



Gabriola Island Local Trust Committee

Regular Meeting Agenda

Date: January 14, 2016
Time: 10:15 am
Location: Gabriola Women's Institute Hall
476 South Road, Gabriola Island, BC

	Pages
1. CALL TO ORDER	10:15 AM - 10:20 AM
2. APPROVAL OF AGENDA	
3. TOWN HALL AND QUESTIONS	10:20 AM - 10:30 AM
4. COMMUNITY INFORMATION MEETING - none	
5. PUBLIC HEARING - none	
6. MINUTES	10:30 AM - 10:40 AM
6.1 Local Trust Committee Minutes dated November 26, 2015 – for adoption	4 - 14
6.2 Section 26 Resolutions-Without-Meeting Report dated January 5, 2016	15 - 15
6.3 Advisory Planning Commission Minutes - to be distributed	
6.4 Mudge Island Advisory Planning Commission Minutes - none	
6.5 Agricultural Advisory Commission Minutes - none	
6.6 Transportation Advisory Planning Commission Minutes - none	
7. CLOSED MEETING	10:40 AM - 11:20 AM
7.1 Motion to Close the Meeting	
<i>That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(l)(d) and (f) for consideration of adoption of Closed Meeting Minutes dated November 26, 2015 and Bylaw Enforcement matters and that the recorder and staff attend the meeting.</i>	
7.2 Recall to Order	
7.3 Rise and Report	
8. BUSINESS ARISING FROM MINUTES	11:20 AM - 11:40 AM
8.1 Follow-up Action List dated January 5, 2015	16 - 17

8.2	Pacific Pilotage Authority Anchorage Proposal regarding Postponed Resolution	
8.2.1	Memorandum dated December 18, 2015	18 - 23
8.3	Coastal Douglas-Fir Conservation Strategy	
8.3.1	Briefing Report - November 10, 2015	24 - 49
8.4	Summary of Annual Meeting with the Regional District of Nanaimo	
8.4.1	Memorandum dated January 5, 2016	50 - 50
9.	DELEGATIONS	
10.	CORRESPONDENCE	
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
11.	APPLICATIONS AND REFERRALS	11:40 AM - 12:10 PM
11.1	GB-DVP-2015.1 (Da Fonseca - Mudge Island)	
11.1.1	Memorandum dated January 4, 2016	51 - 56
11.2	GB-OTH-2014.1 Antenna Siting Proposal (Gabriola Radio Society)	
11.2.1	Memorandum dated December 21, 2015	57 - 57
11.3	Thetis Island Local Trust Area Bylaw Referral Request for Response regarding Bylaw No. 96 and Bylaw No. 97	58 - 61
12.	BREAK	12:10 PM - 12:30 PM
13.	LOCAL TRUST COMMITTEE PROJECTS	12:30 PM - 1:00 PM
13.1	Dog Sitting Regulations	
13.1.1	Staff Report dated December 6, 2015	62 - 78
13.1.2	Correspondence from December 3 to December 31, 2015	79 - 110
13.2	Roadside Signage on Gabriola Island	
13.2.1	Memorandum dated December 18, 2015	111 - 111
14.	REPORTS	1:00 PM - 1:15 PM
14.1	Work Program Reports	
14.1.1	Top Priorities Report dated January 5, 2016	112 - 112
14.1.2	Projects List Report dated January 5, 2016	113 - 115
14.2	Applications Report dated January 5, 2016	116 - 119
14.3	Trustee and Local Expense Report dated December, 2015	120 - 120
14.4	Adopted Policies and Standing Resolutions	121 - 122
14.5	Local Trust Committee Webpage	
14.6	Chair's Report	

- 14.7 Trustee Reports
- 14.8 Electoral Area Director's Report
- 14.9 Trust Fund Board Report - none

15. NEW BUSINESS 1:15 PM - 1:45 PM

- 15.1 Zoning for Water Taxi Service - for discussion
- 15.2 Support Letter to Ministry of Transportation and Infrastructure (MOTI) for Village Trail - for discussion

16. UPCOMING MEETINGS

- 16.1 Next Regular Meeting Scheduled for Thursday, February 11, 2016 at The Gabriola Women's Institute Hall, 476 South Road, Gabriola, BC

17. TOWN HALL 1:45 PM - 2:00 PM

18. ADJOURNMENT 2:00 PM - 2:00 PM



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date:	November 26, 2015
Location:	Gabriola Women's Institute Hall 476 South Road, Gabriola Island, BC
Members Present	Laura Busheikin, Chair Melanie Mamoser, Local Trustee Heather O'Sullivan, Local Trustee
Staff Present	Aleksandra Brzozowski, Island Planner Teresa Ritemann, Planner 1 Jessie Sherk, Recorder
Media and Others Present	1 member of the local media Approximately 10 members of the public

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 10:16 am. The public were welcomed and staff and trustees were introduced. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 7.3 Postponed Motion Regarding Pacific Pilotage Authority Proposal
- 8.1 John Peirce on Behalf of the Chamber of Commerce
 - 8.1.1 Rainwater as Potable Water
 - 8.1.2 Commercial Demand Forecast
- 9.1 Email from Dede Gaston Regarding Cell Phone Towers

By general consent, the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Deb Ferens spoke about climate change and had the following comments:

- She stated that the upcoming Paris conference starts November 30, 2015 ending December 11, 2015.
- December 11 is also the anniversary date of the United Nations (UN) receiving the World Commission on Environment and Development, also known as the Brundtland Report on December 11, 1987.

- The Vancouver Island and Coast Conservation Society (VICCS) has invited leaders to proclaim December 11 as a day for our common future. She noted that many other governments have already signed this proclamation and next year, the VICCS will be approaching the UN and Pope Francis to sign the proclamation to declare December 11, 2017 as the 30th anniversary of the Brundtland Report as a day for our common future.
- She stated that because of the heightened security situation in Paris, the French government has prohibited the Global Climate March that was planned for November 29, 2015. Many communities around the world will still mark that day, including Gabriola and Nanaimo and take to the street to participate in the Global Climate March.
- She noted that real movement on climate change will happen at the local level and that it is up to all of us to pressure our leaders to make sure all land use decisions include climate change considerations.
- In closing, Ferens stated that she would come forward again in 2016, to ask the LTC to sign the proclamation and continue with bringing climate change to the forefront on Gabriola.

4. COMMUNITY INFORMATION MEETING - none

5. PUBLIC HEARING - none

6. MINUTES

6.1 Local Trust Committee Minutes dated October 22, 2015 – for adoption

The following amendments to the minutes were presented for consideration:

Page 7, 13.1.2 Replace the word “Local” with “Islands” in the second sentence and correct the spelling of **Valdes** Island.

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting - none

6.3 Advisory Planning Commission Minutes - none

6.4 Mudge Island Advisory Planning Commission Minutes - none

6.5 Agricultural Advisory Commission Minutes - none

6.6 Transportation Advisory Planning Commission Draft Minutes dated October 28, 2015

Staff and trustees reviewed the minutes. Trustees noted their appreciation of the discussion had by the Transportation Advisory Planning Commission (TAPC). It was noted that there is an upcoming meeting with the Ministry of Transportation and Infrastructure (MoTI) where this request could be discussed. A member of the TAPC requested that they also bring up having a traffic counter as a topic at the meeting. Discussion ensued.

GB-2015-119

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request staff to draft a letter for the Chair's signature requesting the Ministry of Transportation and Infrastructure to rebuild the portion of Easthom Road between 100 and 150 meters southwest of the intersection with North Road along the existing right-of-way to make it wide enough for two-way traffic and to eliminate a dangerous traffic hazard.

CARRIED

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated November 17, 2015

Reviewed.

7.2 Meeting with Regional District of Nanaimo - for discussion

Planner Brzozowski discussed the upcoming Regional District of Nanaimo (RDN) meeting and asked the LTC if they wanted to have a discussion to prepare for it in advance. Discussion ensued.

7.3 Postponed Motion Regarding Pacific Pilotage Authority Proposal

The postponed motion was discussed.

GB-2015-120

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee place the postponed motion regarding the Pacific Pilotage Proposal on to the agenda for the next Gabriola Local Trust Committee meeting on January 14, 2016.

CARRIED

8. DELEGATIONS

8.1 John Peirce on Behalf of the Chamber of Commerce

8.1.1 Rainwater as Potable Water

John Peirce attended meetings with Island Health (IH) to discuss the use of rainwater as potable water. The following points were made:

- There are two sources of potable water allowed by IH; ground water and surface water
- As rainwater is not mentioned, it is not permitted
- Determination as to whether rainwater has been omitted is an error or if there is a reason that it is not a good source of potable water

- Peirce subsequently met with RDN Director, Howard Houle and he suggested that the topic be added to the upcoming RDN meeting and that he would ask staff to report out to the Sustainability Committee to take to the Association of Vancouver Island Coastal Communities and onward.
- Island Health (IH) does not allow rainwater as a potable water source. Peirce attended some meetings to discuss this, but there was no movement in that direction. He was told that if he wants IH to change their rules, he would have to go to the Province to change the regulation. Peirce's suggestion is a coordinated effort between the RDN, Islands Trust and the Chamber of Commerce to go to the Ministry of Health and make that request.
- He noted that he had a meeting with RDN Director, Howard Houle, who suggested that this topic be added to the upcoming RDN meeting and that he would ask his staff to make a report to the Sustainability Committee to take to the Association of Vancouver Island Coastal Communities, and then to get a larger group to go to the Union of BC Municipalities.

Discussion ensued and it was agreed that they should present this as a late item at the upcoming RDN meeting.

8.1.2 Commercial Demand Forecast

John Peirce stated that they have been working on the Village Vision program on Gabriola to look at how we might imagine the development of our village core. The following points were made:

- It is difficult to get a handle on commercial activity. In 2010, the RDN asked for a report on their 18 rural village centres and the amount of detail generated was impressive.
- Peirce stated that he asked the group who completed the report to come up with a similar proposal for Gabriola. He has a copy of the proposal as well as a copy of the 2010 report, which he will send to trustees.
- The Chamber of Commerce would like to ask the Islands Trust together with the Nanaimo Economic Development Corporation (NEDC) to co-fund a similar project with a budget of \$10,122. The Islands Trust share would be \$5,061 and the second payment wouldn't be due until after April 1.

Discussion ensued. It was noted that this is not an item on the LTC's top priorities list and that currently their budget is allocated to other areas. The project could become a top priority item at a later date, but definitely not this fiscal year.

Peirce noted that he would speak to the NEDC about the proposal letting them know it may happen but in the future.

9. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

9.1 Email from Dede Gaston Regarding Cell Phone Towers

Received for information.

Planner Brzozowski noted that the concerns outlined in the email fall outside of the purview of the Islands Trust. She stated that she had followed up with Gaston about this information, who to contact regarding her concerns and where to find out more information about existing towers.

10. APPLICATIONS AND REFERRALS

10.1 GB-DVP-2015.1 (Da Fonseca - Mudge Island)

10.1.1 Staff Report dated November 26, 2015

Planner Ritemann summarized the staff report. She noted the late correspondence provided from Jes Andersen that is in support of this application as proposed. She stated that she is not recommending issuance of the permit and summarized the reasons. The applicant was given the opportunity to explain his property and his application request. Discussion ensued. Trustees agreed that they would like the opportunity to make a site visit.

GB-2015-121

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee defer the decision on the Da Fonseca Development Variance Permit application until the next meeting of the Gabriola Island Local Trust Committee in order to allow trustees to schedule a site visit to gather further information.

CARRIED

10.2 GB-LCB-2015.1 (Gabriola Golf and Country Club)

10.2.1 Staff Report dated November 3, 2015

Planner Ritemann summarized the staff report regarding the application to amend an existing license (structural change to increase total occupant load). Discussion ensued.

GB-2015-122

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee choose Option 3 to inform the Liquor Control and Licensing Branch that it has reviewed and considered application GB-LUB-2015.1, but did not gather the views of residents; and resolves that:

1. The Gabriola Island Local Trust Committee recommends the amendment of the licence for the following reasons:
 - The two regulatory criteria have been adequately addressed
2. The Gabriola Island Local Trust Committee's comments on the prescribed considerations are as follows:
 - a. The potential for noise if the application is approved:
 - Is not expected to be significant
 - b. The impact on the community if the application is approved:
 - Is not expected to be significant
3. The Gabriola Island Local Trust Committee decided not to gather the views of residents for the following reviews:
 - The proposal was deemed not likely to affect nearby residents

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Dog Sitting Regulations

11.1.1 Staff Report dated November 6, 2015

Planner Brzozowski summarized the staff report. Discussion ensued. The LTC was in support of the flexibility to accommodate various circumstances to try this out as a home occupation.

By general consent, the committee agreed that they would choose Option 1 in the staff report: Revise Draft Language.

The following revisions were made to the Dog Sitting as a Temporary Use guidelines presented in the report.

- i. Amend to read, "...does not adversely affect the character of the surrounding neighbourhood."
- iii. Planner Brzozowski will work on stronger language around noise.
- iv. The LTC should require that the applicant submit a fencing and screening plan for approval.
- v. Remove the word "mitigating" and add at the end "and riparian areas" after "marine environment".
- vii. Landowner should provide a plan with regard to their parking being sufficient.

- viii. An operator OR a representative should be reasonably available or able to respond in a timely fashion.

12. BREAK

Chair Busheikin recessed the meeting at 1:00 pm for a break and to have Gabriola Elementary students present their planning projects. The meeting was reconvened at 1:50 pm.

11.1.1 Staff Report dated November 6, 2015 – continued

Discussion continued about revising draft language. The following were added to the list of revisions to the Dog Sitting as a Temporary Use Guideline:

- xiii. Remove this item. There is already enough regulation around signs.

Add another item:

- xiv. Ensuring adequate supervision of dogs at all times

GB-2015-123

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee:

1. Request staff to prepare both a draft bylaw for the Official Community Plan (No. 282) to add dog sitting as a Temporary Use Permit designation and a draft bylaw for the Land Use Bylaw (No. 281) to add definitions and include Temporary Use Permit guidelines; and,
2. Endorse the revised Project Charter as presented.

CARRIED

It was noted to discuss noise control and barking dogs at the RDN meeting next week, and to bring this topic back as an agenda item at the next Gabriola LTC meeting.

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated November 17, 2015

Reviewed.

13.1.2 Projects List Report dated November 17, 2015

Reviewed.

13.2 Applications Report dated November 17, 2015

Staff and trustees reviewed the applications report.

Planner Brzozowski gave a verbal follow-up regarding the Gabriola Radio Society (GRS) antenna-citing proposal. She stated the following:

- November 2, 2015 was the deadline for a final extension for the GRS with the Canadian Radio-Television and Telecommunications Commission (CRTC) and if the Society wanted to continue, it would need to be a new application.
- Industry Canada sent a letter to the GRS to inform them that they were closing the file.
- If the GRS does apply for a new application, it would be conveyed that Industry Canada was heading in the direction that the Islands Trust's concerns were relevant and reasonable.
- Planner Brzozowski noted that the Islands Trust should look into ways that they could be more explicit with what is required on both sides.

Discussion ensued. Planner Brzozowski will write a memo summarizing what happened with this application. It was noted that there would be another conversation with Industry Canada about tower siting proposals in the future.

13.3 Trustee and Local Expense Report dated October 2015

Reviewed.

13.4 Adopted Policies and Standing Resolutions

Reviewed.

13.5 Local Trust Committee Webpage

No updates.

13.6 Chair's Report

Chair Busheikin reported on the following:

- Islands Trust's use of technology. She stated that she had met with the representative of KPMG, the company that will be doing an audit and study of the use of technology.
- Executive Committee (EC) has been getting ready for December Trust Council. The new Chief Administrative Officer (CAO), Russ Hotsenpiller, will attend for one day. There will also be a celebration for current CAO Linda Adams who will be retiring in January.
- The EC met with Peter Fassbender, Minister of Community, Sport and Cultural Development and staff earlier in the month. The main reason to meet was to make a plea for a name change to the Islands Trust Fund which would allow it to be more successful for fundraising as it is not a

trust fund, but a conservancy. Minister Fassbender said he would make note.

13.7 Trustee Reports

Trustee Mamoser reported on the following:

- She attended the Local Planning Committee meeting where attainable housing was discussed. A workshop conference with the RDN, Islands Trust and local non-governmental organizations (NGO's) to discuss what has been done in the past in terms of the affordable housing toolkit and what to do moving forward is being planned for September 2016. This will be open to the public. She noted that anyone on Gabriola who may be interested could attend.
- She attended the Gabriola Island Recycling Organization's (GIRO) celebration of the grand opening of the new building and for 25 years of recycling on the island. It was an honour to be there and hear about the history.
- She attended the Chamber of Commerce Annual General Meeting (AGM). She noted that there might be opportunities in the future to obtain data pertaining to regulation and zoning challenges, which would be useful when looking at village planning and sustainable economic development.

Trustee O'Sullivan reported on the following:

- She attended the Ferry Advisory Committee (FAC) meeting. She is somewhat hopeful about BC Ferries' willingness to talk to the FAC about the missing afternoon sailings on the weekend.
- She attended the EMCON meeting noting that Gabriola is well served and in good shape for the coming winter.
- She also attended the anchorage meeting in Victoria and thanked the local media for their coverage. She noted the strong leadership displayed in the meeting and appreciated Peter Luckham's involvement.
- She attended the Remembrance Day ceremony, stating that it was an honour to lay the wreath.
- She attended the Trust Programs Committee meeting this month. The focus was on advocacy. Discussions also included the Islands Trust Policy statement.
- In closing, she noted that there would be a year-end trustee report available in December.
- On a personal note, she has changed her last name to O'Sullivan following her marriage last weekend. Her email address and other contact information will be transitioned over the coming month.

13.8 Electoral Area Director's Report

None.

13.9 Trust Fund Board Report dated October 2015

Received.

14. NEW BUSINESS

14.1 Coastal Douglas-Fir Conservation Strategy

14.1.1 Briefing Report - November 10, 2015

Planner Brzozowski introduced and summarized the report. Discussion ensued. It was decided to defer and bring back next month.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, January 14, 2015 at The Gabriola Women's Institute Hall, 476 South Road, Gabriola Island, BC

16. TOWN HALL

None.

17. CLOSED MEETING

17.1 Motion to Close the Meeting

GB-2015-124

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee close the meeting to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(d) for the purpose of considering adoption of In-Camera Meeting Minutes dated June 11, 2015 and that the recorder and staff attend the meeting.

