapers, in different weeks	Nancy Roggers Courtney Simpson Sonya Sundberg Theresa Warren	Mar-29-2013	Done
1	The LTC releases up to \$600 from its Local Expense account 65220 620 for trustee newsletter printing and postbox mailing	Nancy Roggers Gisele Rudischer	Mar-29-2013	On Going
1	Trustee Malcolmson to discuss with the Chamber of Commerce its November 16, 2012 signage proposals and report back to the Gabriola Local Trust Committee. Update given at March 14, 2013 meeting.	Chloe Fox	Apr-30-2013	Done
1	Staff requested to schedule a Community Information Meeting to introduce the proposed Bylaws 265, 266, 267 and 268 and invite Ministry of Environment staff to attend in a resource capacity. This meeting is to be held several weeks ahead of the public hearing.	Courtney Simpson Theresa Warren	May-31-2013	On Going

Mar-14-2013

No.	Activity	Responsibility	Target Date	Status
1	LTC moves #8 Consider density transfer affordable housing policies for cottage densities under Top Priority 2 - Gabriola OCP Review to follow #4 Implement OCP climate change policies into LUB.	Chloe Fox	Mar-14-2013	Done

1	LTC approves the wording of the 2012/13 annual report presented in the February 28, 2013 memo from staff, as amended at the March 14, 2013 LTC meeting.	Chloe Fox	Mar-15-2013	Done
1	Staff directed to post all three RAR resources listed in the March 5, 2013 memo from staff to the Gabriola webpage.	Chloe Fox	Mar-15-2013	Done
1	LTC amends draft Bylaw 265 on page 3, section 4i) 'Location' by removing the words "as the term is defined in the provincial Riparian Areas Regulation"	Chloe Fox	Mar-15-2013	Done
1	LTC refers proposed bylaws 265 and 266 to the following agencies and First Nations: (refer to minutes for list).	Courtney Simpson Lisa Webster-Gibson	Mar-15-2013	Done
1	Staff directed to allocate up to \$200 for RAR graphics	Courtney Simpson	Mar-31-2013	Done
1	Staff requested to draft a letter for the LTC Chair's signature conveying to the MoTI that using a rotary pruner for aerial pruning in the road right-of-way is damaging, and inconsistent with OCP objectives 7.1.9 and E, and inconsistent with the Letter of Agreement between the MoTI and the Islands Trust on Road Standards, Classification and MoTH/IT Consultative Process in the Islands Trust Area (reference E, 2b, page 14)	Courtney Simpson	Apr-19-2013	On Going
1	Staff directed to schedule a meeting with MoTI staff for the Chamber of Commerce to discuss signage in the road right-of-way	Courtney Simpson	Jun-30-2013	On Going
1	LTC to host a forage fish habitat mapping workshop and request staff advice on how to contract for that and coordinate with the "forage fish assessment item 1.4.4" approved in the 2013/14 Trust Council budget.	Courtney Simpson	Sep-30-2013	On Going

From: sunstone@shaw.ca [mailto:sunstone@shaw.ca]
Sent: March-13-13 5:14 PM
To: gbltcwebmail
Cc: sunstone@shaw.ca
Subject: Gabriola Island Local Trust Committee



Islands Trust

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

March 13, 2013

From: Joyce Babula
Email: sunstone@shaw.ca

Subject: Gabriola Island Local Trust Committee

I would like to register my displeasure in whatever by-law allows a person to build two houses on one half-acre by using the "breezeway" concept. It needs to stop. Thank you.

Joyce Babula

www.islandstrust.bc.ca

From: haarlem27@hotmail.com [<mailto:haarlem27@hotmail.com>]
Sent: March-18-13 3:31 PM
To: gbltcwebmail
Cc: haarlem27@hotmail.com
Subject: Gabriola Island Local Trust Committee



Islands Trust

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

March 18, 2013

From: Roxanne Davern
Email: haarlem27@hotmail.com

Subject: Gabriola Island Local Trust Committee

Hello,

I just finished reading the sounder and noticed the comment of the owners of the alpaca farm across the street from you asking the public to please stop complaining about the encroaching neighbors rubble in view. My concern is those wax boxes, I use them to start my outdoor fires and also use them for my fireplace in small pieces. They light up fast.

Recently the gun club burnt down and still no one is at fault. If the gun club was burnt down in the middle of a dry summer, it would have been devastating. My concern is those wax boxes and vehicles (are they full of fuel) it is a mess and is unsightly.

Our island is beautiful as you travel up north rd until you come to this unsightly mess.

May I ask if someone has spoke with the owner as to what he/she has planned for this firehazard.

Waiting for a response before I ask the public for their view in the sounder.

Blessings

Roxanne Davern

www.islandstrust.bc.ca

From: arleneyardley@shaw.ca [mailto:arleneyardley@shaw.ca]
Sent: March-19-13 2:51 PM
To: gbltcwebmail
Cc: arleneyardley@shaw.ca
Subject: Gabriola Island Local Trust Committee



Islands Trust

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

March 19, 2013

From: Arlene Yardley
Email: arleneyardley@shaw.ca

Subject: Gabriola Island Local Trust Committee

I was horrified to see that massive machine butchering the delicate line of healthy trees along my property on Paisley Lane. There was no need to butcher the trees ,leaving all that debris scattered on and along the lane afterwards. It seems that since Emcon decided to attach a stop sign to the corner street sign of Paisley lane, that healthy trees located nearby have been butchered in a most careless and senseless way. There are only about six cars per week going a very short distance up the no through lane, to the driveway on Paisley Lane. I am utterly disgusted, that the lazy Emcon method of attaching a stop sign to a lane way road sign, has resulted in nearby trees left in a hacked away state. Damage of perfectly healthy trees, that do no impede anything. Certainly not the miniscule bit of vehicle movement up this very short lane. I feel Emcon cares nothing for natural eco systems or concerns of islanders.Thanks,for your attention to this matter.

www.islandstrust.bc.ca



Islands Trust

Top Priorities

Gabriola Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Integrated Watershed and Shoreline Mapping Workshop		Nov-01-2012	Aleksandra Brzozowski Courtney Simpson Sonya Sundberg	Mar-23-2013	On Going
2	Gabriola Planning Area OCP Review:			Courtney Simpson		On Going
	1) Riparian Areas Regulation					
	2) Rezoning new RDN Parks and ITF nature reserves					
	3) Review and amend OCP & LUB to increase local food security and farmland protection					
	4) Implement OCP climate change policies into LUB					
	5) Consider density transfer affordable housing policies for cottage densities					
	6) Review DP7 form and character guidelines for Village Core, and review OCP/LUB to make Village more pedestrian-friendly					
	7) Update the 2010 build out map and report (including the number of existing and potential residential cottages and a list of forestry parcels with the potential for density transfer)					
	8) Implement First Nations and Archaeological					