CARRIED

Chair Busheikin closed the meeting to the public at 2:40 pm.

17.2 Recall to Order

Chair Busheikin reopened the meeting to the public at 2:43 pm.

17.3 Rise and Report

Chair Busheikin reported that the minutes of the closed meeting of June 11, 2015 were adopted.

18. ADJOURNMENT

Chair Busheikin adjourned the meeting at 2:45 pm.

Laura Busheikin, Chair

Certified Correct:

Jessie Sherk, Recorder



Islands Trust

Print Date: January 5, 2016

Resolutions Without Meeting

Gabriola Island

Resolution #	Action	Resolution Description	Resolution Date
2015-03	In Favour	"THAT the Gabriola Island Local Trust Committee change the location of its Regular Business Meeting on March 10, 2016 from The Women's Institute at 476 South Road to the Agricultural Hall at 465 South Road, Gabriola, BC"	10-Dec-2015
2015-04	In Favour	"THAT the Gabriola Local Trust Committee advertise its 9 scheduled 2016 Local Trust Committee meetings on the Gabriola Sounder wall calendar at an approximate cost of \$315 plus GST".	10-Dec-2015

Follow Up Action Report

Gabriola Island

26-Feb-2015

No.	Activity	Responsibility	Target Date	Status
1	LTC requests staff to advertise for membership in a Board of Variance appointed jointly with other LTC's in the Northern Region.	Lisa Webster-Gibson	30-Jun-2015	On Going

07-May-2015

No.	Activity	Responsibility	Target Date	Status
1	Staff to further discussion regarding zoning of Coats Marsh Regional Park with The Nature Trust of BC and the Regional District of Nanaimo, encouraging them to request approval from the Ecological Gifts Program for the change in zoning from Resource to Parks 1, that was removed from bylaws 271 and 272 prior to their adoption.	Aleksandra Brzozowski	11-Jun-2015	On Going
1	Staff to schedule a meeting with Snuneymuxw First Nation as per our protocol agreement. Update: staffing changes at SFN as of early July.	Aleksandra Brzozowski	11-Jun-2015	On Going

22-Oct-2015

No.	Activity	Responsibility	Target Date	Status
1	Update appropriate sections of website to provide information on public input options for Gabriola LTC.	Aleksandra Brzozowski	26-Nov-2015	Done

26-Nov-2015

No.	Activity	Responsibility	Target Date	Status
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Follow Up Action Report

1	Discuss deferred resolution re: letter to PPA. Request TAS for advocacy update.	Aleksandra Brzozowski	21-Jan-2016	Done
1	Prepare memo summarizing the RDN annual meeting on Dec 3	Aleksandra Brzozowski	21-Jan-2016	Done
1	Prepare memo summarizing closure of GRS antenna proposal.	Aleksandra Brzozowski	21-Jan-2016	Done
1	Prepare a letter for the Chairs signature to MOTI regarding recommendations from TAC about the Easthom Road widening.	Aleksandra Brzozowski	24-Dec-2015	On Going
1	Revise draft language for dog sitting TUP guidelines as requested at meeting and prepare draft bylaws for LTC consideration.	Aleksandra Brzozowski	21-Jan-2016	Done



Memorandum

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Date December 18, 2015 File Number GB-6930-20
(Deep Water Anchorages)

To Gabriola Island Local Trust Committee
For meeting of January 14, 2016

From Aleksandra Brzozowski, Island Planner
Northern Office

Re Proposed Anchorages off Gabriola Island

The purpose of this memorandum is to update the Local Trust Committee (LTC) on Trust Area Services (TAS) actions in response to the proposed anchorages off the north side of Gabriola Island so as to inform the LTC's decision on the resolution postponed on September 10, 2015.

Navigation and anchorage proposals fall under federal jurisdiction and are exempt from the zoning authority of the Gabriola Island Local Trust Committee. As such, follow up action or advocacy on such issues falls to Trust Area Services and decisions are made by the Executive Committee on behalf of the Islands Trust Council. On July 15, 2015, the Executive Committee authorized Trust Area Services staff time to work on this issue.

On September 10, 2015, the LTC postponed decision on a resolution to write a letter to the Pacific Pilotage Authority until the TAS-coordinated stakeholders meeting was held on November 4, 2015.

As a follow up to the stakeholder meeting, the Chair of Islands Trust Council has sent the Honorable Marc Garneau, Minister of Transport Canada, a letter regarding concerns about anchorages in the Salish Sea, requesting the Ministry's leadership on addressing four primary concerns: oil spill risks, light and noise impacts, use of Gulf Island anchorages free of charge, and the lack of grain shipment coordination (Attachment 1). Chair Luckham has requested a response date of March 1, 2016 so that the matter may be discussed further by Trust Council at their March 2016 meeting.

Regarding the postponed LTC resolution from September 10, 2015, Staff advises that the LTC should ensure that any LTC correspondence on this matter should focus only on policies within the LTC's authority. For example, communication of relevant Official Community Plan policies to inform the environmental assessment would be appropriate.

Trustees are also offered the opportunity to participate in the issue as individual trustees, as per the Islands Trust [Advocacy Policy](#).

Attachment: Letter dated December 18, 2015 from Trust Council Chair Peter Luckham to Marc Garneau, Minister of Transport Canada, regarding anchorage concerns



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File Number: 410-20

December 18, 2015

Via Email: marc.garneau@parl.gc.ca

The Honourable Marc Garneau
Minister of Transport
House of Commons
Ottawa, Ontario K1A 0A6

Dear Minister Garneau:

Re: Concerns about anchorages in the Salish Sea

Congratulations on your recent election and appointment as the federal Minister of Transport. I am very pleased that you have been appointed to work with the Government of Canada in this capacity.

I am writing to you today as Chair of the Islands Trust Council. Please allow me a brief introduction in case you are not familiar with the Islands Trust; we are a small, special-purpose local government created through legislation by the Government of British Columbia in 1974. We are charged with the mandate to preserve and protect the islands of the Salish Sea. This is a unique and special place composed of 13 major islands and more than 450 smaller islands covering approximately 5,200 square kilometers of land and water - an area almost the size of Prince Edward Island. We represent 25,000 citizens.

It is with this responsibility that I'm writing to express serious concerns with commercial vessel anchorages in the Salish Sea between the British Columbia mainland and Vancouver Island and to request that you investigate what measures could be taken by Transport Canada and industry to minimize anchorage use in the Southern Gulf Islands. Further, we would like you to consider implementing measures that decrease the risks from any vessels that continue to use anchorages in the Islands Trust Area.

The Islands Trust Council has had an ongoing interest in marine health and oil spill issues since 1979. For the last five years the Islands Trust Council has dedicated significant resources to working collaboratively with residents, industry and federal agencies to encourage actions to minimize noise and light pollution in anchorages. We have also advocated for improvements to spill prevention, preparedness, and response, including safer marine shipping practices in our region.

It has been immensely frustrating to watch billions of dollars spent on Canada's Pacific Gateway infrastructure with no consideration of the impacts and risks of the resulting vessel traffic on the Salish Sea and its communities. Our region is a scenic archipelago that provides habitats for an exceptional variety of species: more than 200 types of migratory and resident birds, numerous species of fish, the iconic Orca whale, migrating Gray whales and diverse intertidal life, terrestrial wildlife and vegetation. The significance and sensitivity of our region, and the need for protective measures was internationally recognized in 1973, when an International Joint Commission proposed that the islands and waters adjacent to the British Columbia-Washington State border be protected as an international park in order to maintain water quality and to preserve and protect marine and land-based wildlife habitats and archaeological and historical sites.

.../2

Extra vigilance and special measures are warranted as this region is among the most productive marine ecosystems in the world. The federal government is assessing the feasibility of establishing a national marine conservation area reserve in the Southern Strait of Georgia. Trust Council has also included in its 2014-2018 Strategic Plan the goals of exploring whether this area could be nominated as a UN Biosphere Reserve. As I recently explained in the Islands Trust Council's letter of comment to the National Energy Board, the federal government's Tanker Safety Expert Panel's 2013 report stated that the waters around the southern tip of Vancouver Island were one of four areas in Canada with the highest probability of a large spill. The report also stated that the southern coast of British Columbia, including Vancouver Island, was one of two areas in Canada with the highest potential impact from a spill. Vessels in our waters are often close to shore, making oil spill prevention all the more critical because there is so little time available before swift tidal currents bring the oil onto shorelines. These potential spills are not only from oil products but also from fuels, lubrication oils and other contaminants.

On November 4th 2015, the Islands Trust hosted a meeting of 23 stakeholders from the Pacific Pilotage Authority, the Chamber of Shipping of British Columbia, CSL Americas, the Port of Nanaimo, the Cowichan Valley Regional District, the Cowichan Bay Ship Watch Society and Islands Trust Area residents to discuss concerns about anchorages. Transport Canada representatives were unable to attend, due to the establishment of a new government. The meeting was intended to facilitate greater knowledge of:

- 1) Shipping pressures (e.g. growth in vessel sizes, growth in number of vessels) and supply chain issues that are driving the need for vessels to go to anchor in the Salish Sea.
- 2) The process undertaken and the results of the 2011 review of Southern Gulf Island anchorages.
- 3) Anchorage options in the southern Georgia Strait and Gulf Islands.
- 4) Residents' concerns and industry and port authority concerns.

Following that meeting, we've concluded that we need your leadership on this topic. Our primary concerns with the Southern Gulf Island anchorage situation are as follows:

1. Oil spill risks

The Islands Trust Council's concerns with vessel anchorages began in 2008 when the Hebei Lion bulk carrier grounded in Plumper Sound, located between Saturna, Mayne, North Pender and South Pender Islands. After the incident, Dale Jensen, Manager of the Washington State Department of Ecology's Spill Prevention, Preparedness and Response, stated in a press release that "damage to fuel tanks on a cargo ship that size could have oiled the islands on both sides of the border". Our initial concern was compounded when in January 2010, the bulk carrier Pacific Ace dragged anchor in Plumper Sound and had to be repositioned twice by tug. In March 2011 the bulk carrier Cape Vanguard dragged anchor in Plumper Sound during a forecasted windstorm and came within 200 meters of hitting the shore. Despite Transport Canada having issued advisories to ship masters and agents, our island residents still observe vessels dragging their anchors on a disturbingly routine basis.

The underlying conditions that led to these previous incidences remain unaddressed. Vessels in Southern Gulf Island anchorages are not monitored by any federal agencies due to a lack of radar coverage and vessel tracking system coverage. The Port of Nanaimo has developed a vessel tracking system that could monitor vessels in this region but legislative change is required before it could be used.

.../3

2. Noise and light impacts

The serious noise and light pollution from vessels at anchor disrupts the tranquility and character of our island communities and disturbs water fowl. Some island residents can read in their bedrooms in the middle of the night because the vessels' lights are so bright. Generators drone on through the night, anchor chains clang and bang, fog horns sound at all hours of the day and night, and occasionally alarms sound indicating some unknown urgent matter onboard the vessel. Neighbouring communities have had enough. In 2009 there were 23 ships staying in the Southern Gulf Island for an average of 6.7 days. By 2014, there were 170 ships staying for an average 9.3 days. The growing industrialization of our region through increased anchorage use is contributing to loss of residents' quality of life and the region's character. Concerns that the Salish Sea is being exploited as a parking lot are growing and the use is contrary to our expectations for this special place.

3. Ships use Gulf Island anchorages free-of-charge

Our region should be considered a last-resort option rather than first choice, but vessels currently have a financial incentive to use Southern Gulf Island anchorages because they are available at no cost. Vessels have to pay to anchor within the borders of Port Metro Vancouver or Port of Nanaimo. This financial incentive is completely inappropriate because Southern Gulf Island anchorages are:

- surrounded by quiet neighbourhoods and ecologically-rich shorelines with other commercial and recreation fisheries uses,
- not continuously monitored by federal agencies, and
- are inconvenient locations for pilot access in the event of emergencies.

This absurd situation is a glaring example of the lack of attention paid to marine shipping impacts despite all the Asia-Pacific Gateway investments.

This financial incentive for Southern Gulf Island anchorage use is further exacerbated by the fact that ship charter costs have fallen dramatically in recent years, meaning that companies face only small monetary penalties for leaving a ship at anchor.

4. Lack of grain shipment co-ordination resulting in greater use of Gulf Island anchorages and greater carbon emissions

Since the dissolution of the Wheat Board in 2012, we have heard of a lack of co-ordination in the grain delivery system to the West Coast, resulting in vessels having to accept their cargo in batches. We have also heard the grain has not been arriving at Port Metro Vancouver in a sequence that matches vessel arrivals. This supply chain disorganization results in vessels spending more time at anchor and numerous transits between anchorages and terminals. Some vessels have moved in and out of Vancouver grain berths over 10 times. Each additional day at anchor and each transit, regardless of duration, creates unnecessary oil spill risk and unnecessary light, noise and air pollution. It also results in unnecessary burning of bunker fuel and release of greenhouse gases.

.../4

We respectfully request that you investigate what measures could be taken by Transport Canada and industry to minimize anchorage use in the Southern Gulf Islands. Potential avenues for Transport Canada research could include:

- anchorage pricing options,
- better co-ordination of grain transportation, and
- the possible use of fixed deep-sea buoys as an alternative to vessels anchoring close to shorelines and neighbourhoods.

Please also consider implementing measures that decrease the risks from any vessels that continue to use anchorages in the Islands Trust Area. Potential avenues for Transport Canada research could include:

- options for better oversight of Southern Gulf Island anchorages,
- feasibility of a stand-by rescue tug for the region, and
- enhanced oil spill response standards that reflect the values at risk in this region.

Thank you for considering our requests. We would be very appreciative of a response from you by March 1, 2016 so your response can be considered by the Islands Trust Council at its next quarterly meeting. We would also appreciate an answer by then as the Islands Trust has accepted an invitation from the Pacific Pilotage Authority to assist in consultation with residents of Gabriola Island about a federal proposal for five new anchorage locations for deep-sea coal vessels off the Georgia Strait side of Gabriola Island. We expect this consultation to occur in April-May of 2016. We have heard significant frustration from island residents and expect that there will be significant local attention to this topic throughout the spring.

If your work brings you to our coast I invite you to visit our islands where I would be more than happy to show you first-hand the concerns expressed by our residents.

Yours sincerely,



Peter Luckham
Chair, Islands Trust Council
pluckham@islandstrust.bc.ca

Attach: Map of Islands Trust Area anchorages

cc: The Honourable Amarjeet Sohi, Minister of Infrastructure and Communities
Trust Area MPs
Participants of the November 4, 2015 anchorage meeting
Robin Silvester, President and CEO, Port Metro Vancouver
Bernie Dumas, President and CEO, Port of Nanaimo
Islands Trust Area First Nations
San Juan County Council
Bowen Island Municipal Council
Islands Trust Council
Islands Trust website

Courtenay

Existing and Proposed Commercial Vessel Anchorages in the Salish Sea / Strait of Georgia

NANAIMO

VANCOUVER

Tsawwassen

U.S.A

Canada

VANCOUVER ISLAND

Duncan

Sidney

San Juan
Islands

- Islands Trust Area Boundary
- ▲ Nanaimo Port Authority Anchorages
- ▲ Proposed Gabriola Anchorages
- ▲ Southern Gulf Island Anchorages
- ▲ Vancouver Fraser Port Authority Anchorages

0 5 10 20 30 40 Kilometers



To: Local Trust Committees, Bowen Island Municipality **For the Meeting of:** November 26, 2015.

From: Kate Emmings, Ecosystem Protection Specialist & Jennifer Eliason, ITF Manager

File No.: 5450-30; 0410-20

SUBJECT: COASTAL DOUGLAS-FIR CONSERVATION STRATEGY

DESCRIPTION OF ISSUE:

At its September 2015 meeting, Trust Council asked staff to forward the CDFCP Conservation Strategy to local trust committees and Bowen Island Municipality as a potential resource. This briefing explains the issue and offers some options for further action.

The Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP) has finalized a Conservation Strategy for Coastal Douglas-fir forests and their associated ecosystems. The whole of the Islands Trust area is included in the strategy and, as a member of the CDFCP, the Islands Trust and its political bodies are expected to find ways to support or achieve some of the goals within the CDFCP Conservation Strategy.

BACKGROUND:

The Threatened Coastal Douglas-fir Forest

The Coastal Douglas-fir Biogeoclimatic (CDF) Zone is the smallest and most at-risk biogeoclimatic zone in British Columbia and is of great conservation concern (Biodiversity BC, 2008). It is home to the highest number of species and ecosystems at risk in BC, many of which are ranked globally as imperilled or critically imperilled (BC Conservation Data Centre, 2012). The global range of the CDF lies almost entirely within BC, underscoring both its global uniqueness and BC's responsibility for its conservation. **Twenty-five percent (25%) of the CDF lies within the Islands Trust area.**

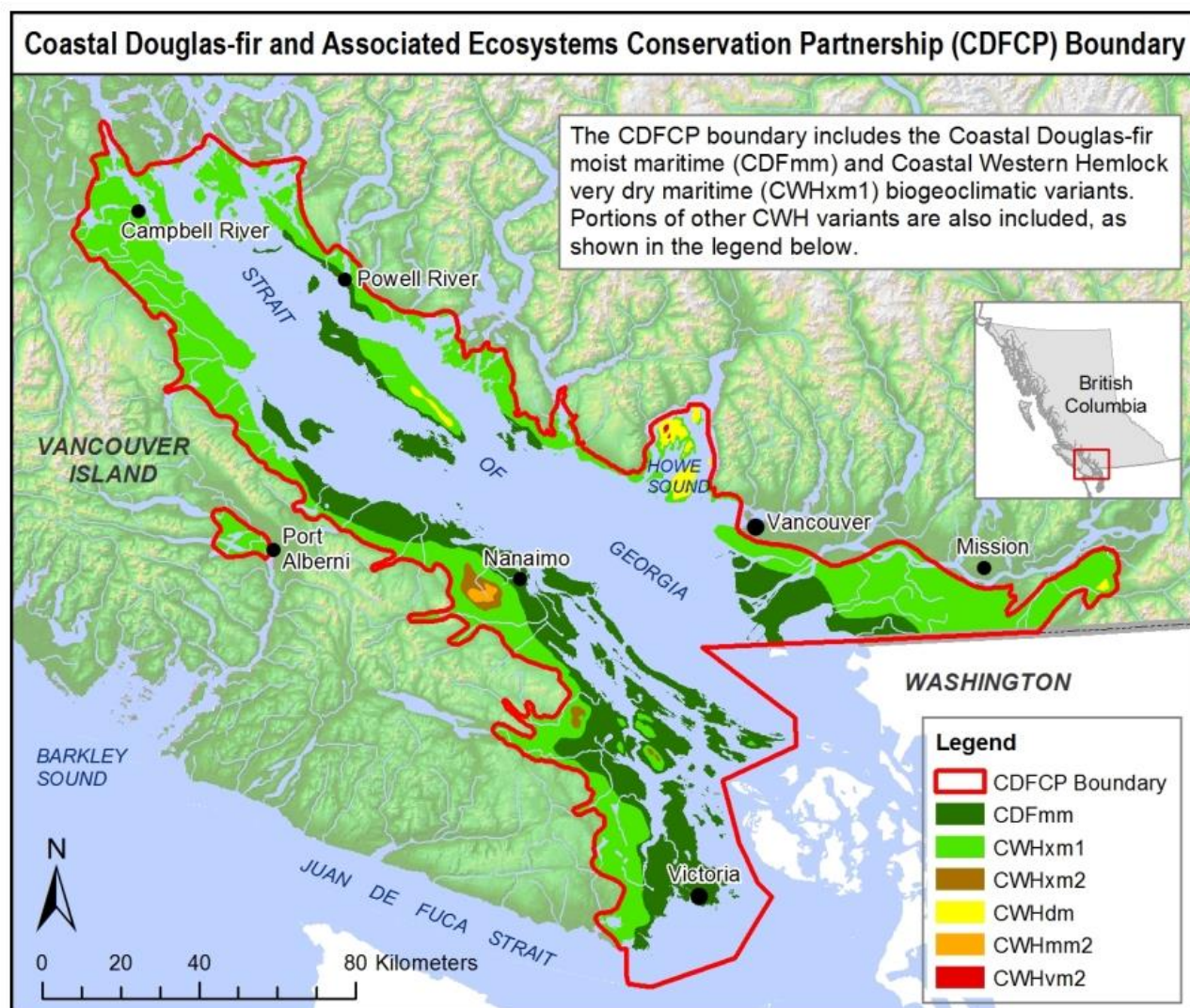
Coastal Douglas-fir ecosystems are also found in the Coastal Western Hemlock very dry maritime subzone (CWHxm1) which has many similarities with ecosystems in the CDF Zone. The CWH xm1 is found on Salt Spring and the islands in Howe Sound and is at similar conservation concern.

Of all the zones in BC, the CDF has been most altered by human activities. Less than 1% of the CDF remains in old growth forests (Madrone, 2008) and 49% of the land base has been permanently converted by human activities (Hectares BC, 2010). The trend of deforestation and urbanization continues and has resulted in a natural area that is now highly fragmented with continuing threats to remaining natural systems. Approximately 9% of the CDF zone is protected in conservation areas (MFLNRO, 2011). Of the remaining land in the CDF zone, approximately 80% is privately owned, which creates significant challenges for protection. The Islands Trust area still has high quality natural spaces, making it a natural focus for CDF conservation.

The Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP):

Established in 2013, the CDFCP is a forum for communication and collaboration regarding the maintenance and restoration of healthy Coastal Douglas-fir and Associated Ecosystems. The CDFCP recognizes the need for shared stewardship of ecosystems and strives to focus resources collaboratively, strategically and transparently to avoid duplicating existing efforts and

to maximize conservation gains. The CDFCP has 34 members, including four local governments and two Provincial ministries. Its area of interest is shown in the map below and includes the entire Islands Trust area. More information about the CDFCP is available at www.cdfcp.ca.



Islands Trust Involvement in the CDFCP:

The Trust Fund Board and the Gambier Island Local Trust Committee are signatories to the CDFCP Statement of Cooperation and the Islands Trust Fund's Ecosystem Protection Specialist is a CDFCP Steering Committee member. Islands Trust Council resolved to sign the CDFCP Statement of Cooperation at its March 2013 meeting and received a presentation from the CDFCP in June 2014. At that time, Trust Council passed the following resolutions:

TC-2014-061

That the Islands Trust Council request that the Executive Committee consider sponsoring an Association of Vancouver Island Coastal Communities/Union of BC Municipalities resolution that calls on the Province to provide funding for the CDFCP and for land protection initiatives in the CDF zone.

TC-2014-062

That the Islands Trust Council request that staff work with the CDFCP to develop recommendations for Trust Council's consideration regarding local planning tools that local trust committees could use to protect Coastal Douglas-fir ecosystems.

A resolution requesting adequate provincial funding for the CDFCP, including implementation of recommendations made by the CDFCP, was endorsed by AVICC and passed at UBCM in September 2013.

In February 2015, the Islands Trust Executive Committee passed the following resolution:

EC-2015-013

That the Executive Committee direct staff to finalize and forward a resolution requesting provincial funding for the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP) to the Association of Vancouver Island and Coastal Communities (AVICC) and Union of BC Municipalities (UBCM) with a backgrounder for consideration by members at the 2015 conventions.

The AVICC endorsed a resolution, which was then presented to UBCM at the September 2015 meeting, where it passed.

Creation of the CDFCP Conservation Strategy:

In the summer of 2014, the CDFCP, working with the Nature Conservancy of Canada, obtained \$17,500 in funding for a CDFCP Conservation Strategy. Work began on the strategy in the fall of 2014 and the strategy was completed in July 2015.

The Islands Trust was invited to provide feedback on the plan through participation in a workshop in February 2015 which was attended by Tony Law, Hornby Island Trustee, and by the Islands Trust Fund Ecosystem Protection Specialist. Representatives from twenty-one (21) CDFCP member organizations attended. The Executive Committee was updated on work with the CDFCP in May 2015, and provided with notes from the February workshop.

Trust Council received the completed CDFCP Conservation Strategy at its September 2015 meeting and passed the following resolutions:

TC-2015-121

That Islands Trust Council receive the CDFCP Conservation Strategy for information and request the Chair to send a letter to the CDFCP Steering Committee in support of the Conservation Strategy and indicating a willingness to work with the CDFCP to implement the strategy as capacity allows.

TC-2015-122

That staff be requested to forward the CDFCP Conservation Strategy to local trust committees and Bowen Island Municipality as a potential resource.

ATTACHMENT(S):

Letter from the Islands Trust Chair to the CDFCP, November, 2015
CDFCP Conservation Strategy

AVAILABLE OPTIONS:

- 1) Receive the CDFCP Conservation Strategy for information.
- 2) Request local planning staff work with CDFCP to draft recommendations regarding land use planning tools that will effectively conserve Coastal Douglas-fir forest ecosystems.
- 3) Become a signatory to the CDFCP Statement of Collaboration (In addition to the Trust Council and the Trust Fund Board, the Gambier Island LTC has joined the CDFCP. Other LTCs or municipalities could also become partners).

FOLLOW-UP:

Islands Trust Fund staff will continue to participate on the CDFCP Steering Committee.

Planning staff will follow up as directed by the local trust committee or island municipality.

Prepared By: Kate Emmings, Ecosystem Protection Specialist & Jennifer Eliason, ITF Manager

Reviewed By: Lisa Gordon
Director, Trust Area Services

Date: November 9, 2015
Reviewed By: David Marlor
Director, Local Planning Services

Date: November 10, 2015



COASTAL DOUGLAS-FIR
& ASSOCIATED ECOSYSTEMS
CONSERVATION PARTNERSHIP

**CONSERVATION
STRATEGY
2015**

ACKNOWLEDGEMENTS

This Conservation Strategy was developed by the Coastal Douglas-fir Conservation Partnership, under the guidance of the Steering Committee: Tim Ennis, Darryn McConkey, Kate Emmings, Dave Haley, Peter Arcese, Todd Golumbia, Adam Taylor, Kim Richardson, and Erik Piikkila.

Members of the Partnership met in February 2015 to review the Strategy and provide input into the objectives and actions.

The funding support for the planning process from the Real Estate Foundation of British Columbia is gratefully acknowledged. We also appreciate the contributions from the Ministry of Forests, Lands and Natural Resource Operations, Cowichan Valley Regional District and Islands Trust Fund. Funding for the Marxan project was provided by the Real Estate Foundation of BC, North Pacific Landscape Conservation Cooperative, Forest Renewal BC, and University of British Columbia.

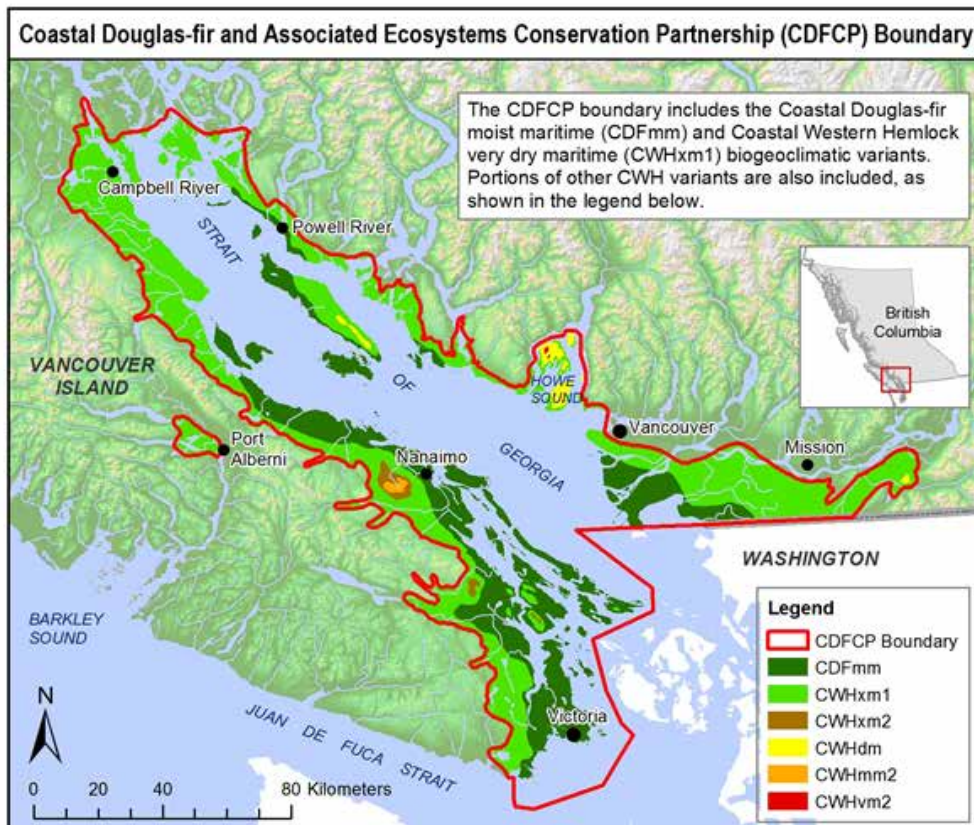


Writing and facilitation for this project was provided by Judith Cullington, Judith Cullington & Associates

INTRODUCTION

Purpose of the Conservation Strategy

This Conservation Strategy sets a 30-year vision and goals for the Coastal Douglas-fir Conservation Partnership (CDFCP); with objectives and actions identified for the next five years (2015–2020). The intent is to review and update this strategy at least every five years.



Coastal Douglas-fir and Associated Ecosystems

The Coastal Douglas-fir biogeoclimatic zone (CDF zone) is the smallest and most at-risk zone in British Columbia (B.C.). As home to the highest number of species and ecosystems at risk in B.C., many of which are ranked globally as imperiled or critically imperiled, it is of great conservation concern. The global range of the CDF lies almost entirely within B.C., underscoring both its global uniqueness and B.C.'s responsibility for its conservation. Of all the zones in the province, the CDF has been most altered by human activities. Less than 1% of the CDF remains in old growth forests and 49% of the land base has been permanently converted by human activities. The trend of deforestation and urbanization continues and has resulted in a natural area that is highly fragmented with continuing threats to remaining natural systems. Approximately 9% of the CDF zone is currently protected in conservation areas. The extent of disturbance, combined with the low level of protection, places the ecological integrity of the CDF zone at high risk.

As shown on the map, the area of concern to the CDFCP includes some parts of the Coastal Western Hemlock very dry maritime zone (CWHxm1 and CWHxm2), as these ecosystems share similar attributes and threats.

Threats to the integrity of the Coastal Douglas-fir and associated ecosystems (CDFAE) include:

- **Land conversion.** The CDF zone is 80% privately owned, in part due to the historic Esquimalt and Nanaimo (E & N) railway land grant. About 10% is provincially owned and the remaining 10% is owned by other levels of government. Much of the private land has been converted to urban and rural development, transportation and utility corridors, and agricultural use. Forty-nine percent (49%) of the land base in the CDF has been converted to human uses.
- **Ecosystem degradation.** Less than 1% of the CDF zone currently remains as old growth forest (over 250 years in age), and forests over 100 years in age now occupy only 4% of their former extent. Deforestation in a land base that was once predominantly forested has consequences for the small patch ecosystems, specialized habitats and at-risk species that were previously buffered and supported by the ecological processes of the surrounding forests. Remaining forests are predominantly younger, less diverse and bisected by roads. These changes affect hydrological patterns and the ability to filter and store water; destabilizes forest soils and reduces capacity to regenerate soils; alters the resistance to the invasion of alien species; alters prey-predator relationships; alters carbon and nutrient cycles, including the release of carbon to the atmosphere; and removes specialized habitat features for wildlife foraging, shelter and breeding.
- **Loss of natural processes.** Wildfires and deliberate burning by First Nations played an important role in shaping CDF ecosystems. Fires create openings in the canopy, kill off other less fire-resistant species, and help to establish and maintain the large, thick-barked Douglas-fir, Maple and Garry Oaks as the dominant trees in the area. Today and for the past 100 years, forest fires have been suppressed.
- **Species disturbance.** Human influence has artificially changed the balance of species, with resulting impacts on ecosystems. An example is the reduction in cougar and wolf populations, which has led to the hyper-abundance of deer populations and in turn reduction of native plants on which deer like to feed.
- **Invasive species** have increasingly intruded into all ecosystem types, displacing native plants and animals, altering ecosystem function and dynamics, and removing food sources for wildlife.
- **Climate change.** Changing climates are increasingly placing stress on native ecosystems and species through changes in seasonal temperatures, reduced snowpacks, winter rains instead of snowfalls, rain on snow events, and water availability, as well as introducing new pests and diseases.
- **Environmental Contaminants.** Environmental contaminants, including fertilizers, pesticides, household and industrial chemicals, sediment from human land disturbance, and human and animal wastes affects the function of ecosystems in the CDFAE. Some of these contaminants are from point sources, such as industry, but many come from non-point sources such as road infrastructure, housing developments, agriculture, and forestry.



A MOSAIC OF PROTECTION AND STEWARDSHIP

Coastal Douglas-fir and associated ecosystems (CDFAE) are found across the landscape. Large areas are set aside for ecosystem protection, forestry and agriculture, while small patches of natural habitat exist in community parks and backyards. The mosaic of protection and stewardship recognizes that this place is home to a diversity of native plants and animals, as well as home to many people. Some areas will be protected and set aside with a primary purpose of supporting ecological integrity; the primary use of other areas may be for economic, recreational or other uses. Stewardship of the CDFAE lands must balance these sometimes competing, sometimes complementary, roles.

This mosaic includes lands under government and private ownership and management, ranging in size from small to large parcels. Examples include:

- Protected areas (e.g., federal, provincial, regional and municipal parks, wildlife management areas, and non-government organization (NGO) owned nature reserves)
- Private lands managed for ecosystem values, including lands with conservation covenants
- Working landscapes (including forestry and agriculture)
- Connectivity corridors, including riparian areas
- Drinking water watersheds
- Community parks and recreation areas
- First Nations lands
- Private woodlots
- Urban forests
- Private backyards



THE COASTAL DOUGLAS-FIR CONSERVATION PARTNERSHIP AND ITS MISSION

The Coastal Douglas-fir Conservation Partnership (CDFCP) is a collaboration of agencies, organizations and land managers who are interested in promoting and protecting healthy CDFAE into the future. Land trusts, governments (federal, provincial, regional, municipal, and First Nations), environmental stewardship groups, resource industry professionals, private landowners and academic institutions are encouraged to become CDFCP Participants or Supporters.

As set out in its terms of reference, the CDFCP is led by a Steering Committee and supported by a series of Working Groups focused on different aspects of the CDFCP goals. The CDFCP provides a forum for collaboration, communication and action to effectively protect and steward Coastal Douglas-fir and associated ecosystems. Its mission is:

To promote the conservation and stewardship of the Coastal Douglas-fir and associated ecosystems in south-western British Columbia through sound science, shared information, supportive policies, and community education.

VISION FOR COASTAL DOUGLAS-FIR AND ASSOCIATED ECOSYSTEMS

By 2045:

Coastal Douglas-fir and associated ecosystems have ecological integrity and resilience to change. A system of core protected areas are actively managed to provide habitat for native species and places to learn about the importance of healthy ecosystems. Working landscapes are actively managed to enhance their ecosystem values, while also supporting jobs and economic development opportunities. The public and land managers understand that Coastal Douglas-fir and associated ecosystems are special places that merit support and investment.