Protection policies, including improved engagement on land use referrals

9) Review OCP and LUB to include protective measures for biodiversity

10) Review OCP and LUB to improve protection of coastal areas

11) Review OCP and LUB to protect water quality and quantity

3	Development Approval Information bylaw	Jun-28-2012	Courtney Simpson	Jun-30-2013	On Going
4	Snuneymuxw First Nation Protocol Agreement Implementation		David Marlor Courtney Simpson		On Going



Islands Trust

Print Date: Apr-09-2013

Projects

Gabriola Island

No.	Description	Activity	Received/Initiated	Status
2	Mudge and DeCourcy Island greenhouse gas emission inventories		Jan-27-2011	On Going
2	DeCourcy Island Official Community Plan Review and Advisory Planning Commission Appointments		Apr-21-2011	On Going
2	Hazardous areas and steep slopes development permit area		Feb-21-2013	On Going



Applications w/ Status - Gabriola Island Status: Open

Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
GB-DP-2013.1	Mark Bishop	Mar-21-2013	Flat Top Islands Lot 18 Single Family Cottage for seasonal recreational use by owners

Planner: Linda Prowse

Planning Status

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: Aug-10-2012

Cost Recovery Agreement signed by applicant

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

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.

Subdivision

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

Planning Status

Status Date: Nov-28-2011

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

Status Date: Aug-14-2009

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

Status Date: Aug-06-2009

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

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

Planner: Marnie Eggen

Planning Status

Status Date: Aug-12-2011

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

Status Date: Jul-20-2011

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

Status Date: Aug-12-2010

Waiting for information from applicant

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2008.4	J.E. Anderson & Associates 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-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 separately. Planner currently reviewing file.

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2012.2	Don Powell Planner: Linda Prowse	Oct-24-2012	725 Church Street - subdivision to create one new lot and a remainder lot

Planning Status

Status Date: Nov-15-2012

Referral report sent to MoTI

Status Date: Oct-26-2012

Planner reviewing file

From: Nicole Ranger
Sent: March-26-13 11:46 AM
To: Chloe Fox; David Graham; Gisele Rudischer; Sheila Malcolmson; Becky McErlean
Cc: Nancy Roggers
Subject: Gabriola Expense Report March 2013

Islands Trust LTC EXP SUMMARY REPORT F2012 Invoices posted to March 31, 2013				
620 Gabriola	Invoices posted to March 31, 2013	Budget	Spent	Balance
65000 620	LTC "Trustee Expenses"	1,600.00	718.96	881.04
65200 620	LTC Local Exp LTC Meeting Expenses	4,000.00	4,023.77	(23.77)
65210 620	LTC Local Exp APC Meeting Expenses	2,400.00	1,054.65	1,345.35
65220 620	LTC Local Exp Communications	1,500.00	1,285.47	214.53
65230 620	LTC Local Exp Special Projects	2,200.00	200.00	2,000.00
65240 620	LTC Local Exp Miscellaneous	800.00	-	800.00
TOTAL LTC Local Expense		10,900.00	6,563.89	4,336.11
73001 620 2001	Gabriola OCP/LUB	19,000.00	10,513.89	8,486.11
73001 620 3002	Gabriola RAR	4,000.00	883.71	3,116.29
73001 620 4003	Mudge DeCourcy baseline GHG Inventory	2,500.00	-	2,500.00
TOTAL Project Expense		25,500.00	11,397.60	14,102.40

Nicole Ranger

Finance Clerk
Islands Trust
200-1627 Fort Street
Victoria, BC V8R 1H8
Phone: (250) 405-5152
Fax: (250) 405-5155

Preserving *Island* communities, culture and environment



Please consider the environment before printing this email



Memorandum

Date February 25, 2013 **File Number** FILE

To Local Trust Committees

From Local Planning Committee

Re Renewable Energy Technologies in the Trust Area – Ocean Based Geo-Exchange Systems

At its meeting on February 7, 2012, the Local Planning Committee passed a resolution requesting that the attached report be circulated to all Local Trust Committees for information.

The report outlines the ocean loop geo-exchange technology and how it is being permitted currently within the Trust Area. It includes background information on ocean loop geo-exchange systems, the possible impacts and benefits of their use and briefly outlines what is currently being done or proposed on some of the Islands (i.e. North Pender, Saturna, Executive Islands, Galiano, Mayne, Salt Spring, South Pender and Thetis) in accommodating ocean loop geo-exchange systems.

Attachment: Renewable Energy Technologies in the Trust Area – Ocean Loop Geo-Exchange Systems Report

REQUEST FOR DECISION

To: Local Planning Committee

For the Meeting of: February 7, 2013

From: Kris Nichols, Island Planner

Date: January 31, 2013

SUBJECT: RENEWABLE ENERGY TECHNOLOGIES IN THE TRUST AREA - OCEAN LOOP GEO-EXCHANGE SYSTEMS

RECOMMENDATION:

That the Local Planning Committee circulate this report, *Renewable Energy Technologies in the Trust Area - Ocean Loop Geo-Exchange Systems*, dated January 31, 2013, to all Local Trust Committees and planning staff so that they are aware of the implementation options for ocean loop geo-exchange systems and their status in other Local Trust Areas.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: N/A

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Adoption of bylaws to accommodate the utilization of geo-exchange systems will enable owners to implement heating and cooling technology that reduces Greenhouse Gas Emissions and is therefore environmentally responsible.

FINANCIAL: Staff time would be required to develop and implement bylaws or amend existing bylaws to accommodate ocean loop geo-exchange systems.

POLICY: There are six (6) Trust Policy statements to be considered with the accommodation of ocean loop geo-exchange systems into Local Trust Area (LTA) bylaws. All LTA OCPs should contain targets, policies and actions to reduce greenhouse gas emissions (GHG) as a result of changes to the *Local Government Act* and the implementation of bylaws to permit ocean loop geo-exchange supports this.

IMPLEMENTATION/COMMUNICATIONS: The LTC and staff would work with clients to educate them on the options available to accommodate the use of geo-exchange systems within their Local Trust Area.

BACKGROUND

Description of Issue:

At the last Committee meeting a briefing report was reviewed outlining the ocean loop geo-exchange technology and how it is being permitted within the Trust Area currently. The Committee requested some further clarification on the use the ocean loop geo-exchange systems presenting a critical overview of the ocean based geo-exchange approaches being used.