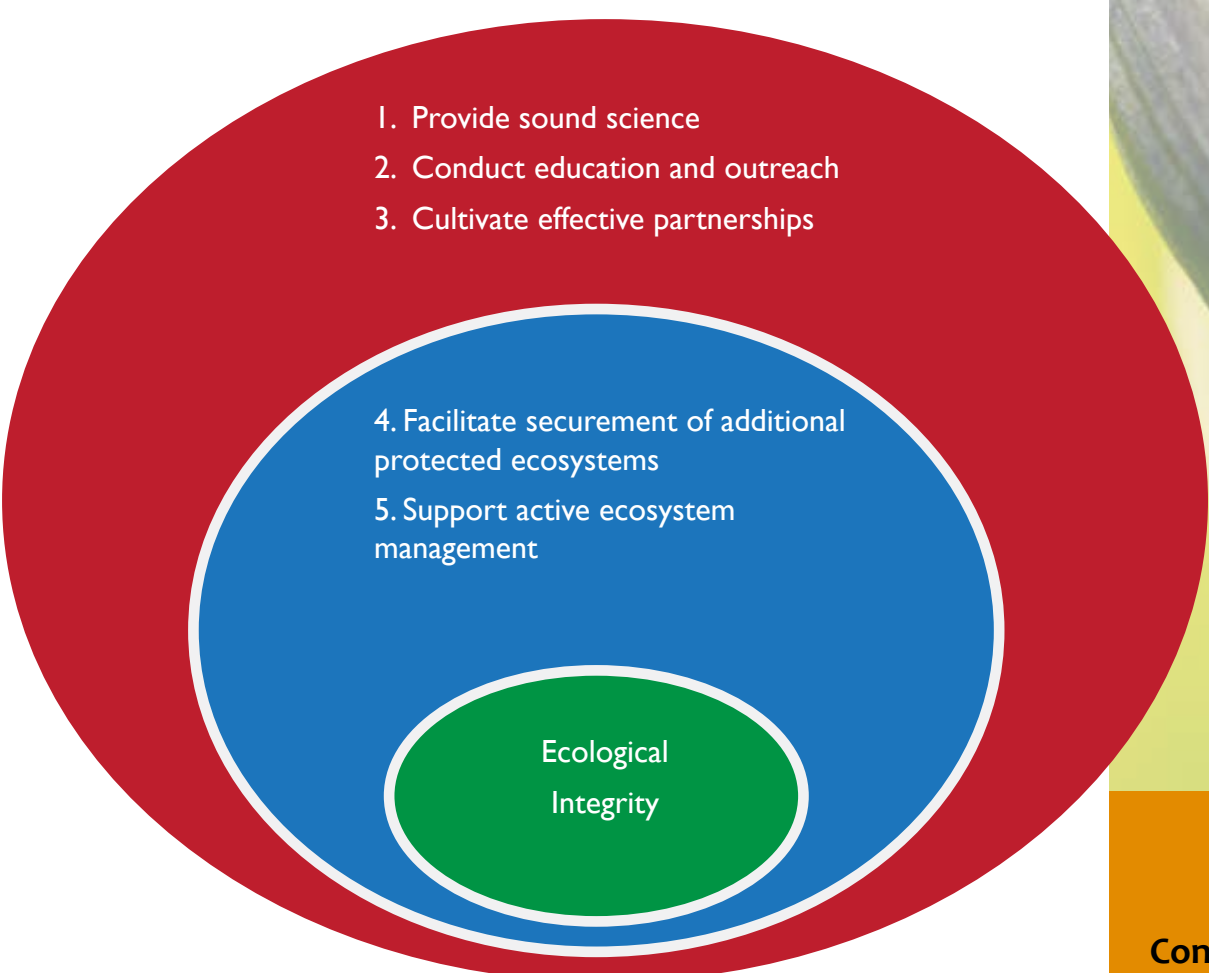


GOALS AND OBJECTIVES FOR THE CDFCP

Goals

The five goals express the ways in which CDFCP is working towards the vision of ecological integrity for Coastal Douglas-fir and associated ecosystems. The first three are core business of the CDFCP, the other two are activities supported by the Partnership.

- 1. Provide sound science***
- 2. Conduct education and outreach***
- 3. Cultivate effective partnerships***
- 4. Facilitate securement of additional protected ecosystems***
- 5. Support active ecosystem management***

- 
1. Provide sound science
 2. Conduct education and outreach
 3. Cultivate effective partnerships

4. Facilitate securement of additional protected ecosystems
5. Support active ecosystem management

Ecological
Integrity



SHORT-TERM OBJECTIVES AND ACTIONS

The goals reflect long-term aims. The objectives are specific outcomes for the next five years (2015-2020); supporting actions to achieve those objectives are also indicated. Objectives and actions are dependent on the availability of resources; the list below reflects the desired list of actions for the coming years, should resources (staff and funds) become available. For a list of objectives and actions which are “core” activities that are part of the ongoing CDFCP effort, please see Appendix A.

Summary of objectives and actions for 2015–2020:

1. Provide sound science to support land securement and stewardship

- 1.1. Provide tools for prioritization of areas for securement and stewardship within the CDF Zone
- 1.2. Assist local governments, conservation groups and First Nations to identify priority areas for securement and stewardship in their jurisdiction
- 1.3. Provide information on emerging CDFAE threats
- 1.4. Report annually on conservation outcomes

2. Conduct education and outreach

- 2.1. Develop and implement a communications and outreach strategy
- 2.2. Share success stories

3. Cultivate effective partnerships

- 3.1. Create and fund a coordinator position
- 3.2. Create and Support Working Groups
- 3.3. Encourage First Nations representation in the Partnership
- 3.4. Support the work of CDFCP Signatories
- 3.5. Collaborate with other groups working on ecosystem conservation

4. Facilitate securement of protected ecosystems

- 4.1. Provide advice on land securement
- 4.2. Identify options and contacts for funding land securement and stewardship
- 4.3. Promote and support land securement partnerships

5. Support active ecosystem management

- 5.1. Work with local governments to develop plans, policies and bylaws and incentives that enhance CDF values
- 5.2. Identify and promote opportunities for CDFAE stewardship
- 5.3. Identify pilot (case study) lands and land managers where focused management activities would benefit CDFAE on working landscapes
- 5.4. Work with the resource, developers and real estate sectors to enhance CDF stewardship



1. PROVIDE SOUND SCIENCE TO SUPPORT LAND SECUREMENT AND STEWARDSHIP

Effective and reliable science, combined with local knowledge, supports decisions that are made using the best available information.

1.1. Provide tools for prioritization of areas for securement and stewardship within the CDF Zone

Actions:

- Working with UBC and other information providers, use the Marxan tool and analysis to develop landscape-level maps that identify potential conservation priorities.
- Refine the landscape-level mapping by improving data collection quality and input tools.
- Use the Marxan tool and other information to identify high-value conservation areas for discussion with partners.
- Use the Marxan tool and other analysis to identify CDFAE values within existing protected areas and determine the amount and spatial distribution of 'additional' protected areas required to create a resilient system.
- Create realistic scenarios for 'core' protection, taking into account spatial distribution and connectivity.
- Use the Marxan tool and other analysis to identify working landscapes and other lands with high CDF values.
- Develop and keep current a list of priority parcels for securement, and develop information on those parcels to support acquisition.
- Develop a methodology for ranking and ground truthing an individual conservation opportunity.

1.2. Assist local governments, conservation groups and First Nations to identify priority areas for securement and stewardship in their jurisdiction

Actions:

- Working with UBC and other groups, use the Marxan tool and other analysis to develop jurisdictional maps throughout the CDF area that identify areas with high conservation values, taking local priorities into account.
- Share existing data and knowledge through information forums and data sharing sites such as iMap, while respecting data privacy as required.
- Develop ways and means to facilitate timely and efficient access to a collective database.
- Engage local groups in the prioritization process so that they understand and support the selection process.
- Encourage jurisdictions to incorporate the results of regional mapping into their plans and policies.



- Provide training on the use and interpretation of the outcomes of this mapping and prioritization.

1.3. Provide information on emerging CDFAE threats

Actions:

- Gather information on the anticipated impacts from climate change, land conversion, invasive species and other emerging threats.
- Provide information on emerging threats to CDFCP partners and others through webinars, presentations and existing online resources.

1.4. Report annually on conservation outcomes

Actions:

- Establish parameters to be tracked (indicators).
- Monitor, evaluate and report annually on progress for these conservation indicators.

2. CONDUCT EDUCATION AND OUTREACH

Increasing public understanding of the importance of healthy Coastal Douglas-fir and associated ecosystems to humans and other species is necessary to create the political and financial support for programs that promote ecological integrity.

2.1. Develop and implement a communications and outreach strategy

Actions:

Through the Outreach and Education Working Group (OEWG):

- Develop a communications and outreach strategy.
 - Identify target audiences (e.g., senior and local governments, First Nations, the resource sector, and private landowners), and learn about their interests, perspectives and information needs.
 - Identify the most effective communications media for each of these audiences (e.g., e-newsletters, in-person meetings, social and regular media).
 - Develop key messages to be conveyed.
 - Identify existing materials (e.g., GOERT manuals, land trust strategies), and identify gaps in readily available information.
 - Identify organizations (partners and others) who can help to raise awareness of CDFAE.
 - Identify regions where there are no local groups to assist; consider options for filling this outreach gap.
- Provide informative educational materials in a variety of formats.
 - Provide links to existing online materials from the CDFCP website (and maintain links to ensure they remain current).
 - Where appropriate information does not already exist, create materials aimed at meeting the needs of specific groups.
 - Create engaging and clear information on CDFAE values for the general public.



- Post new materials on the CDFAE website in “print-ready” format and make them available through CDFCP partners.
- Distribute information widely.
 - Maintain an informative online presence, ensuring that content is updated regularly.
 - Ensure the coordinator role includes regular communications through email, social media and other methods.
 - Encourage CDFCP partners to share CDFCP news via their own websites, social media and other outreach.
- Host webinars, workshops and/or other information exchanges among existing and potential CDFCP partners
 - Identify target audiences and key topics for specific events.
 - Host at least one webinar (or in-person meetings) per year on different aspects of CDFAE protection and stewardship; encourage partners to co-host other events.
 - Consider events, contests and other activities that reach other audiences, such as youth.

2.2. *Share success stories*

Actions:

- Use proactive communications methods (not just website listings) to share success stories, such as:
 - Successful land securement deals, especially those using new and innovative approaches, Target audiences for these include developers/builders, agricultural land owners/managers.
 - Best practices to enhance CDFAE values (and reduce negative impacts), including restoration techniques.

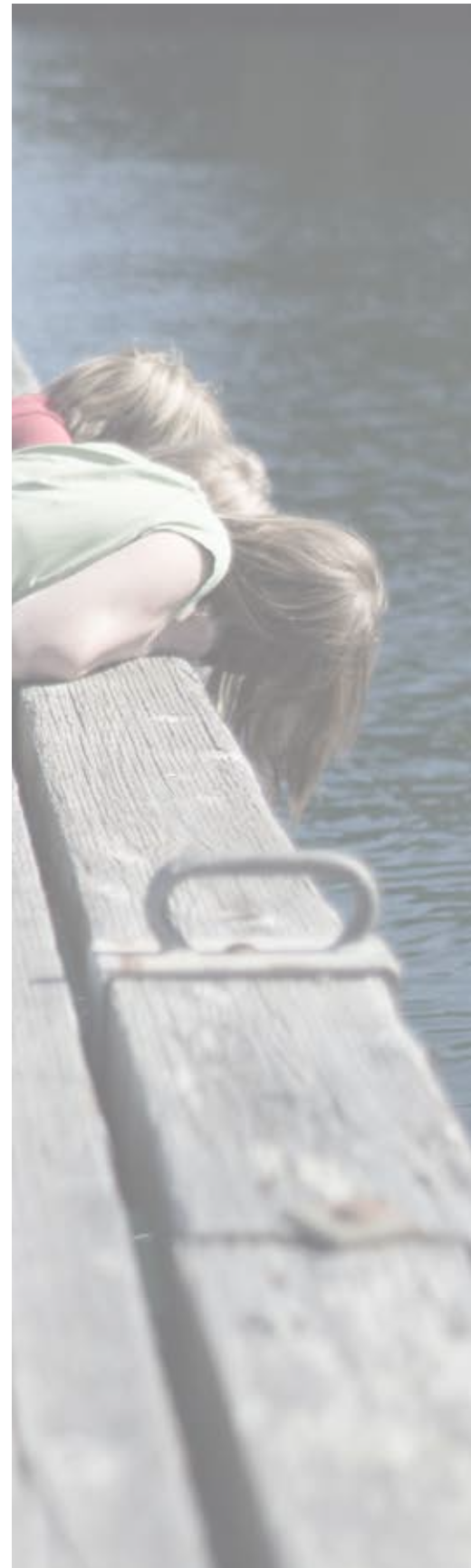
3. CULTIVATE EFFECTIVE PARTNERSHIPS

Create an effective and growing partnership in support of Coastal Douglas-fir and associated ecosystems.

3.1. *Create and fund a coordinator position*

Actions:

- Hire the coordinator. Refine the existing job description, gather funding to support this position for at least the first two years, and advertise for/hire the coordinator.
 - Seek funding for ongoing support for this position.
 - Annually, prepare a budget and workplan that identifies appropriate CDFCP banker(s) and core funding and project funding.
 - Identify potential funders for proposed projects; write grant proposals.
 - Prepare a simple annual update that provides information on achievements, funds expended, in-kind contributions from partners and others, identification of ways members can help, etc.



3.2. Create and Support Working Groups

Actions:

- Confirm Working Group membership, create a Terms of Reference for each group and identify official communications channels
- Where the working group role is filled by a parallel partnership (e.g., the Local Government Species At Risk Local Government Working Group), consider how this will meet the needs of the CDFCP and how best to achieve shared goals.
- Task each Working Group to provide a list of their priorities annually.
- Ensure the membership and efforts of the Working Groups are shared among all partners and supporters.

3.3. Encourage First Nations representation in the Partnership

Actions:

- Invite First Nations to CDFCP webinars and meetings to provide them with an opportunity to learn about the partnership.
- Meet in person with First Nations to:
 - Seek to understand the value of the CDFCP to First Nations
 - Share ideas on benefits of CDFAE conservation and overlap with traditional ecological knowledge, perhaps through joint mapping
 - Invite the inclusion of First Nations knowledge in the post-processing analysis.
- Invite First Nations representation on the Steering Committee.

3.4. Support the work of CDFCP Signatories

Actions:

- Develop an internal communications strategy for regular communications amongst partners.
- Identify the ‘point person(s)’ for information flow (internally and externally).
- Identify specific needs of the partners; help partners to further their CDFAE goals.
- Share the information (spreadsheet) identifying programs and gaps in ecosystem protection.
- Facilitate a peer-to-peer format for exchange of information, capacity building and access to funding.

3.5. Collaborate with other groups working on ecosystem conservation

- Identify potential new partners and encourage their participation in the CDFCP.
- Identify gaps in partner membership (e.g., in geographical regions as well as areas of expertise)
- Share information with similar organizations and partnerships (e.g., South Coast Conservation Partnership) on an ongoing basis.
- Coordinate with region-wide groups (e.g., GOERT) regarding shared interests
- Promote members of CDFCP as mentors for smaller organizations and community groups.
- Contact community organizations working on complementary objectives (e.g., Shawnigan Watershed study and Cedar Watershed Study) and identify opportunities for collaboration.



4. FACILITATE SECUREMENT OF PROTECTED ECOSYSTEMS

Establishing and expanding a system of core protected areas that are specifically managed to protect ecosystem integrity will support the long-term resilience of CDFAE. These protected areas will include publicly-owned lands (e.g., parks and watershed lands), lands owned by conservation organizations, and private lands under conservation covenant or similar legal status.

4.1. Provide advice on land securement

Actions:

Through the Securement Working Group:

- Gather information on the options for land securement including conservation covenants, land donations, eco-gifts, land acquisition, Crown Land securement, leveraging land acquisition, land trades, and other voluntary conservation options.
- Provide advice as needed to support the efforts of government agencies and land trusts to plan for securement and to secure specific CDFAE lands for conservation.
- Provide letters of support for securement efforts that support the ecological integrity of CDFAE.

4.2. Identify options and contacts for funding land securement and stewardship

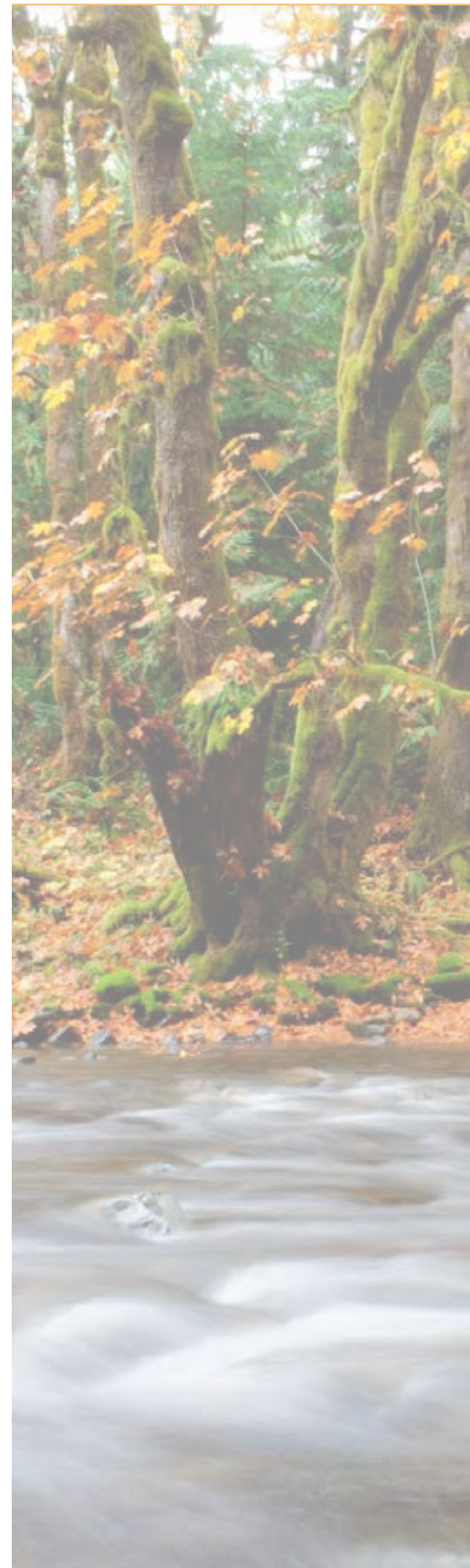
Actions:

- Identify and provide information on financial and other incentives for CDFAE securement and stewardship, e.g., potential carbon offset benefits.
- Provide examples of creative approaches to land securement, such as leveraging, land trades, or acquiring lands for trade.
- Identify contacts for fundraising (funders, fundraising expertise).
- Work with Provincial and regional organizations (e.g., the Land Trust Alliance of BC) to strategically promote funding for land conservation with government, funding agencies, financial advisors, and estate planners.
- Help to develop and advocate for new innovative funding opportunities, as well as encouraging increased funding levels for existing programs.

4.3. Promote and support land securement partnerships

Actions:

- Create venues for conversation about land securement options.
- Clarify roles various partners can play.
- Provide skills mapping for securement partners.
- Look at multi-purpose acquisitions that broaden the scope of conservation constituents, such as farming-conservation, mining-conservation and/or development-conservation.



5. SUPPORT ACTIVE ECOSYSTEM MANAGEMENT

Without active management (stewardship), even protected areas may lose ecosystem integrity. By 2045, it is hoped that protection and stewardship of CDFAE will be an integral component of the plans, policies and management activities of all governmental, private and non-governmental land managers.

5.1. Work with local governments to develop plans, policies and bylaws and incentives that enhance CDF values

Actions:

Through the Local Government Working Group:

- Find examples of practices (e.g., policies, incentives) from B.C. and elsewhere that could be used to enhance CDFAE values; share these with local governments.
- Develop and promote model policies and bylaws.

5.2. Identify and promote opportunities for CDFAE stewardship

Actions:

- Identify incentives (financial and other) for CDFAE stewardship on working landscapes.
- Meet with representatives from the forestry, agriculture and mining sectors to discuss benefits and barriers to CDFAE stewardship.
- Facilitate a peer-to-peer format for exchange of information and capacity building.
- Create a recognition strategy to appreciate good stewardship.

5.3. Identify pilot (case study) lands and land managers where focused management activities would benefit CDFAE on working landscapes

Actions:

- Collaborate with land managers to identify priority lands for active management. – e.g., agriculture, forestry, real estate.
- Initiate pilot projects for stewardship projects that benefit land managers and enhance CDFAE values on working lands.
- Share the lessons from these pilot projects with the CDFCP and others.



5.4. Work with the resource, developers and real estate sectors to enhance CDF stewardship

Actions:

Through the Resource Sector Working Group, work with the resource sector (including forestry companies, woodlot owners, farmers and mining operators, and real estate sector) to:

- Identify aspects of CDFAE stewardship that enhance operations on working landscapes, and aspects that may create challenges.
- Increase awareness of the impacts of resource extraction activities on CDFAE.
- Explore and promote economic opportunities that are consistent with the CDFAE conservation objectives.
- Seek ways to increase the compatibility of resource activity outcomes with CDFAE conservation objectives.
- Work with the resource sector to integrate CDF values into strategic and operational plans.



APPENDIX A: CORE PRIORITIES

These activities form part of the CDFCP core work, and can be completed through the Steering Committee members and other partners.

1. Provide sound science to support land securement and stewardship

Effective and reliable science, combined with local knowledge, supports decisions that are made using the best available information.

1.1. Provide tools for prioritization of areas for securement and stewardship within the CDF Zone

- Working with UBC and other information providers, use the Marxan tool and analysis to develop landscape-level maps that identify potential conservation priorities.
- Use the Marxan tool and other information to identify high-value conservation areas for discussion with partners.
- Use the Marxan tool and other analysis to identify working landscapes and other lands with high CDF values.
- Develop a methodology for ranking an individual conservation opportunity.

1.2. Assist local governments, conservation groups and First Nations to identify priority areas for securement and stewardship in their jurisdiction

- Requires additional resources to complete, and is dependent on funding availability.

1.3. Provide information on emerging CDFAE threats

- Requires additional resources to complete, and is dependent on funding availability.

1.4. Report annually on conservation outcomes

- Requires additional resources to complete, and is dependent on funding availability.

2. Conduct education and outreach

Increasing public understanding of the importance of healthy Coastal Douglas-fir and associated ecosystems to humans and other species is necessary to create the political and financial support for programs that promote ecological integrity.

2.1. Develop and implement a communications and outreach strategy

- Requires additional resources to complete, and is dependent on funding availability.

2.2. Share success stories

- Requires additional resources to complete, and is dependent on funding availability.

3. Cultivate effective partnerships

3.1. Create and fund a coordinator position

- Hire the coordinator. Refine the existing job description, gather funding to support this position for at least the first two years, and advertise for/hire the coordinator.
- Seek funding for ongoing support for this position.
- Prepare a simple annual update that provides information on achievements, funds expended, in-kind contributions from partners and others, identification of ways members can help, etc.



- Other actions require additional resources to complete, and is dependent on funding availability.

3.2. Create and Support Working Groups

- Requires additional resources to complete, and is dependent on funding availability.

3.3. Encourage First Nations representation in the Partnership

- Invite First Nations representation on the Steering Committee.
- Other actions require additional resources to complete, and is dependent on funding availability.

3.4. Support the work of CDFCP Signatories

- Identify the ‘point person(s)’ for information flow (internally and externally).
- Share the information (spreadsheet) identifying programs and gaps in ecosystem protection.
- Other actions require additional resources to complete, and is dependent on funding availability.

3.5. Collaborate with other groups working on ecosystem conservation

- Identify potential new partners and encourage their participation in the CDFCP.
- Identify gaps in partner membership (e.g., in geographical regions as well as areas of expertise)
- Share information with similar organizations and partnerships (e.g., South Coast Conservation Partnership) on an ongoing basis.
- Other actions require additional resources to complete, and is dependent on funding availability.

4. *Facilitate securement of protected ecosystems*

Establishing and expanding a system of core protected areas that are specifically managed to protect ecosystem integrity will support the long-term resilience of CDFAE. These protected areas will include publicly-owned lands (e.g., parks and watershed lands), lands owned by conservation organizations, and private lands under conservation covenant or similar legal status.

4.1. Provide advice on land securement

Through the Securement Working Group:

- Provide advice as needed to support the efforts of government agencies and land trusts to plan for securement and to secure specific CDFAE lands for conservation.
- Provide letters of support for securement efforts that support the ecological integrity of CDFAE.



4.2. Identify options and contacts for funding land securement and stewardship

- Work with Provincial and regional organizations (e.g., the Land Trust Alliance of BC) to strategically promote funding for land conservation with government, funding agencies, financial advisors, and estate planners.
- Other actions require additional resources to complete, and is dependent on funding availability.

5. *Support active ecosystem management*

Without active management (stewardship), even protected areas may lose ecosystem integrity. By 2045, it is hoped that protection and stewardship of CDFAE will be an integral component of the plans, policies and management activities of all governmental, private and non-governmental land managers.

5.1. Work with local governments to develop plans, policies and bylaws and incentives that enhance CDF values

Through the Local Government Working Group:

- Find examples of practices (e.g., policies, incentives) from B.C. and elsewhere that could be used to enhance CDFAE values; share these with local governments.
- Other actions require additional resources to complete, and is dependent on funding availability.

5.2. Identify and promote opportunities for CDFAE stewardship

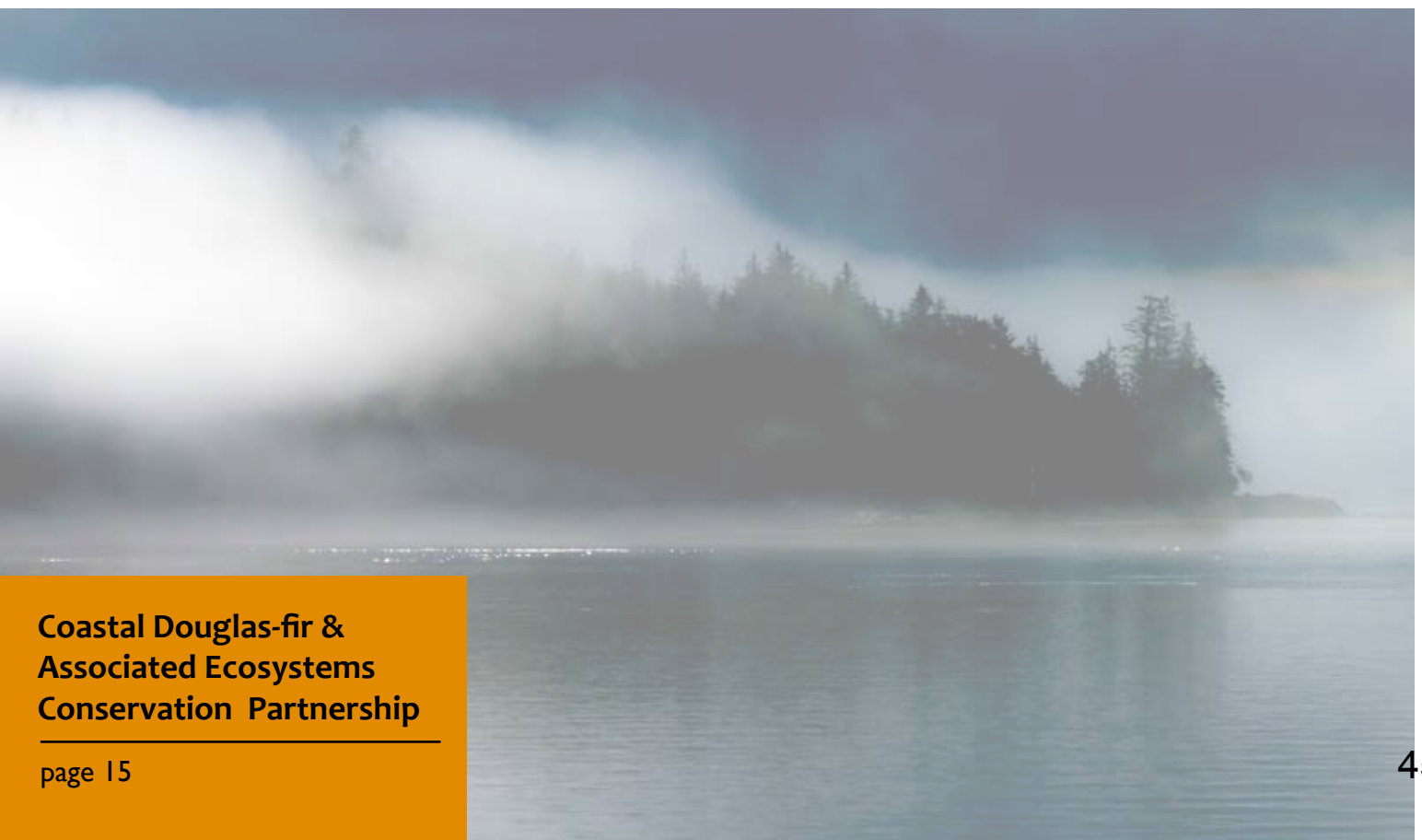
- Requires additional resources to complete, and is dependent on funding availability.

5.3. Identify pilot (case study) lands and land managers where focused management activities would benefit CDFAE on working landscapes

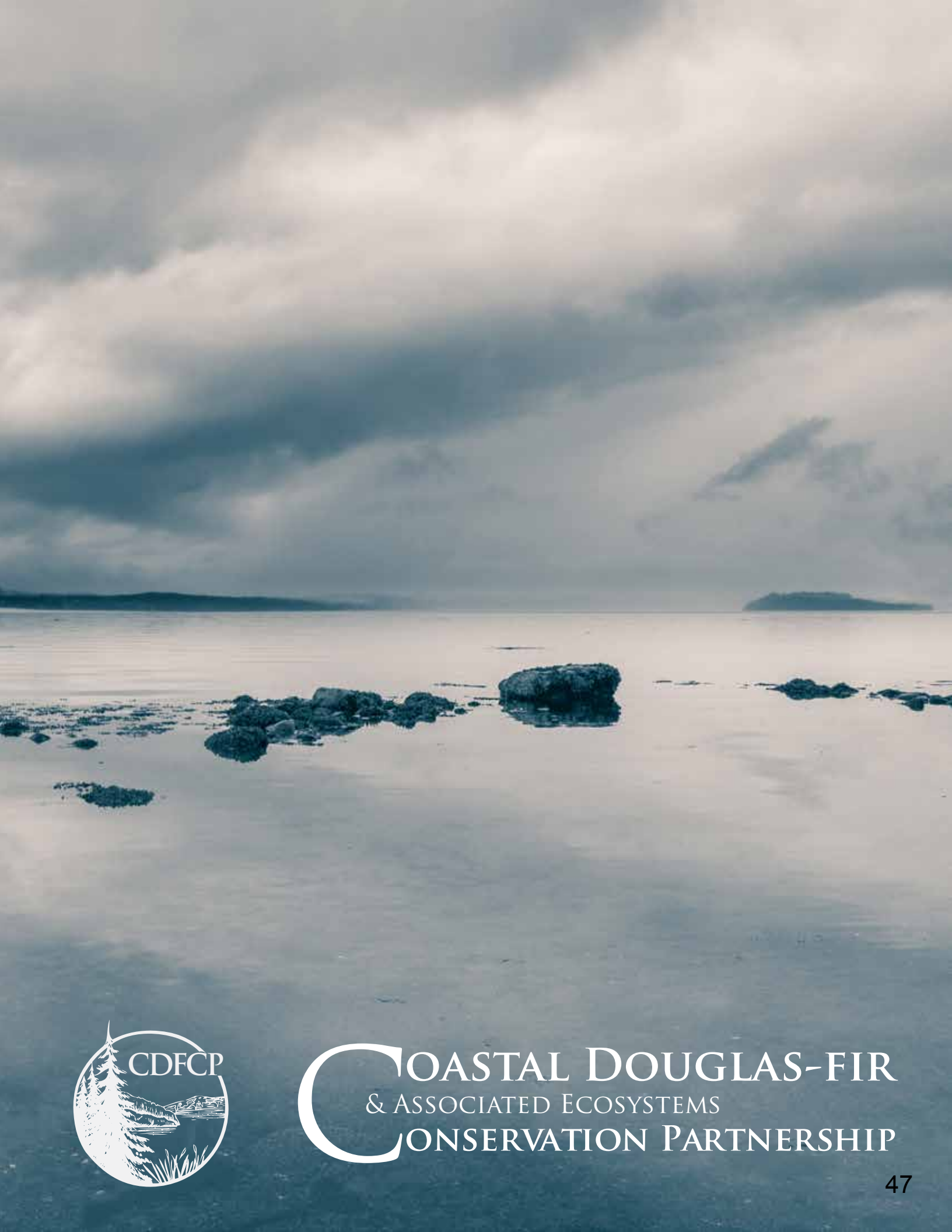
- Requires additional resources to complete, and is dependent on funding availability.

5.4. Work with the resource, developers and real estate sectors to enhance CDF stewardship

- Requires additional resources to complete, and is dependent on funding availability.







COASTAL DOUGLAS-FIR
& ASSOCIATED ECOSYSTEMS
CONSERVATION PARTNERSHIP

November 10th, 2015

File Number: 5450-30; 0410-20

Via Email: info@cdfcp.ca

Coastal Douglas-fir and Associated Ecosystems Conservation Partnership Steering Committee
 c/o Darryn McConkey, Interim Chair

Dear Darryn McConkey:

Re: Support for Coastal Douglas-fir and Associated Ecosystems Conservation Partnership's Conservation Strategy

As Chair of the Islands Trust Council, I'm writing to advise you that at its quarterly meeting in September 2015, the Islands Trust Council received the Coastal Douglas-fir Conservation Partnership (CDFCP) Conservation Strategy for information. Trust Council requested that I write to you to express support of the Conservation Strategy and to indicate the Islands Trust's willingness to work with the CDFCP to implement the strategy as capacity allows. As a first step, Trust Council has requested that staff forward the CDFCP Conservation Strategy to Islands Trust local trust committees and Bowen Island Municipality as a land-use planning resource.

The Islands Trust Council supports the CDFCP's goal of bringing governments, organizations and individuals together to collaboratively address ongoing threats to the conservation of Coastal Douglas-fir and Associated Ecosystems. This work would advance the following sections of the Islands Trust Policy Statement:

3.2.1 *It is Trust Council's policy that*

- *forest ecosystems in the Trust Area should be protected, and*
- *the remaining stands of relatively undisturbed Coastal Douglas-fir, Coastal Western Hemlock, Garry Oak and Arbutus should be preserved.*

3.2.3 *Trust Council encourages government agencies, non-government organizations, property owners and occupiers to protect forested areas through voluntary donation, acquisition, conservation covenants and careful management.*

At the September 2015 Union of BC Municipalities Convention, the Islands Trust put forward the following resolution which was endorsed and provided to the Province of BC:

WHEREAS the UBCM members previously endorsed resolution 2013-B104 requesting that the Ministry of Forests, Lands and Natural Resource Operations adequately resource the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (the Partnership);

AND WHEREAS in 2015 the Partnership will issue a 30-year conservation strategy for the coastal Douglas-fir biogeoclimatic zone, the most at risk zone in British Columbia, but has insufficient resources to implement the strategy:

THEREFORE BE IT RESOLVED that UBCM request the provincial government to provide core, multiyear funding to the Partnership to assist its members to implement the conservation strategy with the Province, First Nations, local governments, the federal government, stakeholders, and the general public.

We note that the CDFCP Conservation Strategy identifies the following actions related to its work with local governments:

1.2 Assist local governments, conservation groups and First Nations to identify priority areas for securement and stewardship in their jurisdiction

5.1 Work with local governments to develop plans, policies, bylaws and incentives that enhance Coastal Douglas-fir and associated ecosystem values

We will forward the Conservation Strategy to local trust committees with a recommendation that those wishing to advance the Islands Trust Policy Statement consider working directly with the CDFCP to support the priority actions identified in the CDFCP Conservation Strategy.

We look forward to further cooperation to protect the Coastal Douglas-fir biogeoclimatic zone; home to the highest number of species and ecosystems at risk in British Columbia.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Luckham', with a stylized, cursive script.

Peter Luckham
Chair, Islands Trust Council
pluckham@islandstrust.bc.ca

cc: Islands Trust Executive Committee
Bowen Island Municipality
Trust Fund Board
Craig Sutherland, Assistant Deputy Minister, Regional Operations: Coast, Min. of Forest, Lands and Natural Resource Operations
Islands Trust website



Memorandum

700 North Road Gabriola Island, BC BC V0R 1X3

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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 January 5, 2016 File Number GB-3070-30 (RDN)

To Gabriola Island Local Trust Committee
For meeting of January 14, 2016

From Aleksandra Brzozowski
Island Planner, Northern Office

Re Summary of Annual Meeting with Regional District of Nanaimo (RDN)

On December 3, 2015, the Gabriola Island Local Trust Committee and Islands Trust staff met with Electoral Area B Director Howard Houle and several RDN staff members. Topics discussed included:

Affordable Housing: Both the LTC and the RDN are pursuing affordable/attainable housing opportunities. The RDN intends to focus on further policy development over the coming years, stemming from their housing needs assessment and action plan. The RDN recently began allowing secondary suites throughout regional district electoral areas. Staff agreed to share information about secondary suites including servicing impacts.

Rainwater Harvesting: The LTC and the RDN will support each other on a resolution to the Association of Vancouver Island Coastal Communities (AVICC) to request a review of current regulations regarding the use of rainwater as a potable water source.

Water Taxi Service: Trustees and Electoral Area B Director discussed the possibility of water taxi service at the emergency dock area in Descanso Bay. Questions remain regarding the level of community support. The RDN stated it was too late to add a referendum question regarding water taxi service to the GERTIE referendum ballot scheduled for early 2016.