This report will expand on the previous report considered at the November 7, 2012 meeting, presenting background information on ocean loop geo-exchange systems, the possible impacts

and benefits of their use and briefly outlining what is currently being done or proposed on some of the Islands (i.e. North Pender, Saturna, Executive Islands, Galiano, Mayne, Salt Spring, South Pender and Thetis) in accommodating ocean loop geo-exchange systems.

The report is not to be interpreted as an endorsement of this type of system versus the more conventional forms of heating and cooling that are being used based on climate change or any other environmental efficiency or cost saving. The fact is that these systems are becoming more frequent and will likely continue to be so in the future and Local Trust Committees will have to find a way to consider accommodating these new technologies within the current land use regulations. Many of the islands are already accommodating them as the systems are introduced or as bylaws are being updated.

REPORT:

Local Planning Committee has on its Work Program List: "1. Encouraging Green Technologies" with the intent that LPS staff will develop model policy and regulatory wording to address ocean based geo-exchange and draft an RFD for the LPC.

Changes to technology and an increasing demand for the use of this technology has resulted in an increase in proposals within the Islands Trust Area to install ocean based geo-exchange systems, typically for new construction. An ocean based geo-exchange system uses temperature gradients in the ocean to provide heating and cooling. The infrastructure typically consists of pipes containing a heat transfer fluid that are anchored to the seabed and connected to a structure (typically a house, but commercial properties may look at this as well) on the upland property.

Although geo-exchange heating, using latent heat from the ground, and heat pumps using heat from the air, is not new, these systems are typically located on the same lot as the building and thus have not been an issue with respect to zoning. These systems are infrastructure accessory to building (the principal use) and are permitted outright in all zones on the same lot as the principal use (in the same way a septic field would be accessory). Ocean-based loops, however, differ in that the foreshore is generally in a different zone and therefore, that portion of the system is not located on the same lot as the building and thus would not meet the definition of an accessory use. Being partially located on the ocean floor also requires a Crown lease as any dock would.

Technology

The terminology preferred by the industry for this type of installation is a geo-exchange system. The term 'geothermal' is now reserved for larger, higher temperature systems (e.g. neighbourhood heating). These systems are similar to air source heat pumps but geo-exchange systems extract heat from the ground or water and transfer it to the air within a building.

Types of systems include:

- Closed loop vs. open loop:
 - o Open loop uses a conventional well to extract water, which after the heat is extracted the water is then returned to a pond, stream or other well.
 - o Closed loops circulate a heat transfer fluid.
- Vertical vs. horizontal
 - o Horizontal systems typically bury pipes 1.8 to 2.4 metres either below ground or below the winter ice level in a water body or the low tide mark in the ocean
 - o Vertical systems use boreholes 45 to 60 metres. Boreholes for geothermal wells are regulated by the *BC Water Act* and must be constructed by a qualified well driller

Accreditation and Certification of the Technology

The Canadian Geo-exchange Coalition has an accreditation and certification program called the “CGC Global Quality Geo-exchange Program”. CGC ranges from training, to accreditation of an individual, company qualification, and certification of systems. To be accredited there is both the required training and have positive field experience confirmed by customers and manufacturers/distributors recommendations.

‘Certification of systems’ means the system has been designed by an accredited designer, installed by an accredited installer, and any borehole work has involved an accredited vertical loop installer. The system must also meet CSA standard C-448-02, use ISO/CSA approved equipment, and engage such best practices as providing ‘as-builts’, and proper labelling of all pipes and valves.

By meeting the standards established the installation would include meeting Department of Fisheries and Oceans (DFO) guidelines. DFO, typically, does not play a direct role in the approvals of these systems.

The Industry Training Authority (ITA) also provides a Domestic/Residential Certified Geothermal Technician program, which takes approximately 2 years to complete. The International Ground Source Heat Pump Association (IGSHPA) based in the US also provides training to be a ‘Certified Geo-exchange Designer’ (CGD). In addition to taking the required courses and passing an exam, to be eligible for certification one must be:

- An engineer or architect with 3 years of experience in commercial geothermal heat pump, or heating, ventilation and air conditioning (HVAC) experience
- Have a four year non-technical degree with 5 years of experience
- Have a two –year technical degree with 8 years of experience
- Have 10 or more years of experience

KEY ISSUES:

Potential Impacts

This technology is relatively new, but is becoming more popular as residents and businesses look for alternative heating and cooling systems that are less reliant on conventional methods with a desire to be more environmentally responsible.

There are a number of considerations in contemplating changes to regulations to permit ocean loop geo-exchange systems on the foreshore:

1. Use of geo-exchange systems results in reduced Greenhouse Gas (GHG) emissions, particularly as the ocean-based systems are often installed in conjunction with new construction of larger waterfront homes which would otherwise have significant conventional heating and/or cooling requirements. In addition, as passive systems they provide greater local resilience in the sense that owners are not dependant on off-island fuel sources (e.g. propane, oil). From the homeowners’ perspective, they can also provide cost savings over the long term, although usually require additional upfront costs.
2. Although the amount of work on the foreshore is usually minimal, disturbance of sensitive areas such as eelgrass beds or other habitat may be a concern. The Islands Trust has been improving its mapping of the foreshore areas and therefore disturbances become less likely. Guidelines established by DFO also have to be followed. Some islands have DPAs along the foreshore offering another level of protection.
3. Similarly, work required to bury lines immediately upland or in the intertidal area could also result in alteration of existing shorelines or use of materials such as concrete.

Installing systems in conjunction with existing or proposed docks would minimize these impacts.

4. On-going maintenance and concerns over leaks is an issue: the systems are complex and require regular inspection and maintenance by qualified professionals. The type of heat transfer fluid used is also sometimes raised as a concern. Some new systems use water only, as in the system recently approved on North Pender, or use an anti-freeze within the closed loop. The propylene glycol type of fluid sometimes used in these systems is the same as that used as moisturizer in medicines, cosmetics, food, toothpaste and mouthwash and has low toxicity, is highly soluble in water, and readily metabolized by microbes and marine life¹. Higher levels of toxicity have been found from propylene-based Airplane De-icing Fluids (ADF) as a result of additives used in those applications only.
5. Concerns over damage to systems by wave or tides. This is a concern. Proper instalment by a certified installer following established guidelines and procedures. There may be some areas (e.g. narrow channels) where it is impractical to lay a system on the ocean floor due to the flow and tide action.

Potential Benefits:

There is a great deal of research literature that explains the many benefits (e.g. cost, GHG reductions, flexibility, air quality, availability of grants, efficiency, environmentally responsible, etc.) of utilizing these types of systems instead of the conventional methods. If more buildings utilized this type of heating/cooling system the island's electrical system/supply could service a greater number of buildings without requiring costly upgrades. Also, there would be less propane, oil and wood deliveries required, which would reduce wear-and-tear on the road infrastructure. Fewer fuel delivery trucks also reduce transportation GHG emissions, noise and traffic. Two of the most common benefits are listed here:

1. Increased Efficiency and Cost Savings: It is stated through several sources (e.g. www.geoexchange.com , www.earthpointenergy.com , www.geo-exchange.ca) that with these systems two thirds of the energy supplied is from the solar energy stored in the earth/water and 1/3 of the energy is used for servicing the system generally the circulating pump. A large cost of energy supplied to residences is the expense of getting it there – electrical transmission lines, gas lines, oil pipelines, trucks, ferries. These have both direct and indirect costs associated with them. These costs are significantly reduced if not eliminated when using a geo-exchange system. This results in a 25%-50% lower utility bills than conventional systems.

The geo-exchange system used in the North Pender house is a type of water-source heat pump system. It was pointed out in the North Pender example by the engineer (Weir Design and Engineering) the efficiency of these systems as follows:

Heating Efficiency:

The efficiency of a heating system can be defined as the ratio of heat output to energy input. There are many types of heating systems that utilize different equipment with different energy sources. The following is a list of heating systems commonly used in residential applications and their estimated efficiency:

- Wood fireplace - 30 to 50%
- Oil furnace or boiler - 65 to 85%
- Natural gas furnace or boiler - 80 to 95%

¹ Canadian Council of Ministers of the Environment, 2007. Canadian Soil Quality Guidelines for Propylene Glycol: Environmental and Human Health. www.ccme.ca/assets/pdf/1394_pg_rationale_e.pdf
US Environmental Protection Agency Office of Pesticide Programs. Reregistration Eligibility Decision for Polypropylene Glycol. www.epa.gov/oppsrrd1/REDs/propylene_glycol_red.pdf

Propane furnace or boiler - 80 to 95%
Electric heaters or furnace - 100%
Air-source heat pump - 200 to 300%
Water-source heat pump - 300 to 400%

Cooling Efficiency:

This geo-exchange system (used in North Pender) has been designed with “free cooling” where by all cooling will be provided without the use of the heat pumps (the heat pumps only operate when heating is required). This is possible due to the temperature of the ocean during the summer, which sufficiently cools the heat transfer fluid without the use of heat pumps.

Similar to above, the efficiency of a cooling system (air conditioning system) can be defined as the ratio of cooling output to energy input. Cooling efficiency is typically not expressed as a percentage but rather in the form of an Energy Efficiency Ratio (EER). However, for the purpose of comparison within the context of this discussion, the estimated EER for some common residential cooling systems have been converted to percentage:

Air-source heat pump / air conditioner - 300 to 400%
Water-source heat pump (without free cooling) - 400 to 500%
Water-source heat pump (with free cooling) - 3000% or greater

2. Reduced CO₂ Emissions: According to data supplied by the Natural resources Canada, a typical residential geo-exchange system produces an average of about one pound less CO₂ per hour of use than a conventional system. To put it into perspective if just 100,000 homes converted to geo-exchange, Canada would reduce its CO₂ emissions by 880,000,000 pounds.

Another example is for every 2.5 hours of use, a geo-exchange system produces one kilogram less CO₂ than a conventional HVAC (heating, ventilation, and air conditioning) system.

RELEVANT POLICY:

Trust Policy Statement: Relevant Directive policies include:

- 3.1.3 - the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area
- 3.1.5 – address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species
- 3.4.4 - the protection of sensitive coastal areas
- 3.4.5 – the planning for and regulation of development in coastal regions to protect natural coastal processes
- 4.5.10 – the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments
- 5.1.3 – the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic values of the Trust Area

OCP Policy: policies within the OCPs could be updated as part of the basis of the GHG reduction policies if not already accommodated through general wording in these sections. In addition some OCPs specifically mention using a DPA to manage energy conservation in commercial development. Designation of a DPA to regulate installation of the system could be considered both on the grounds of protection of the natural environment and energy conservation and therefore could be made applicable in a shoreline or foreshore DPA. By requiring a DP it would ensure safe and appropriate installation. As an example, the North Pender OCP contains a requirement that an environmental report be submitted to indicate that there is no impact to the foreshore.

Local Government (Green Communities) Statutes Amendment Act (Bill 27, 2008), which amended the Local Government Act, introduced changes that enable local governments to address climate action in their communities. Among the changes is a requirement for local governments to have targets, policies and actions to reduce GHG emissions. Therefore all OCPs must contain these targets and policies for GHG emission reduction. The Bill 27 also allows for development permit areas that promote energy and water conservation, and reduce greenhouse gases at the single family dwelling level.

Zoning options: amending zoning bylaws to permit ocean loop geo-exchange systems as a permitted use in one or more of the current marine zones or as some islands have permitted in all zones would be required. This would vary depending on the zoning. A recent amendment to the zoning on a site-specific basis in the North Pender LUB provided for both the use and a definition. This use and definition, with relevant modifications, would provide a good basis for a suitable amendment to a zoning bylaw. Currently, zoning is the main tool for regulating use.

Building Inspection: for those islands that have building inspection, ocean loop geo-exchange systems are not subject to building inspection. However, building inspection does currently require that an engineer certify the HVAC system where an ocean loop geo-exchange system provides heating and cooling.

Crown tenure: ocean loop geo-exchange systems are required to obtain approval from the province for tenure over the foreshore. The applications are referred to the Islands Trust for review of zoning compliance.

Climate Change Adaptation and Mitigation: use of renewable or other energy sources that are an alternative to fossil fuels is a recognized mitigation strategy. Ocean loop geo-exchange systems could, depending upon the type of conventional heating and size of the dwelling, provide significant emission reductions. See the previous discussion on potential benefits and CO2 reductions.

CURRENT LOCAL TRUST AREA IMPLEMENTATION

Island Updates

Eight of the 13 Islands Trust Islands have begun or completed implementing changes to their land use bylaws to accommodate the use of ocean loop geo-exchange systems.

Mayne Island: Supports ocean loop geo-exchange through its OCP Policy dealing with Climate Change (4.7.9) which states: *"The LTC should consider amending zoning regulations to permit or facilitate small scale renewable energy production, such as solar collectors, wind turbines and geothermal heating."* The LUB permits ocean loop geothermal in all zones except the W1 zone.

North Pender Island: Has permitted a site specific rezoning for a water based ocean loop geo-exchange.

South Pender Island: Is considering permitting ocean loop geo-exchange in all zones. They are holding a CIM to discuss this and other land use bylaw amendments in February.

Saturna Island: The LTC has given reading to a bylaw that would amend the Land Use Bylaw to include a definition of ocean loop geo-exchange systems and to add ocean loop geo-exchange systems as a permitted use in the marine zones. It is scheduled for a public hearing in February.