Long-Range Projects: The RDN gave updates on its long-range projects including sea level rise planning, flood hazard area mapping and potential LiDAR data collection (to produce high quality terrain mapping), in addition to agricultural policy review, and opportunities to address social issues.

Building Inspection: The RDN provided an update on recent process improvements to building inspection.

Bylaw Enforcement: Islands Trust bylaw enforcement staff would like to strengthen the relationship between the RDN and Islands Trust, as enforcement could be coordinated in many instances (e.g. zoning and building code enforcement). RDN staff stated that they would be happy to have regular meetings with Islands Trust bylaw enforcement staff.

Parks: A short conversation about parks confirmed RDN's priorities at subdivision as well as the referral process set out in the protocol agreement between RDN and Islands Trust and the Coats Marsh density transfer issue.

Date: January 4, 2015 File Number GB-DVP-2015.1 (Da Fonseca)

To: Gabriola Island Local Trust Committee

From: Teresa Ritemann, Planner 1
Local Planning Services - Gabriola

Re: **Development Variance Permit – PID 004-097-637; Lot 11, Section 26, Mudge Island, Nanaimo District, Plan 16872 (874 Driftwood Drive, Mudge Island)**

This memorandum provides supplemental information to the Staff Report presented during the Gabriola Island Local Trust Committee meeting of November 26, 2015, primarily to clarify the zoning regulations in place at the time of construction of buildings and structures for which variances have been requested.

Following the November 26, 2015 LTC meeting, Trustees Mamoser and O'Sullivan conducted a site visit of the property (874 Driftwood Drive) on December 17, 2015. Additional public correspondence was also received for consideration by the LTC (*see attachment 1*), including a statement from neighbouring property owners that construction of the "Accessory Building" occurred after 2004. Staff have reviewed historical orthophotos of the property but are unable to confirm the actual date of construction of the accessory building. Despite this uncertainty, however, buildings and structures have been required to be sited at least 1.5 metres from the side lot line of the subject property since 1980. As the applicant has indicated that the date of construction of the original accessory building was 2001, this building was required to be setback a minimum of 1.5 m from the side lot line at that time.

The following provides a chronological record of bylaws with applicability to the subject property:

Gabriola Island Planning Area Zoning By-Law No. 7, 1980 included zoning for Mudge Island (*see attachment 2*):

- Subject property was zoned **R-1** – Resource Protection (*see attachment 3*)
- General regulations: No buildings/structures permitted **within 7.5 metres (24.6 feet) of the natural boundary of the sea**
- In R-1 zone, on lots less than .99 acres, no buildings/structures except a sign, fence, or pumphouse, sited within **1.5 metres (4.92 feet) of any side lot line**
- In R-1 zone, **lot coverage shall not exceed 10%** of the lot area

Gabriola Island Land Use Bylaw No. 177, 1999 (adopted November 22, 1999):

- Established new zoning regulations for Gabriola Island while Bylaw No. 7 remained in effect for Mudge Island (*see attachment 4 for map of area boundary of Bylaw No. 177*).

Mudge Island Land Use Bylaw No. 228, 2007 (adopted September 18, 2008/Bylaw No. 7 repealed):

- Subject property is zoned **RR** – Rural Residential

- General regulations: No buildings/structures **within 30 metres (98.4 feet) from the natural boundary of the sea** (except for barge/boat ramps, stairs and walkways with an average maximum elevated floor height of 0.3 metres (0.9 feet))
- In RR zone, on lots 0.4 hectares (1 acre) or less the minimum setback of buildings and structures, except for a sign, fence or pump/utility house, is **1.5 metres (4.9 feet) from any interior side lot line**
- In RR zone, the maximum lot coverage is **10%**

With respect to the three variances requested through this DVP application, it should be noted that:

1. Building and structures on the subject property have been required to be sited a minimum of 1.5 m from an interior side lot line since 1980.
2. The maximum lot coverage on the subject property has been 10% since 1980.
3. Between 1980 and 2008, no buildings and structures were permitted to be located on the subject property within 7.5 m of the natural boundary. Since 2008, under the current bylaw (Bylaw No. 228), no buildings and structures are permitted **within 30 metres (98.4 feet) from the natural boundary of the sea** (except for barge/boat ramps, stairs and walkways with an average maximum elevated floor height of 0.3 metres (0.9 feet))

With respect to current required setback to the natural boundary, there is an exception for “*stairs and walkways with an average maximum elevated floor height of 0.3 metres*”. The current Land Use Bylaw (Bylaw No. 228) does not define “walkway” or “deck”. In the absence of these definitions, it is common practice to refer to the dictionary definition. In this instance, staff rely on the Canadian Oxford Dictionary definitions as follows:

Walkway meaning “any passage or path designed for or used by pedestrians” or “a pedestrian passageway connecting different buildings or different parts of a building” or “a paved path, such as one running through a garden or from the entrance of a house etc. to the sidewalk.”

Deck meaning “a level unroofed area ... adjoining a house to provide an outdoor seating space.”

Given that the applicant’s plan identifies a deck within the required setback to the natural boundary and the fact that the applicant may make practical use of this structure as an outdoor seating space (as has been shown in photographs of the subject property), staff have interpreted the structure to be a deck and not a walkway. In the event that the LTC were to consider the structure to be a walkway rather than a deck, it is important to note the limitation that the height of stairs and walkways within the setback are not allowed to exceed an average maximum elevated floor height of 0.3 m.

CC: Ann Kjerulf, Regional Planning Manager

Attachments:

1. Additional public correspondence received since last meeting
2. Excerpts from the Gabriola Island Planning Area Zoning By-Law No. 7, 1980
3. Property shown on zoning map for Gabriola Island Planning Area Zoning By-Law No. 7, 1980
4. Map showing outer boundary area of Gabriola Island Land Use Bylaw No. 177, 1999 (Mudge Island not included)

Additional Public Correspondence Received

From: Rob Robinson
Date: November 26, 2015 at 9:28:09 AM PST
To: mmamoser@islandstrust.bc.ca
Subject: 2015-159 DVP Application on Mudge

To whom it may concern, we are residents on Driftwood Drive and have known the DeFonseca's for many years. They are residents in good standing and have always maintained their property at the highest standard.

Regards, Rob Robinson and Ruth Shamai

From: DALE ERICKSON
Sent: Sunday, January 03, 2016 5:45 PM
To: Gabriola Island Local Trust Committee
Cc: Heather O'Sullivan; Teresa Ritemann; Melanie Mamoser
Subject: Re: Da Fonseca - Variance Application

Re: Da Fonseca - Variance Application

Good day,

I have been encouraged to write the Local Trust Committee on the subject of Mudge Island Set Back Bylaw, and their relationship to neighbouring properties of this application. The Island's Trust received previous complaints of setback issues on both 880 Driftwood Drive and 856 Driftwood, Mudge Island, BC. In the process of correcting minor issues found within both these properties, Bylaw Officers Mr. Peter Philips and Mr. Warren Dingman, advised us that where the RDN, and several of the jurisdictions within the Island's Trust have provisions for "Overhangs", Mudge Island currently does not. They explained that on Mudge Island it is the closest point of the structure, and not necessarily the wall that must be 1.5 meters from the side lot line. It was then further clarified to include that Mudge Island Bylaws have no provisions for the overhang of Soffits, Gutters, etc. If the building requires these items, then it would be the Gutter that must be 1.5 meters from the property line, and not necessarily the wall. Repairs to 856 & 880 Driftwood Drive have since been completed to the satisfaction of the Island's Trust, and now meet Mudge Island Bylaw rules.

Further to this application and the building that is currently encroaching on 880 Driftwood Drive, Mr. Da Fonseca states that this building was constructed before he sold the 880 Driftwood Drive property in 2004. We purchased 880 Driftwood Drive in the fall of 2004, and at that time the building within Mr. Da Fonseca's application simply did not exist. Instead only firewood was stored where this building now stands. Construction on the building within this variance application began several years after Mr. Da Fonseca sold 880 Driftwood Drive, a fact that both my wife and I will attest to.

Respectfully, Dale and Jana Erickson

856 & 880 Driftwood Drive
Mudge Island, BC

SECTION 4 GENERAL PROVISIONS

4.1 Floodplain Provisions and Setback from Water

- A. Notwithstanding any other provisions of this By-Law, no building except a boathouse or pumphouse or any part thereof shall be constructed, reconstructed, moved or extended nor shall any mobile home or unit, modular home or structure be located:
- i) within seven point five (7.5) metres (24.6 ft.) of the natural boundary of the sea, a lake, swamp or pond;
 - ii) with the underside of the floor system of any area used for habitation, business, or storage of goods damageable by flood-waters, or in the case of a mobile home or unit the ground level on which it is located, lower than one point five (1.5) metres (4.92 ft.) above the natural boundary of the sea, a lake, swamp, or pond, in the immediate flood hazard area.

4.2 Dangerous Conditions

- No building or structure except a sign or fence shall be erected, constructed or placed on a lot containing areas subject to:
- (a) excessive erosion, or, which may be subject to excessive erosion when used as intended
 - (b) the effect of land subsidence, land slip or other unstable soil conditions or, which may be subject to land subsidence, land slip or other unstable soil conditions when used as intended
 - (c) excessive slope
 - (d) poor drainage
 - (e) flooding
- provided, however, that such a lot may be developed on the condition that a covenant in favour of the Crown pursuant to the Land Title Act is registered prior to the issuance of a building permit, prohibiting the placement or construction of buildings and structures upon such areas.

6.4 Regulations Pertaining to the R-1 Zone

D. Siting

- i) Lots Equal to or Less than Four Thousand Square Metres in Area

On a lot having an area equal to or less than four thousand (4,000) square metres (.99 acre), no building or structure except a sign, fence or pumphouse, shall be sited within six (6) metres (19.68 ft.) of the front and rear lot lines nor within one decimal five (1.5) metres (4.92 ft.) of any side lot line.
- ii) Lots Greater than Four Thousand Square Metres in Area

On a lot having an area greater than 4,000 square metres (.99 acre), no building or structure except a sign, fence or pumphouse shall be located within ten (10) metres (32.80 ft.) of any lot line.
- iii) Internal Siting for Development Involving No Subdivision

In the case of development involving the construction or placement of more than one (1) principal single family dwelling unit on a lot no building shall be located within six (6) metres (19.68 ft.) of another building.

E. Lot Coverage

Lot coverage by principal and secondary buildings and structures shall not exceed ten (10) per cent of the lot area.

Gabriola Island Land Use Bylaw Schedule B GBILTC Bylaw 177

Certified a true and correct copy of Schedule B
which forms part of Gabriola Island Land use Bylaw
No. 177.

Deputy Secretary

Date



OUTER BOUNDARY OF BYLAW 177

INSET 1

INSET 2

INSET 3

INSET 4

Larger versions of this map are available for viewing or purchase at:
Islands Trust
200-1627 Fort St.
Victoria, BC. V8R 1H8
(250) 405 5151
www.islandstrust.bc.ca



1:40 000

500 0 500 1000 1500 Meters





Memorandum

700 North Road Gabriola 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 December 21, 2015 File Number 5590-20-01
(Gabriola Co-op Radio Society)

To Gabriola Island Local Trust Committee

From Aleksandra Brzozowski
Island Planner
Northern Office

Re Radio Tower Proposal Follow-up

On November 4, 2015, Industry Canada closed the application file for the Gabriola Radio Society (GRS) antenna proposal on the site known as Stoney Ridge. The letter advising the applicant of this also advised that Industry Canada would therefore not make a final decision on the impasse request, but indicated that the GRS had not addressed all of Gabriola Island Local Trust Committee (LTC)'s relevant and reasonable concerns.

Following up on this notification of closure, planning staff discussed the matter with staff from Industry Canada in order to learn from the experience and to identify whether improvements should be made to Standing Resolution GB-025-2010. The following were noted by Industry Canada for future proposals:

1. A clearer expectation around timelines should be established, particularly if the LTC's processing time is expected to run slower than the default process noted in the *Client Procedures Circular 2-0-03, Radiocommunication and Broadcasting Antenna Systems (CPC 2-0-03)*. The LTC could look to their Development Application Information (DAI) Bylaw for useful wording.
2. Staff and the LTC should exercise a firmer expectation around the submission of required information (i.e. the clock doesn't start until all required information is submitted). This suggestion was made in reference to the decision to allow the proposal review to move forward without a site survey.

On December 1, 2015, Industry Canada sent a letter to the Islands Trust notifying that the 1996 Letter of Understanding (LOU) "*Land use Consultation for Radio Communication Utilities*" between Islands Trust and Industry Canada will be rescinded as the LOU is considerably outdated. As per the LOU, either party may terminate the agreement with three months written notice. This letter, and options for replacement of the 1996 LOU including the possibility of a Trust-wide antenna siting consultation policy, are to be presented by Local Planning Services staff at the January 20, 2016 Executive Committee meeting. As such, Staff advises that the LTC not proceed with changing Standing Resolution GB-025-2010 until the Executive Committee has considered this matter.



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. BC V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Thetis Island Local Trust Area **Bylaw No.s:** 96 & 97 **Date:** December 2, 2015

You are requested to comment on the attached Bylaws for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS: Penelakut Seafoods Ltd. P.O. Box 360, Chemainus, BC V0R 1K0

PURPOSE OF BYLAWS:

Bylaw No. 96:

To amend the Thetis Island Official Community Plan Bylaw No. 88 by changing the designation of the unsurveyed Crown foreshore or land covered by water being part of the bed of Clam Bay, Cowichan District from undesignated to Mariculture (M) to allow for the use of mariculture activities.

Bylaw No. 97:

To amend the Thetis Island Land Use Bylaw No. 89 by changing the zoning classification of the unsurveyed Crown foreshore or land covered by water being part of the bed of Clam Bay, Cowichan District from Water 4 (W-4) to Water 5 (W-5) to allow for the use of mariculture activities.

For staff reports and background information please see the Thetis Island webpage:

<http://www.islandstrust.bc.ca/islands/local-trust-areas/thetis/current-applications/>

GENERAL LOCATION:

Crown foreshore in Clam Bay (locally known as 'The Cut'), Cowichan District, directly adjacent to the southern shoreline of Thetis Island.

LEGAL DESCRIPTION:

Unsurveyed Crown foreshore or land covered by water being part of the bed of Clam Bay, Cowichan District

SIZE OF PROPERTY AFFECTED:

Approximately 19.4 ha

ALR STATUS:

n/a

OFFICIAL COMMUNITY PLAN DESIGNATION:

undesignated

OTHER INFORMATION:

Additional information, including the current bylaws, is available at: www.islandstrust.bc.ca

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name:

Marnie Eggen

Title:
Contact Info

A/Island Planner

Tel: 250-247-2210

Email: meggen@islandstrust.bc.ca

PLEASE TURN OVER

This referral has been sent to the following agencies:

Federal Agencies

Fisheries and Oceans Canada
Environment Canada
Parks Canada
Transport Canada

Regional Agencies

Cowichan Valley Regional District

Provincial Agencies

Ministry of Environment
Ministry of Community, Sport and Cultural Development
Ministry of Forest, Lands & Natural Resource Operations
- Aquaculture Branch
- Archaeology Branch
- Ecosystems Branch
Island Health

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee
Salt Spring Island Local Trust Committee
Gabriola Island Local Trust Committee
Town of Ladysmith
Municipality of North Cowichan

Non-Agency Referrals

Islands Trust – Bylaw Enforcement
School District No. 79 (Cowichan Valley)

First Nations

Semiahmoo First Nation
Stz'uminus First Nation
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Penelakut Tribe
Hul'qumi'num Treaty Group

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

Thetis Island Local Trust Area

(Island)

(Signature)

(Date)

Amendment Bylaw No. 96
(Amending Thetis Official Community Plan Bylaw No. 88)

(Bylaw Number)

(Name and Title)

(Agency)

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

Thetis Island Local Trust Area

(Island)

(Signature)

(Date)

Amendment Bylaw No. 97
(Amending Thetis Land Use Bylaw No. 89)

(Bylaw Number)

(Name and Title)

(Agency)

Date: December 6, 2015

File No.: 6500-20 Dog Care Regulations

To: Gabriola Island Local Trust Committee
For the meeting of January 14, 2016

From: Aleksandra Brzozowski, Island Planner

CC: Ann Kjerulf, Regional Planning Manager

Re: Dog Care as a Temporary Use

Supplemental Report

The purpose of this report is to introduce two draft bylaws to amend the Gabriola Island Official Community Plan (Bylaw No. 166) and Land Use Bylaw (Bylaw No. 177) to enable the Local Trust Committee (LTC) to consider dog care as a temporary use.

Project Objectives

The overall objective of this project is to review bylaw policies and regulations related to the issue of dog care on Gabriola.

For specific existing social and economic goals and objectives in Bylaws No. 166 and No. 177 that are relevant to dog care, please see previous staff reports.

Project Background

On October 2, 2014, the LTC added to the projects list a “new definition of in-house dog boarding”. Please refer to the Staff Report presented at the June 11, 2015 LTC meeting for background information and the review of relevant policy and land use considerations.

In June, the LTC requested early public input. A general survey form was distributed on Gabriola in August and a memo summarizing the results of the survey was presented at the September 10, 2015 meeting.

In October, the LTC considered a draft bylaw amending the Home Occupation regulations in the Land Use Bylaw. Following discussion, the LTC requested staff to alternatively explore the use of Temporary Use Permits as a regulatory tool for dog care. Draft language for such amendments was considered and commented upon at the November 26, 2015 and the LTC requested staff to prepare draft bylaws for First Reading.

Staff Comments

Temporary Use Permits as a regulatory tool

The Local Government Act (LGA) enables local governments to issue a Temporary Use Permit (TUP) to allow a use that is not otherwise permitted by a zoning bylaw, to specify conditions under which the temporary use may be carried out, and to allow and regulate the construction of buildings and structures in respect of the use. Temporary Use Permits are issued for a maximum of three years and may be renewed once, at the discretion of the local government, for an additional three years.

Draft Bylaws No. 281 and No. 282

Reviewing the objectives stated in Gabriola's Official Community Plan, continued input from the public, input from bylaw enforcement agencies with both the Islands Trust and the Regional District of Nanaimo, and practical approaches to this issue pursued in a variety of municipalities, Staff has prepared Draft Bylaws No. 281 and No. 282 for the LTC's consideration.