Galiano Island: Staff have been directed to draft an OCP amendment to alter the existing DPA (Shoreline and Marine DPA) to provide for guidelines for ocean loop geo-exchange. As a complement staff have also been requested to review the zoning bylaw to permit the ocean loop geo-exchange structures within the Marine zones and the setback to the sea for private residential use.

Thetis Island: In June 2012, the APC was directed to consider a couple of options to add to the work program a review of OCP policies and LUB regulations and in the meantime that any requests for ocean loop geo-exchange be dealt with as a rezoning. Subsequently, the Thetis LTC has dropped this issue and it appears it may have been application driven and no application has been made.

Ballenas-Winchelseas: The draft OCP contains the wording to permit the use of geo-exchange for individual dwellings. Within the proposed Shoreline Development Permit Area there are guidelines for the installation of ocean loop geo-exchange systems:

Ocean-loop geo-exchange systems will only be considered if they are closed-loop systems using only freshwater as the circulating heat transfer fluid; if they meet or exceed the Canadian CSA design standards CAN/CSA-448-02; and if they are designed and installed by a Registered System Designer.

The draft LUB permits an ocean loop geo-exchange within the Residential zone and the Marine General zones and contains the definition:

"Ocean-loop geo-exchange" means a renewable geothermal heat exchange system that utilizes the naturally occurring temperature of the ocean for heating and cooling that:

- a. is a closed-loop system using only freshwater as the circulating heat transfer fluid,*
- b. meets or exceeds the Canadian CSA design standards CAN/CSA-448-02, as amended from time to time, and*
- c. is designed and installed by a Registered System Designer accredited by the Canadian Geo-exchange Coalition, or the International Ground Source Heat Pump Association.*

Salt Spring Island: In the LUB's Shoreline Zones geothermal heating equipment is permitted in tidal water only.

SUMMARY

Currently, eight (8) of the 13 Local Trust Committees either have regulations and policies or have them proposed to permit ocean loop geo-exchange systems. The proposals by the LTCs to accommodate geo-exchange loops are considered for the main islands and not for their associated islands currently. The approach enacted or proposed is varied and tailored to meet the needs for the Island or as a result of a specific application or the desire of the LTC to be proactive in anticipating the need. Most contain policies that permit the geo-exchange systems either in general in the OCP (GHG policies) or through specific DPA guidelines. Complementary to that would be changes to the LUB to permit the use within specific zones and to define the use.

In addressing their implementation, the two primary concerns are to ensure that the systems are installed professionally by a certified installer and that any impacts on sensitive shoreline or foreshore ecosystems are addressed.

Building Inspection has the authority to establish standards for installation of the systems and to carry out inspections or obtain certifications, but most have not included these systems in the scope of their building bylaws. This could change, as some jurisdictions are becoming involved in permitting and inspecting land based systems. Conventionally, Fisheries and Oceans Canada has reviewed all foreshore applications for impacts on habitat however, changes to staffing and to the legislation seem to be reducing that agency's role and ability to respond to referrals. They have established guidelines which all installers are to follow.

The use of a clear and specific definition for the use can address some of the concerns that the systems meet specified standards for example using fresh water within the closed loop system as is stated in the North Pender bylaw. Impacts on habitat could be addressed through the designation of a DPA; however, it would have to be general in many areas as there is not

currently mapping available that identifies sensitive shoreline and foreshore features such as eelgrass beds, although such mapping should be available in the future.

There are three basic ways for a Local Trust Committee to address the ability of residents to utilize this new technology:

1. Site specific rezoning (e.g. North Pender)
2. Permit their use but regulate (e.g. OCP through DPAs)
3. Permit their use outright (e.g. Saturna, Salt Spring Island, Mayne)

DESIRED OUTCOME:

It is recommended that an Islands Trust model bylaw or policy not be established. Eight of the 13 Local Trust Committees already have amended bylaws or are contemplating regulations or policies related to ocean loop geo-exchange systems. Each LTC has a unique set of bylaws to which model provisions may or may not be applicable. For instance, some may not have DPAs currently and may want to address this issue through other forms regulation. Some may want to deal with amendments on a site specific basis thereby not contemplate any new regulations or policies. The current approach by LTCs appears to be working well based on demand and the desire of LTCs to add it to their work programs as a proactive measure. There are a range of options already developed at the LTC level and which are summarized in this report. It is recommended that this report be circulated to ensure that all LTCs and planners are aware of the issues and the options that are being used to address the potential use of these systems by a number of LTCs.

RESPONSE OPTIONS

Recommended:

That the Local Planning Committee circulate this report, *Renewable Energy Technologies in the Trust Area - Ocean Loop Geo-Exchange Systems*, dated January 31, 2013, to all Local Trust Committees and planning staff so that they are aware of the implementation options for ocean loop geo-exchange systems and their status in other Local Trust Areas

Alternative:

That the Local Planning Committee receive the report as information and take no further action.

Prepared By: Kris Nichols, Island Planner

Reviewed By/Date: David Marlor, Director of Local Planning Services
February 1, 2013

Linda Adams, Chief Administrative Officer

Memorandum



700 North Road Gabriola Island, BC V0R 1X3

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Date: April 11, 2013

File Number: 5020-20 (Gabriola
Eelgrass Mapping)

To: Gabriola Island Local Trust Committee
For meeting of April 18, 2013

From: Christine Rikley, Islands Trust Fund
Courtney Simpson, Local Planning Services

Re: Gabriola Island Local Trust Area Eelgrass Mapping - Funding

Purpose

To request the Gabriola Island Local Trust Committee (LTC) commit \$4,000 from the LTC's 2013-2014 budget to eelgrass mapping in the Gabriola Island Local Trust Area, a collaborative initiative of the Islands Trust, Islands Trust Fund, and Seagrass Conservation Working Group.

Background

The recently released Audit of Biodiversity in B.C. (Office of the Auditor General of B.C.) highlighted the importance of collecting sufficient and reliable information on species distribution in order to make well-informed decisions about conserving biodiversity. With sensitive ecosystem mapping completed on Gabriola (2008-2010), the LTC has access to adequate biodiversity distribution data for terrestrial species. However, a gap in data exists for shoreline and marine biodiversity. In consideration of this, the LTC passed the following resolution (November 1, 2012):

GB-104-2012 It was MOVED and SECONDED that the Gabriola Island Local Trust Committee seek staff advice on completing eelgrass mapping as described in Topographics' email dated October 31, 2012.

CARRIED

Staff have consulted with Laura-Jean Kelly from Topographics Landscape Architecture and will be working with her to incorporate existing community eelgrass mapping into final mapping products.