In addition to the Draft Bylaws (Attachments 1 and 2), the Policy Directives Checklist (Attachment 3) has been reviewed by Staff to ensure compliance with the Islands Trust Policy Statement. This standard checklist is presented to the LTC for confirmation at the time of First Reading.

Details of Draft Bylaw No. 282

Draft Bylaw No. 282 amends Gabriola Island's Official Community Plan. It adds dog care as a use eligible for a Temporary Use Permit.

It also moves the guidelines for all Temporary Use Permits to the Land Use Bylaw (No. 177). This approach is consistent with the recent LTC decision to move all Development Permit guidelines to the Land Use Bylaw.

Details of Draft Bylaw No. 281

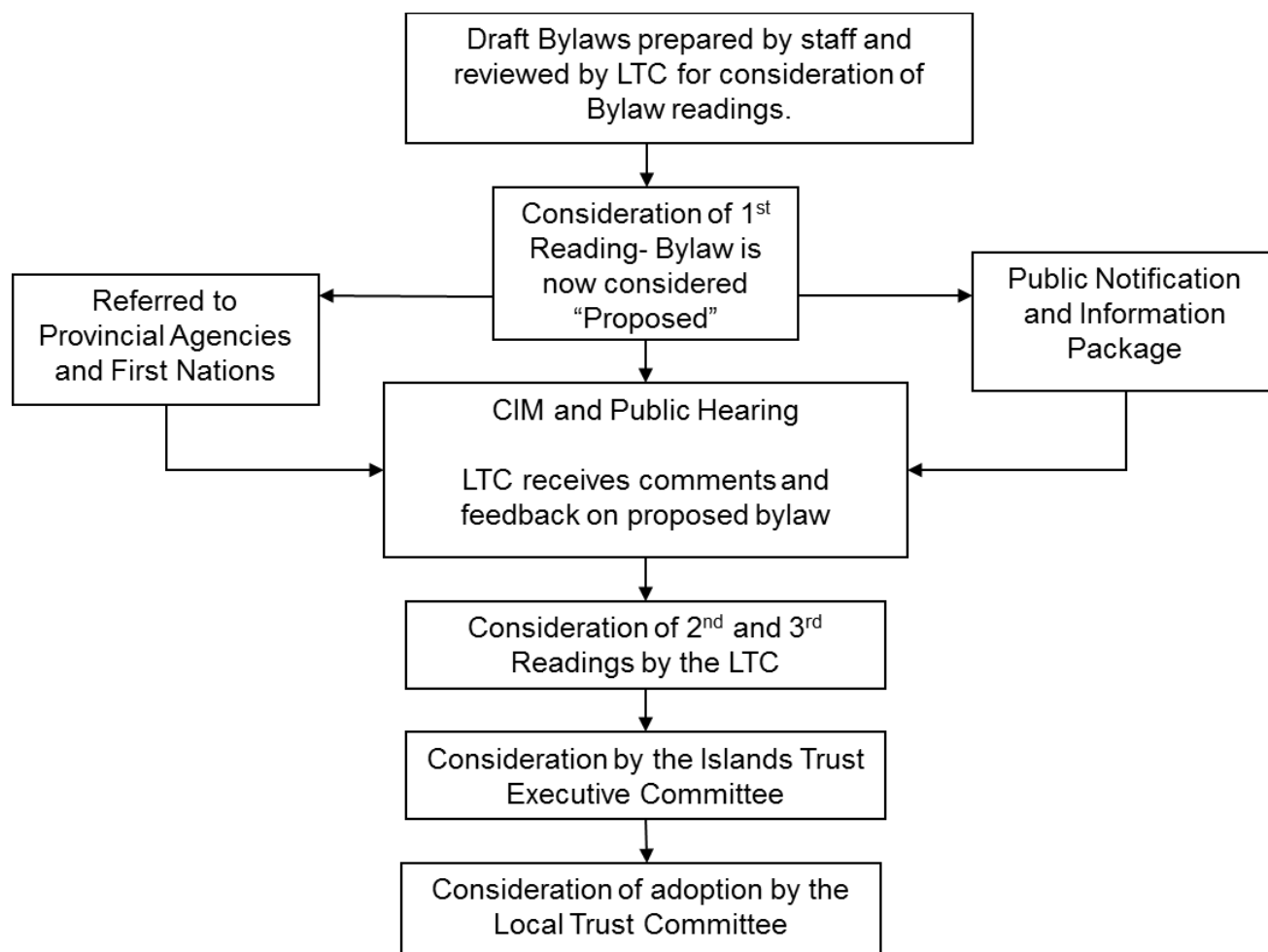
A definition of the term "kennel" has never been specified in Bylaw No. 177 and members of the community seek clarity on any distinction between the term "kennel" and "dog care". Definitions for both "kennel" and "dog care" have been drafted and comprise the first portion of Draft Bylaw No. 281. Guidelines for Dog Care TUPs are included in Draft Bylaw No. 281 as Subsection G.5.

No changes have been made to the other TUP guidelines as this is not within the scope of this project.

Project Charter, Scope, and Timeline

The scope of this project and anticipated timeline are defined in the Project Charter endorsed at the November 26, 2015 LTC meeting. The project remains generally on schedule.

The process for considering this matter will follow the legislated bylaw amendment process.



Resources and Roles

Financial and staff resources currently allocated for this project are adequate at this time.

Regarding roles, community engagement at the information and consultation level will be the joint role of Planning Staff and the LTC.

Communications

Staff and Trustees continue to solicit public input from the community on this matter. All written comments made to Staff or Trustees become part of the public record.

There has been a fair amount of written comment submitted to date by concerned citizens; this input is critical and necessary for the LTC to make an informed decision on this project. That said, this formal procedure is somewhat limited in its ability to foster dialogue on the details of guidelines. A structured discussion of the TUP draft guidelines could assist in negotiation involved for this topic. To that end, Staff identifies two avenues for soliciting input on the draft guidelines.

1. Refer the bylaws to the Advisory Planning Commission (APC). A referral to the APC could garner focused review of the draft guidelines. As such, the LTC may wish to target its referral request to the APC by identifying which aspects of the issue (e.g. noise, screening, the number of permitted dogs) or draft guidelines require detailed consideration.
2. Staff to facilitate an interactive public workshop to discuss the draft Temporary Use Permit guidelines. A facilitated workshop could comprise breakout groups discussing specific aspects of the guidelines or small groups working together through a series of questions. Given the contentious nature of the issue, staff advises that considerable staff time and resources are required to both prepare for and facilitate a public workshop.

The LTC may choose to pursue either or both of these options. Alternatively, the LTC may seek a different course of action with respect to public consultation. Please note, it is recommended that the bylaws be referred to the APC, in addition to other noted agencies and First Nations.

Next Steps

The LTC has the following three options to pursue as Next Steps on this project.

Option #1: Give First Reading to Draft Bylaws No. 281 and No. 282 (with or without amendments)

Upon consideration of the Draft Bylaws No. 281 and No. 282, the LTC may proceed with First Reading. The LTC can also make amendments to the Draft Bylaws prior to First Reading.

Next steps after First Reading are referral to agencies, First Nations with consultative interests in the area, and the public (see process graphic earlier in the report).

Despite being given First Reading, a bylaw can still be modified before Second and/or Third Reading, and referral and comment periods can last as long as the LTC deems necessary.

Option #2: Request Revisions to Draft Bylaws No. 281 and No. 282

The LTC may choose to revise major aspects of the Draft Bylaws. In this case, it should pass a resolution requesting Staff to undertake further research or technical work and return to the LTC at a later date with revised Draft Bylaws.

Option #3: Proceed no further

Upon consideration of the Draft Bylaws, the LTC may decide to proceed no further. Should the LTC choose this option, it should indicate to Staff whether it wishes to re-visit other options or proceed no further with the project.

Summary of Planning Recommendations

Staff recommends that the LTC make any desired amendments at this meeting, and then give First Reading to Draft Bylaws No. 281 and No. 282.

RECOMMENDATIONS:

- 1) That the Gabriola Local Trust Committee give first reading to Bylaw No. 281 cited as “Gabriola Island Official Community Plan, 1997, Amendment No. 1, 2015” and Bylaw No. 282 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 2, 2015”
- 2) That the Gabriola Local Trust Committee refer Bylaw No. 281 cited as “Gabriola Island Official Community Plan, 1997, Amendment No. 1, 2015” and Bylaw No. 282 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 2, 2015” to:
 - Gabriola Island Advisory Planning Commission
 - Islands Trust – Bylaw Enforcement
 - Regional District of Nanaimo – Bylaw Enforcement
 - Island Health
 - Penelakut Tribe
 - Snuneymuxw First Nations
 - Cowichan Tribes
 - Halalt First Nation
 - Hul'qumi'num Treaty Group
 - Stz'uminus First Nation
 - Lake Cowichan First Nation
 - Lyackson First Nation
 - Semiahmoo First Nation
- 3) That staff facilitate a public workshop to discuss the draft Temporary Use Permit guidelines and present a summary of public and referral agency input to the LTC.

Prepared and Submitted by:

Aleksandra Brzozowski

December 18, 2015

Aleksandra Brzozowski
Island Planner

Date

Concurred in by:

Ann Kjerulf

December 21, 2015

Ann Kjerulf, RPP MCIP
Regional Planning Manager

Date

Attachments:

1. Draft Bylaw No. 281
2. Draft Bylaw No. 282
3. Policy Directives Checklist

DRAFT

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 281

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 2, 2015”.

2. Gabriola Island Local Trust Committee Bylaw No. 177, cited as “Gabriola Island Land Use Bylaw, 1999,” is amended as follows:

2.1 Subsection – *Definitions*, is amended by adding two new definitions as follow:

“**Dog care** means a commercial activity in which dogs belonging to others are housed for commercial purposes.

Kenel means an establishment in which dogs or cats are housed, groomed, boarded, trained, bred, or sold, for commercial purposes.”

2.2 Schedule A – Text is amended by adding text following Part F – Development Permit Area Guidelines as follows:

“PART G – TEMPORARY USE PERMIT GUIDELINES

Guidelines G.1 through G.5 inclusive recognise conditions that may be taken into account when evaluating an application for a temporary use permit. The Gabriola Local Trust Committee may identify specific performance details to be attached as conditions to an approved permit.

Information Note: Temporary Use Permit Areas are designated and described in Section 3 of the Gabriola Island Official Community Plan.

G.1 For aggregate processing, barge load out site, log handling site and campground use the following guidelines apply:

1. the time period, days of the week and scale of activity permitted on the site may be specified in the permit.
2. the applicant has demonstrated that it is advantageous to the local island community to permit the intended use on a temporary basis.
3. no permanent buildings or structures shall be erected related to the intended use.
4. adequate access and sewer and domestic and fire fighting water servicing are provided (applicable where required depending on the nature of the use).

5. the applicant has provided evidence that the intended use will not adversely affect the local groundwater supply or the quality of the natural environment (including the marine environment).
6. the applicant has provided a plan of remedial work to be undertaken at the end of the permit period in order to return the site to a state resembling its conditions prior to the use being undertaken or to an alternate state, as agreed to by the Trust Committee.
7. such other considerations as are deemed applicable with respect to a specific application;
8. the Trust Committee may require that a bond (or other acceptable security) be posted so as to ensure compliance with the terms of the permit (if issued) and as a means of guaranteeing that the temporary use is removed and the site is rehabilitated (as required) at the expiry of the permit period; and
9. a temporary use permit respecting a parcel in the Agricultural Land Reserve shall require the approval of the Agriculture Land Commission, prior to the permit being issued.

G.2 For limited public markets, the following guidelines apply:

1. the time period, days of the week and scale of activity permitted on the site may be specified in the permit.
2. the applicant has demonstrated that it is advantageous to the local island community to permit the intended use on a temporary basis.
3. no permanent buildings or structures shall be erected related to the intended use.
4. permit conditions should be consistent with applicable Development Permit Area Guidelines.
5. adequate access and sewer and domestic and fire fighting water servicing are provided (applicable where required depending on the nature of the use).
6. the applicant providing evidence that the intended use will not adversely affect the local groundwater supply or the quality of the natural environment (including the marine environment).
7. the applicant providing a plan of remedial work to be undertaken at the end of the permit period in order to return the site to a state resembling its conditions prior to the use being undertaken or to an alternate state, as agreed to by the Trust Committee.
8. public market permit conditions shall ensure that off-street parking is provided in a way that is consistent with local bylaws.
9. such other considerations as are deemed applicable with respect to a specific application.
10. the Trust Committee may require that a bond (or other acceptable security) be posted so as to ensure compliance with the terms of the permit (if issued) and as a means of guaranteeing that the temporary use is removed and the site rehabilitated (as required) at the expiry of the permit period.

11. a temporary use permit respecting a parcel in the Agricultural Land Reserve shall require the approval of the Agriculture Land Commission, prior to the permit being issued.

G.3 For extracting, processing and sale of water, the following guidelines apply:

1. the applicant must specify the hours of operation and the permit may impose those or different hours of operation depending on site specific concerns.
2. the applicant must provide a report prepared by an independent qualified professional with experience in groundwater hydrology to the satisfaction of the Gabriola Local Trust Committee identifying the zone of influence, stating that the property is capable of producing the stated amount of water with no detrimental effects on wells within the zone of influence, the aquifer and the natural environment.
3. the quantity of water to be extracted and processed may be limited and the amount approved will be based on information provided by a qualified professional with experience in groundwater hydrology.
4. metering, including a reporting system may be required.
5. the number of parking spaces should meet the relevant commercial parking requirements in the Land Use Bylaw.
6. outdoor water storage should be screened from public right-of-ways and adjacent properties by a solid fence or landscape screen and a screening plan should be included in the application;
7. the applicant should provide a plan of remedial work to be undertaken at the end of the permit period in order to return the site to a state resembling its conditions prior to the use being undertaken or to an alternate state, as agreed to by the Trust Committee.
8. the Trust Committee may require that a bond (or other acceptable security) be posted so as to ensure compliance with the terms of the permit (if issued) and as a means of guaranteeing that the temporary use is removed and the site rehabilitated (as required) at the expiry of the permit period.
9. such other considerations as are deemed applicable with respect to the specific application, including, but not limited to:
 - larger lot sizes and aquifer viability;
 - location;
 - access;
 - noise, dust and traffic; and
 - monitoring of supply wells and wells on adjacent property with lowest pumping levels specified
10. a temporary use permit respecting a parcel in the Agricultural Land Reserve shall require the approval of the Agriculture Land Commission, prior to the permit being issued.
11. the applicant must demonstrate that he/she be a certified small water system operator and that he/she meets the requirements set out in the *Drinking Water Protection Act*.

G.4 For commercial rental of single-dwelling residential units, when considering the issuance of a temporary use permit for a commercial vacation rental, the following guidelines apply:

1. the Local Trust Committee should consider the cumulative effects on the neighborhood and Island of all the temporary use permits issued for commercial vacation rentals;
2. the Local Trust Committee may consider issuance of a temporary use permit for commercial vacation rental if the proposal does not alter the residential appearance of neighbourhood;
3. the Local Trust Committee may require mitigating measures to address neighbour concerns, such as screening and fencing; the Local Trust Committee may consider issuance of a temporary use permit for commercial vacation rentals in situations where the proximity of dwelling under consideration for a commercial vacation rental to a neighbouring dwelling is such that screening or fencing is practical or able to mitigate potential impacts or address neighbour privacy issues;
4. a temporary use permit respecting a parcel in the Agricultural Land Reserve shall require the approval of the Agriculture Land Commission prior to the permit being issued;
5. the landowner should be required to provide a written plan for the supply of water for the duration of the permit in the amount of 227 litres (50 imperial gallons) per paying guest;
6. The landowner should be required to provide proof that the property is able to accommodate a minimum of two vehicles;
7. the landowner should be required to provide documentation from a qualified professional septic tank has been inspected to show it is working properly and capable of supporting the proposed occupancy load;
8. the landowner should be required to provide proof of an occupancy permit and written proof from a qualified professional that the dwelling meets the fire code;
9. the owner or an operations manager should be required to reside on Gabriola and a condition of the permit should require that the owner or operations manager be available by telephone 24 hours/day, seven days per week;
10. a condition of the permit should require that the owners or operations manager must provide neighbours within a 100 metres radius of the vacation rental with the manager's phone number, and a copy of the temporary use permit;
11. a condition of the permit should require that the landowner posts for guests information on noise bylaws, water conservation, fire safety, storage of garbage, septic care and control of pets (if pets are permitted);

12. a condition of the permit should restrict the maximum number of people that can stay to a maximum of two guests per bedroom;
13. a condition of the permit should restrict the maximum number of signs advertising the commercial vacation rental to one sign, with a maximum area of 0.3 square metres, be made of wood and not illuminated;
14. a condition of the permit should prohibit the rental or provision of motorized personal watercraft to rental clients;
15. a condition of the permit should limit the number of bedrooms to:
 - a maximum of 3 on lots smaller than 2.0 hectares; and,
 - a maximum of 4 on lots of 2.0 hectares or larger;
16. a condition of the permit should prohibit recreational vehicles or camping;
17. such other considerations as are deemed applicable with respect to a specific commercial vacation rental application;
18. the Local Trust Committee may require water metering;
19. the Local Trust Committee may consider a professionally registered house inspector report if an occupancy permit is not available, indicating that the house is safe and appropriate for the proposed commercial vacation rental use and activities; and
20. the Local Trust Committee may require the landowner to post information for guests about awareness and sensitivity to First Nation sites and artifacts.

G.5 For dog care operations, the following guidelines apply:

1. the Local Trust Committee may consider issuance of a temporary use permit for a dog care operation if the proposal does not negatively alter the character of the surrounding neighbourhood;
2. the Local Trust Committee should consider the cumulative effects on the neighborhood and Island of all the temporary use permits issued for dog care operations;
3. the Local Trust Committee should require significant preventive measures to address concerns in regards to noise;
4. the Local Trust Committee should require a screening and fencing site plan for approval;
5. the Local Trust Committee should require measures to address concerns in regards to disposal of pet waste, so that the intended use will not adversely affect local well water or the quality of the natural environment (including riparian areas and marine environments);

6. any other considerations deemed applicable with respect to the specific application;
7. the landowner should be required to provide a plan to adequately accommodate additional parking needed for pet drop off and pick up;
8. the operator or a representative should be reasonably available to answer concerns from neighbours while caring for dogs, and be required to follow up on those concerns directly and in a timely manner;
9. the operator should be required to supervise dogs when outside;
10. a condition of the permit should limit the number of dogs on the lot at any one time to a particular maximum, which would include dogs permanently residing on the lot;
11. a condition of the permit should require that the dogs be housed in the primary dwelling unit only;
12. a condition of the permit should require designated quiet hours; and,
13. a condition of the permit should require that the operator must provide neighbours within a 100 metres radius of the dog care operation with the operator's phone number, and a copy of the temporary use permit."