Eelgrass is a critical nearshore habitat for birds, mammals, invertebrates and commercial and non commercial fish. Eelgrass beds are also an important carbon sink. Contaminates and development pressures from shoreline land use threaten eelgrass ecosystems and the species they support. Eelgrass mapping will support the LTC and Trust Fund Board in making science-based decisions about land use and conservation that preserve Gabriola's eelgrass ecosystems. Eelgrass mapping will serve as baseline inventories from which we can monitor the effects of conservation activities, such as the proposed National Marine Conservation Area, as

well as human impacts, such as potential increased tanker traffic. Eelgrass mapping will also enable marine conservation groups to identify areas ideal for eelgrass restoration.

In 2012, the Islands Trust Fund and Seagrass Conservation Working Group, with financial assistance from some local trust committees and outside funders, mapped eelgrass in the following areas:

- North and South Pender;
- Thetis and associated islands (except Valdes);
- Gambier; Lasqueti; and,
- Mayne.

In 2013, the partnership aims to map eelgrass in the following areas:

- Galiano and associated islands;
- Valdes;
- Gambier associated islands;
- Bowen island; and,
- Gabriola and associated islands.

Eelgrass Mapping in the Gabriola Island Local Trust Area

Data for eelgrass mapping will be collected by boat with the aid of a towed underwater camera. The mapping will be completed to a Level 1 standard as defined in “Methods for Mapping and Monitoring Eelgrass Habitat in British Columbia (Dec 2002)”, available through the Community Mapping Network, and as modified through a methodology approved by a qualified registered professional biologist. The modifications to the methodology are designed to accommodate modernized mapping techniques and to reduce costs.

The following cost and funding gap analysis is based on an estimated mapping/project cost of \$400/km:

Gabriola and associated islands Eelgrass Inventory Budget

Cost		
Gabriola and associated islands (43.8km)		\$17,520
Revenue		
Islands Trust	\$5,652	
Islands Trust Fund	2,055	
Seagrass Conservation Working Group (grants confirmed)	<u>5,047</u>	
	\$12,754	
Funding gap		\$4,766

The Islands Trust Fund and Seagrass Conservation Working Group aim to close a portion of this funding gap with further grant applications.

Staff Comments / Advice:

The second priority on the LTC work program, the Gabriola Planning Area OCP Review, includes the following topics relevant to eelgrass mapping:

- Implement OCP climate change policies into the LUB (*i.e. given the function of eelgrass beds as carbon sinks*)
- Review OCP and LUB to include protective measures for biodiversity; and
- Review OCP and LUB to improve protection of coastal areas.

OCP Climate Change Policy “e” supports mapping unfragmented forest ecosystems for their value as carbon sinks, and while mapping eelgrass ecosystems are not identified in OCP policy, this is likely because their value as carbon sinks was not recognized in the planning process to adopt those policies.

The 2013-2014 project budget for continuation of the Gabriola Planning Area OCP Review project is \$19,000. Committing \$4,000 to eelgrass mapping would leave \$15,000 in the project budget. Planning staff will provide a separate report with a detailed budget for the project in this fiscal year that will support the expenditure of \$4,000 on eelgrass mapping. This is a unique opportunity to partner with the Trust Fund Board on the project and not be required to pay the full cost of the mapping given other sources of funding.

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Date: April 4, 2013

File Number: 6400-20

To: Gabriola Island Local Trust Committee

From: Courtney Simpson
Regional Planning Manager

Re: Approved Project Budgets for 2013 - 2014

The Islands Trust Council approved budget for the 2013 – 2014 fiscal year includes a total of \$21,000 for Gabriola LTC projects; \$19,000 for the continuation of the Gabriola Official Community Plan (OCP) Review and \$2,000 for Snuneymuxw First Nation Protocol Agreement Implementation. This memorandum proposes an outline budget and timeline for expenditure of these funds.

Continuation of Gabriola OCP Review – \$19,000:

For the current fiscal year from April 1, 2013 to May 31, 2014 one public hearing and one community information for the development permit area amendments is planned, as well as ongoing work on other topics for the OCP Review. Staff recommends a second public hearing for all of the remaining topics early in the following (2014 – 2015) fiscal year.

Table 1 shows a draft budget with \$9,500 committed to components of the project, leaving another \$9,500 remaining. Once some of the topics are further scoped staff can provide recommendations on allocation of the remaining budget. The \$4,000 for eelgrass mapping is pending a decision by the LTC based on a request from the Islands Trust Fund.

Snuneymuxw First Nation Protocol Agreement Implementation - \$2,000

The protocol agreement between the Islands Trust Council and the Snuneymuxw First Nation was signed in 2008. The budget for implementation is intended to cover meeting expenses.

Table 1: Gabriola OCP Review Draft Budget 2013-2014

Topic (in order of priority)	Status and Timeline	Budget
1. Riparian Areas Regulation	CIM planned for May, 2013 <i>Ads and hall rental (\$500)</i> <i>QEP to make presentation (\$800)</i> <i>Optional mail-out (\$1500)</i>	\$2,800
	Public Hearing	\$2,500
2. Rezoning new RDN Parks and ITF nature reserves	Most background work complete. No additional budget needed except for CIM and public hearing to be combined with other topics.	\$0
3. Review and amend OCP & LUB to increase local food security and farmland protection	Scoping required	
4. Implement OCP climate change policies into LUB	Current contract with CitySpaces to present report at May, 2013 LTC meeting. Budget from last fiscal and staffing budget. May use additional funds to further this work.	\$2,000
5. Consider density transfer affordable housing policies for cottage densities	Scoping required	
6. Review DP7 form and character guidelines for Village Core, and review OCP/LUB to make Village more pedestrian-friendly	Included in part in climate change policy implementation contract	
7. Update the 2010 build out map and report (including the number of existing and potential residential cottages and a list of forestry parcels with the potential for density transfer)	Waiting for Mapping Coordinator's return from leave in June, 2013 to determine timeline.	
8. Implement First Nations and Archaeological Protection policies, including improved engagement on land use referrals	Scoping required	
9. Review OCP and LUB to include protective measures for biodiversity	Proposed to be addressed in part with eelgrass mapping (\$4,000 required from Islands Trust Fund). Otherwise scoping required.	\$4,000*
10. Review OCP and LUB to improve protection of coastal areas	Scoping required	
11. Review OCP and LUB to protect water quality and quantity	Scoping required	

*pending LTC decision

TOTAL: \$9,500
Budget: \$19,000
Remainder: \$9,500



Islands Trust

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Date: April 4, 2013

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

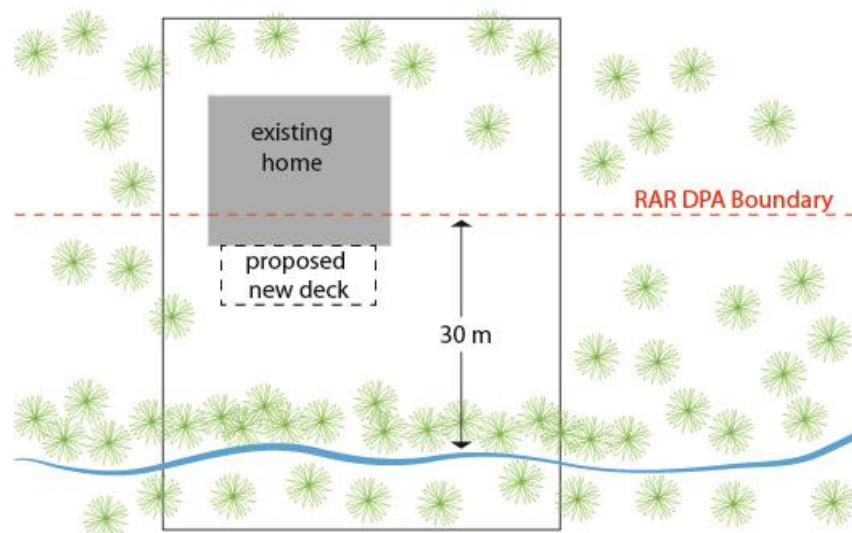
To: Gabriola Island Local Trust Committee
For the meeting of April 18, 2013

From: Courtney Simpson
Regional Planning Manager

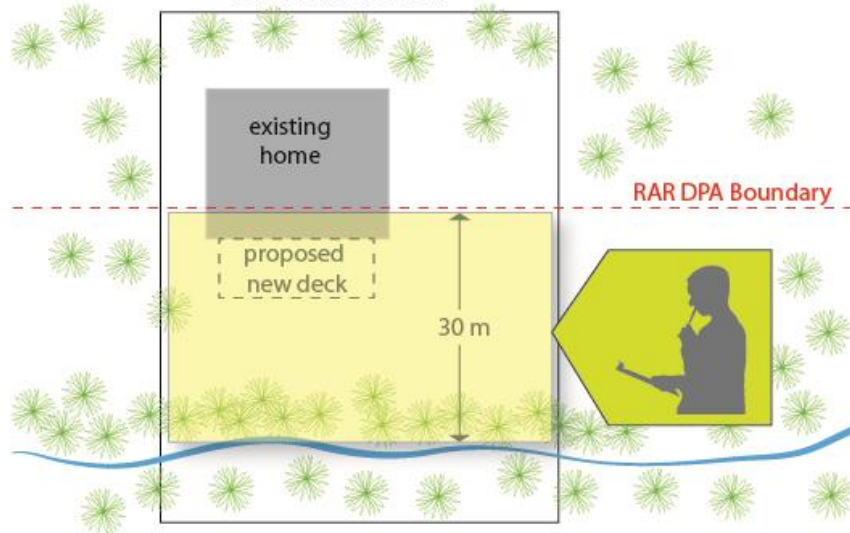
Re: **Visual Aids to Riparian Areas Regulation and Streamside Protection and Enhancement Process**

At their March 14, 2013 regular business meeting, the Gabriola Island Local Trust Committee (LTC) directed staff to allocate up to \$200 for Riparian Areas Regulation PowerPoint graphics. The purpose of these graphics will be to better illustrate the process for determining the Streamside Protection and Enhancement Area on a property that is subject to the Riparian Areas Regulation. The graphics will be used in the upcoming Community Information Meeting.

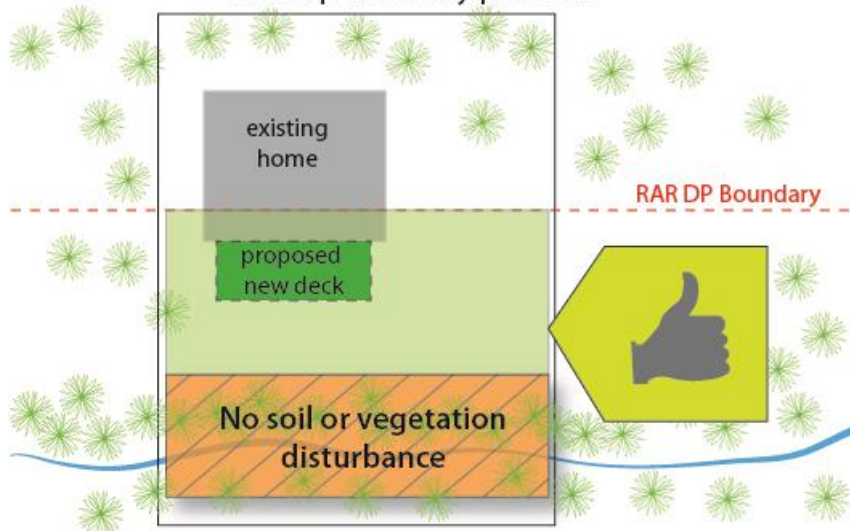
1 Landowner proposes new development in RAR DPA.



- 2** QEP evaluates impact of proposed development on potential fish habitat within RAR DPA.



- 3** QEP prescribes buffer and any conditions for proposed development, LTC incorporates these into permit and issues permit. Proposed development may proceed.



What is a riparian area?

When I first heard about this I thought, well won't be much of that on Gabriola as there isn't much to support fish habitat which is what I thought a riparian area was. Perhaps I was wrong so I looked up the official B.C. website on riparian areas and, yes, an area which supports a fish population. Now I am confused as I have this drainage ditch which runs through my property, if it rains, it drains which usually is 4-5 months of the year. This is a dry year and on February 14, it was dry. Right now it is down to a trickle, less than what comes out of your faucet. So, how can this support a fish population? I think this initiative is ridiculous and must be stopped. If enacted I will lose the use of 2.5 acres of my property. This 2.5 acres includes my workshop and tractor sheds, my 25 ft by 50 ft vegetable garden, my 15 ft by 50 ft asparagus patch, 5 apple trees, a plum tree, 2 strawberry patches, rhubarb patch, raspberry patch, blueberry patch, gooseberry patch and 100 grape vines. This involves my supply of fruit and vegetables, fresh and preserved for the year. If enacted, I will have to have an engineer come and do an assessment when I want to till my garden, when I want to cut the grass, when I want to drive my tractor through this area, when I want to cut back encroaching brush, clear the ditch to prevent flooding, bolster the ditch bed and sides with rocks to prevent erosion, it goes on; I lose the use of 2.5 acres of my property and my food supply. There are no fish, there never will be any fish because there is not a continuous water supply to support them. There was one evaluation done and assumptions made from that. How about an evaluation in April or May and again in August or September? This is like having my property rezoned without my permission. I protest this initiative, it must be stopped.

John King
Roxanne Blvd





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.

March 2013

- [Greening our Shores - follow up information](#)
- [Call for Expression of Interest to Fill One Position on the Gabriola Advisory Planning Commission - deadline Friday, April 5, 2013](#)
- [Greening our Shores Workshop Program](#)
- [Greening our Shores Workshop – Integrated Shoreline & Watershed Maps](#)

February 2013

- [Steep Slopes Development Permit Area Project Deferred Indefinitely](#)

January 2013

- The Gabriola Local Trust Committee will be hosting a Community Information Meeting on January 17, 2013 from 7-9pm at the Community Hall to discuss draft provisions for new development permit areas for riparian areas and steep slopes. For more information on this project, please visit the project website at: <http://gabrioladpas.com>

September 2012

The Gabriola Island Local Trust Committee is currently looking to establish Development Permit Areas to protect ecologically sensitive riparian areas and to protect development from steep slope hazards. Please visit the new project [website](#) for more information and opportunities to become involved!

April 2012

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

February 2012

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

September 2011

- [Trustee Newsletter - September 2011](#)

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](#)

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Gabriola Island Local Trust Committee Projects

Riparian Areas and Development Approval Information

Proposed Bylaws - 265, 266, 267 and 268

- [Information Guide to Proposed Bylaws](#)
-

- [Proposed Bylaw No. 265 - Gabriola Island OCP Amendment](#)
- [Proposed Bylaw No. 266 - Gabriola Island LUB Amendment](#)
- [Proposed Bylaw No. 267 - Gabriola Island OCP Amendment](#)
- [Proposed Bylaw No. 268 - Gabriola Island OCP Amendment](#)

Riparian Areas Regulation – Reference Materials

- [Living Near Riparian Areas](#)
- [Ministry of Environment Riparian Areas Regulation Brochure](#)
- [Riparian Areas Regulation Assessment Methods](#)
- [Salt Spring Island Local Trust Committee Riparian Areas Regulation Video #1](#)

Communication Towers and Antenna

Background Information

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

Gabriola Radio Society Proposal

- [Staff report dated July 18, 2012](#)
- [Compilation of Public Correspondence to July 25, 2012](#)
- [E-mail Response from Applicant to July 18, 2012 Staff Report dated July 25, 2012](#)
- [Staff Report dated March 23, 2012 - Gabriola Radio Society Application](#)
- [Community Information Meeting Agenda - Gabriola Radio Society Radio Tower Proposal - June 25, 2012 5pm-9pm](#)
- [Community Information Meeting on the Gabriola Radio Society's proposed radio tower to be held June 25, 2012](#)
- [Application Process / Site Location & Covenants / Contact Information Handout](#)
- [Application Notification - Gabriola Radio Society Application](#)

Local Trust Committee Support Action for Water

Climate Change Action

- [Staff Report - October 2009](#)
- [Staff Report - January 15, 2010](#)
- [Staff Report - February 21, 2010](#)
- [Climate Wise Islands](#)
- [Newsletter - November 2009](#)
- [Newsletter - Mudge Island - March 2010](#)
- [Newsletter - DeCourcy Island - March 2010](#)
- [Fact Sheets](#)
- [Minutes - November 26, 2009](#)
- [Minutes - March 10, 2010](#)
- [Minutes - March 20, 2010](#)
- [2007 Community Energy and Emission Inventory Reports \(CEEIs\) now available](#)
- [New Islands Trust GHG Emission Inventories webpage posted](#)

Build-Out Project Map (3rd Edition)

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

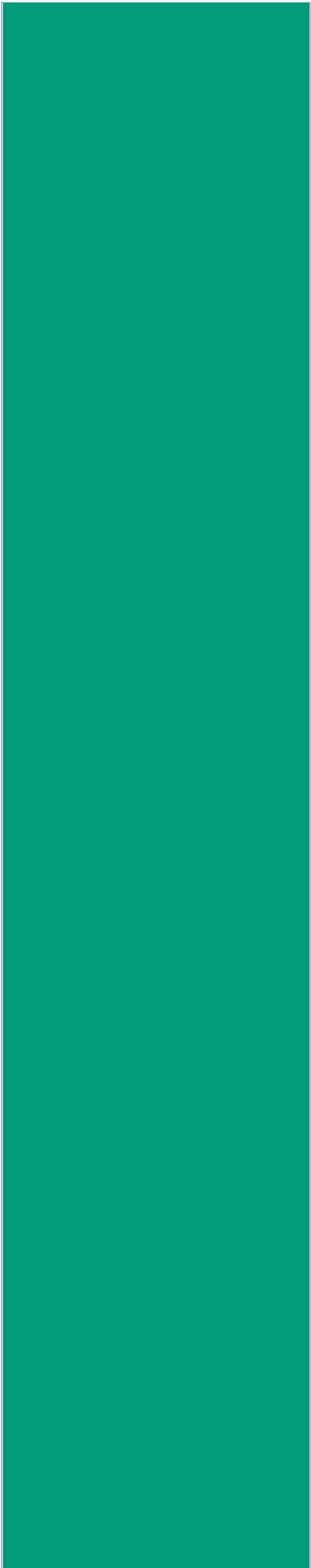
Ecosystem Mapping

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

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Official Community Plan and Land Use Bylaw Review

- [Gabriola Island Affordable Housing Needs Assessment](#)
- [Community Profile](#)
- [Shared Roadways - Gabriola Island Bicycle Route Plan, 2010](#)
- [Geohazard and Mapping - Report from Consultant](#)



- [List of Recommended OCP/LUB Review Phase 2 Topic Areas](#)

November 22, 2010 Community Meeting - Information Packages

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

Advisory Planning Commission

- December 1, 2010 – [Agenda Package and LTC Referral | Minutes](#)
- February 15, 2011 – [LTC Referral Package | Approved Minutes](#)
- July 21, 2011 - [LTC Referral Package](#)
- September 17, 2012 - [Agenda Package](#)
- November 5, 2012 - [Referral Package](#)

Agriculture Advisory Committee

- [Terms of Reference](#)

Meetings

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

Transportation Advisory Committee

- [Terms of Reference](#)

Meetings

- [November 20, 2012 – Agenda Package and LTC referral](#)

Volunteer Review Committee

- [Terms of Reference](#)

Meetings

• 2011

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

• 2010

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

Community Wildfire Protection Plan

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

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Applications

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

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

Trustee Newsletters

- [March 2010](#)

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

DeCourcy Island

- No items at this time

Mudge Island

GB-RZ-2010.1 (Littlejohn & Beckstead)

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

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