READ A FIRST TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

DRAFT

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 282

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Gabriola Island Official Community Plan, 1997, Amendment No. 1, 2015”.

2. Gabriola Island Local Trust Committee Bylaw No. 166, cited as “Gabriola Island Official Community Plan, 1997,” is amended as follows:

2.1 Section 3.8 – Temporary Use Permits, Temporary Use Permit Designations and Guidelines, Designations, Article a) is amended by adding a new clause as follows:

“viii. *Dog care* operations within areas designated on Schedule B as ‘Small Rural Residential’, ‘Large Rural Residential’, ‘Forestry’, ‘Agriculture’ or ‘Resource’.

Information Note: Temporary Use Permit Guidelines are in the Gabriola Island Land Use Bylaw.”

2.2 Section 3.8 – Temporary Use Permits, Temporary Use Permit Designations and Guidelines, Guidelines is amended by removing articles d) through h).

2.3 Appendix 1 – Definitions, is amended by adding a new definition as follows:

“**Dog care** means an activity in which dogs belonging to others are housed for commercial purposes.”

READ A FIRST TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary



Islands Trust

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

**Bylaw and File Nos: 281 and 282
(GB - 6500-20 Dog Care Regulations)**

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committee address certain matters in their official community plans and regulatory bylaws and Island Municipalities address certain matters in their official community plans and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECK LIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is **consistent** with the policy from the Policy Statement, or
- ✗ if the bylaw is **inconsistent (contrary or at variance)** with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

Part III Policies for Ecosystem Preservation and Protection

CONSISTENT	NO.	DIRECTIVE POLICY
	3.1	Ecosystems
N/A	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
N/A	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, 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.
	3.2	Forest Ecosystems
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
N/A	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
N/A	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
N/A	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: Policies for the Stewardship of Resources

CONSISTENT	NO.	DIRECTIVE POLICY
	4.1	Agricultural Land
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.

CONSISTENT	NO.	DIRECTIVE POLICY
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
N/A	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address 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.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the

		protection of productive soils.
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PART V: Policies for Sustainable Communities

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
N/A	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
N/A	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
N/A	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
N/A	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

CONSISTENT	NO.	DIRECTIVE POLICY
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	5.5	Recreation
N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
N/A	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
✓	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
✓	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

POLICY STATEMENT COMPLIANCE	
✓	COMPLIANCE WITH TRUST POLICY
	NOT IN COMPLIANCE WITH TRUST POLICY for the following reasons:

From: Penny Sidor [REDACTED]
Sent: Thursday, December 3, 2015 12:01 AM
To: Melanie Mamoser; Heather O'Sullivan; Aleksandra Brzozowski
Subject: Proposed Regulations for In Home Dog Care

December 4, 2015

Dear Trustees and Planner,

I have read over the preliminary proposal for regulating In-home Dog Care through the Temporary Use Permit process. I would like to make the following comments.

1/ I question whether the TUPs step is actually necessary. I would ask you to consider moving straight to simply adding In-home Dog-Sitting to the list of Allowable Home Occupations for the following reasons:

The regulations are comprehensive and well thought out.

- Most complaints have been about pet dogs, not guest dogs. TUPs or Allowed, this is not going to change until pet owners take more responsibility for their dogs.
- Problems, if any, would be dealt with by the By-Law Officer in either case.

2/ I would ask that you reconsider the clause requiring the dog sitter to be available to the phone 24/7. I'm not sure why this clause has been suggested, but it seems rather excessive and quite onerous.

The sitter couldn't attend a concert or a medical appointment.

- Even if phone contact was made, it doesn't mean the sitter could get to the dogs immediately, if say, she was running an errand on the other side of the island.
- In my case, several complaints directed at me were in fact about someone else's dogs. I do not relish being woken up in the middle of the night because a dog is barking somewhere down the street.
- No other animal keeper is burdened with this requirement regardless of potential problems or proximity to neighbours.

3/ Finally, I would ask that the maximum number of dogs on the property be raised to at least six.

- This is an easily-managed number for a one-person operation.
- A 'full house' of six dogs would be an occasional occurrence. There are busy times, but there are times when there are no guest dogs at all. A slightly higher limit gives an opportunity to make up for the down times.
- With a lower number, and down times, there isn't revenue enough to hire casual help which can be a huge factor in running the day-to-day operation smoothly (and quietly).
- Noise regulations apply regardless of numbers. One noisy dog is worse than 10 quiet ones.

Again, my sincere thanks for your efforts thus far.

All the best,

Penny Sidor
[REDACTED]

From: doris.gallas [REDACTED] **On Behalf Of** Doris Gallas
Sent: Sunday, December 06, 2015 3:49 PM
To: Aleksandra Brzozowski
Subject: Dog sitting regulations

Hi,

I am a dog owner, and consider a good dog sitter a necessary service. Allowing dog sitting on only larger lots would drive up the price of this service to unacceptable levels and deprive locals of a good source of income. I hope that the Islands Trust consider this a viable home occupation.

Thank you,

Doris Gallas

Gabriola
[REDACTED]

From: Kaarsemakers [REDACTED]
Sent: Sunday, December 06, 2015 11:37 AM
To: Aleksandra Brzozowski
Subject: dog sitting

I would like to add our support to allow for dog-sitting on Gabriola, with the common-sense provisors to ensure that noise and any other disturbances that might result be regulated.

I think that these issues - noise etc - will be lessened, not increased by ensuring that dog-sitting services can be offered.

It is a solution and a service to dog owners, and to the community as a whole.

(I believe we also filled in a survey about this several months ago.)

Thanks Fred and Eileen Kaarsemaker

On Dec 9, 2015, at 7:45 PM, Barbara Blanchard [REDACTED] wrote:

Dear Ms. O'Sullivan and Ms. Mamoser,

The Local Trust Committee (LTC) is [REDACTED] creating public confusion by using the term "pet sitting" instead the true activity of Dog Boarding. Dog Boarding/Sitting is already allowed on the large 5 plus acres lots. By offering Dog Boarding/Sitting business in small residential zones under a three year Temporary Use Permit (TUP) will encourage them to pop up all over these neighbourhoods. To endure three years of dog barking is not so temporary. With the TUP neighbours will be able to give feedback to the Trustees on a business that wants to come to their neighbourhood but it is entirely the Trustees decision to grant it or not. The LTC is putting many resources into "Dog Sitting" instead of causes of importance for the well being of the residents and environment. There is no enforcement action from the Regional District of Nanaimo in regards to the noise bylaw when it pertains to dog barking because they have admitted it is too difficult to enforce. The potential contamination of local wells from the added Dog Waste will not be able to be controlled either. Pet Sitting/Dog Boarding is not allowed in 99 % of suburban neighbourhoods in the entire Country. In Nanaimo Pet Sitting/Dog Boarding home base business is explicitly disallowed in the suburban neighbourhoods and the City of Nanaimo treats dog waste as hazardous waste. It would be no better to have Dog Boarding/Sitting in the suburban neighbourhoods of Gabriola and with wells. Gabriola home based businesses are not allowed to emit noise beyond property boundaries but Dog Boarding/Sitting is getting a pass as the simple fact is Dogs Bark and that sound will travel beyond the lot. Even when the Dogs are "housed" in the dwelling, during the warm seasons when windows and doors are open there will be no reduction of noise. As a tax payer I am offended the LTC is spending much effort and funds towards this end rather than a worthy cause like affordable housing. A Dog Boarding Agenda is simply not needed for a small community.

Sincerely,
Barbara Blanchard

From: Kenneth Morrison [REDACTED]
Sent: Wednesday, December 09, 2015 6:06 PM
To: Melanie Mamoser; Heather O'Sullivan
Cc: Laura Busheikin; Aleksandra Brzozowski; Becky McErlean; Peter Luckham
Subject: Dog Sitting/Boarding Gabriola Business

Dear Ms. Mamoser and Ms. O'Sullivan,

The last time (which is the third time, total) we complained to the RDN about barking [REDACTED] [REDACTED] was in July/August of 2015. I have included our log from that period below. This log represents a *drastic* improvement over what the barking has been in previous years. [REDACTED]

[REDACTED] You can see that the barking is difficult to quantify, due to the fact that it is intermittent, random and hugely variable. It is also not only the length of each barking incident, but the fact that sometimes numerous dogs are barking at once, and the total cumulative effect of this intermittent barking as a daily soundtrack to our lives. [REDACTED]

[REDACTED] but the question is, if a person already has multiple [REDACTED] barking dogs, should they have more in their care? Also, if the [REDACTED] dog barking is caused by strangers coming to drop off and pick up dogs, [REDACTED]

[REDACTED] isn't this also attributable to the dog boarding business? Please use this email including the log for your letters of consideration.

Sincerely,

Kenneth Morrison and Nancy Morgan

Previously attached document has been removed.

From: Barbara Blanchard [REDACTED]
Sent: Thursday, December 17, 2015 5:02 PM
To: Heather O'Sullivan; Melanie Mamoser; Aleksandra Brzozowski; Laura Busheikin; Becky McErlean; Peter Luckham; Susan Morrison; George Grams
Cc: sheila.malcolmson@ndp.ca; CSCD CSCD:EX Minister; doug.routley.mla@leg.bc.ca
Subject: Dog Sitting letter to the pervious GLTC

Dear Current Gabriola Trustees,

Just checking to see if you have taken this letter addressed to the previous Gabriola Trustees into consideration when thinking you can make Dog Sitting/Boarding work under a 3 year TUP on the SRR lots. Clearly it is not working for the neighbour's of a currently still active Dog Sitting business in a SRR neighbourhood. BTW have the Trustees or Planner been prudent in consulting with the SPCA about this matter as this letter writer has. See attached letter.

Sincerely,
Barbara Blanchard

November 3, 2014

Dear Gabriola Local Trust Committee,

This letter is in regard to the proposal, made at the last LTC meeting, to change bylaws to allow dog sitting/boarding/kennelling businesses on small rural residential lots. As homeowners who have been negatively affected by the operation of a such a business, we feel we can speak from experience as to the inherent problems involved, and would like to express our extreme opposition to any such plans for change. I would respectfully request the LTC consider our reasons for opposition, and decline to pass a resolution for a review of the bylaw.

I will leave aside the discussion of the meaning of "kennelling", as I believe the LTC members are the people most equipped to interpret bylaws. Instead, I would ask you to consider why we believe dog sitting/boarding/kennelling is not a suitable home based business on SRR lots:

Gabriola Island Land Use Bylaw No. 177 - B.3.3. General Provisions

--B.3.3.1(e): No home occupation may create or permit noise which disturbs persons, or is clearly audible, off the lot on which the home occupation is conducted;

1. Noise and disturbance: In my experience, the operation of a dog boarding/kennelling business involving between three and eight dogs (or more) on a SRR lot creates an enormous amount of noise and disturbance, which has been more than clearly audible on my adjacent lot. While there was discussion of boarded dogs being kept "in a home", in my experience this is not entirely accurate. In fact, the dogs spent a considerable amount of time outside; advertisements for the boarding business operated beside my lot specifically stated that dogs would have access to a "fenced yard". While the dogs were outside, they barked, a great deal. I have hours and hours of recorded barking coming from the property on which this business was operated and have at times spent days logging the barking incidents, which were numerous and daily, and ranged from a few barks by one dog to hundreds and hundreds of barks by five plus dogs, lasting for 10 minutes and up. As my house is quite close to the business operator's, as many houses on SRR lots are, we experienced the barking as very loud, not only audible outside our house, but inside--in our bedroom/office/living room and kitchen--even with all windows closed.

Further, even when the dogs were in the business operator's home, the barking was still quite loud and clearly audible on my property. The business operator had other activities to attend to and did at times leave the dogs alone in the house, or even sometimes outside, during which time they sometimes barked

non-stop. In one incident in July of this year, which prompted me to contact the RDN and begin a noise complaint, one dog was left outside and at least three dogs were in the house: I recording a solid hour of barking by all four dogs simultaneously.

Also, dog owners were frequently coming and going to drop off/pick up their dogs at the dog boarding property, which caused further disturbance. All the dogs barked. The dog owners would often use our driveway as a turn around when leaving.

I contacted the Nanaimo SPCA for an "expert" or at least experienced perspective on the general issue of dog boarding. The spokesperson there stated that in their opinion, it would very difficult to have such a dog sitting/boarding/kennelling operation without a considerable amount of barking. In fact, the person noted that even such businesses located on five-acre properties often have a difficult time remaining within noise control bylaw limits.

--B.3.3.1(f): No home occupation may result in contamination of any soil or surface water by solvents, glues, chemicals or other substances deleterious to human and environmental health and safety;

2. Ground water contamination and disease: Even apart from the barking, we had serious concerns about what was happening to the dog waste, and also the spreading of disease. Our water well is situated only 10 to 20 feet away from the business operator's property. I have no knowledge that the waste was disposed of responsibly. If such businesses were to become allowable under the bylaw, would there be an environmental impact study, and also ongoing monitoring of waste disposal? I also have no knowledge that the dogs boarding beside my property were not carrying infectious diseases. The SPCA spokesperson also stated that the SPCA would not recommend such a business to dog owners because it would not meet its kennelling standards in terms of ensuring proper vaccinations and preventing the spread of disease between dogs.

3. Lowered property value: An undesirable location, including proximity to noise, is consistently a reason given for the failure of a property to sell. I believe that were a dog sitting/boarding/kennelling business formally allowed under bylaws, it would have a significant negative impact on the desirability of properties in the surrounding neighbourhood and reduce their resale value. This is, of course, of great concern to us, and should also be concerning to other homeowners who could suddenly find themselves next door to, or down the street from, such a business. This is a particularly serious issue.

4. Interpersonal conflict: When the business operator informed us she was

planning on starting a dog boarding/kennelling operation my husband and I were concerned, but we decided to give it a chance to see if it would work out, as we wanted to have a good relationship with her as a neighbour. However, it did not work out, and has resulted in a very strained relationship. We believe that having this type of business in small residential areas would inevitably result in conflicts between neighbours, which could potentially become very serious, legal issues.

5. Negative personal impacts: The disturbance caused by the dog boarding activities on the adjacent lot has caused my husband and myself a considerable amount of anxiety and distress. I work at home and the noise from the barking has had a negative impact on my ability to concentrate and do my job properly, not to mention the time and disruption caused by documenting/recording the barking to have some evidence in order to bring a noise complaint. The stress has had a negative impact on my relationships, on my ability to sleep and thus my health and has significantly diminished my ability to enjoy my property. In the past year, I have rarely gone outside to enjoy my yard or garden because I found the barking intolerable. I do not invite guests over anymore. Part of the reason my husband and I decided to purchase a property on Gabriola Island was to have a peaceful place to work, relax and retire. I believe many people who decide to live here do so for the same reason; Gabriola has a significant number of retired persons and artists/craftspeople, who I'm sure highly value their peace and quiet. The impact of allowing dog sitting/boarding/kennelling on SSR lots on the residents of this island should be carefully considered.

6. No compelling reason for review of bylaw: I agree that the ability to review bylaws from time to time is vital for a community to respond to important changing conditions. However, I do not feel there has been a significant social, cultural, economic or demographic change on Gabriola that would warrant review of the existing home based business or dog sitting/boarding/kennelling SRR land use bylaws. People have always had dogs and they have also always had a need and desire for the peaceful enjoyment of their properties and protection of their land values. The demographic composition has remained the same, and as I mentioned earlier, is comprised of a great many people who particularly value peace and quiet. In as much as land use bylaws are meant to balance the different needs, rights and desires of all the residents of a community, I believe the existing bylaws are doing so adequately when it comes to dog sitting/boarding/kennelling on SRR land. Provisions are already made in the bylaws to allow such businesses, and give dog owners access to needed care, but only on larger lots where the activity will not cause undue disturbance to others. If individuals are interested in pursuing a dog sitting/boarding/kennelling business, they have every right to acquire a suitable lot. Such properties are available on Gabriola.

In summary, we believe a change to the applicable bylaws would be a serious,

complex and contentious issue and serious thought should be given to whether a review is necessary or desirable at this time.

Thank you for your time in considering my proposal. We very much appreciate the attention the LTC has paid to the matter.

Nancy Morgan and Kenneth Morrison
1790 Oyster Way
Gabriola Island, V0R 1X6
(250) 325-0770

From: [REDACTED]
Sent: Thursday, December 17, 2015 7:04 PM
To: derek@soundernews.com
Cc: Heather O'Sullivan; mmamoser@islandstrust.ca
Subject: Letters to the Editor Re. Dog-Sitting Dilemma

Hello,

Please find attached my response regarding the current dog-sitting issues on Gabriola Island, and if you could post my letter in the upcoming edition that would be great.

Thank you ever so much.

Sincerely,

Wanita Simpson



I dive into the hive of island politics for the first time, sharing the perspective of someone who lives next door to a dog sitter. Having moved to Gabriola becoming permanent neighbours with a pet sitter two months ago has given me the ability to see the dog sitting issue with a clear set of eyes, ample time to analyse the situation, and make a statement. I will only write of this one dog sitter as this is my experience.

The fact is, my neighbour exercises the upmost respect for the neighbourhood and is considered in my opinion, “low impact” regarding noise, and sanitary conditions of dog-sitting. My neighbour’s dog-sitting serves a purpose; has a proper enclosure, is meticulously clean and organised, (both inside and out), and the dogs appear happy, social, clean, fed and safe. There is such minimal barking during the day that I don’t even take notice, and none at night. I’ve never witnessed any noticeable amount of dog feces in the yard that would warrant contacting a professional for an assessment of well water contamination.

Dog-sitting offers a much better solution/environment for the pet itself. Alternatives to dog-sitting may include the tying of the pet up outside, (if there is no enclosure) which could pose health and safety concerns for the pet when left unattended for long periods, potential non-stop barking, and stress on the animal. Not to mention lack of food/water, all resulting in more complaints reported than having the pet dog-sat in a safe and professional environment.

Let us please remember that these animals are people’s beloved pets; people who care, and are trying to do the right thing. Much more could be accomplished by finding compromise, giving a little, and patience while finding solution. Let us not forget the people and animals out there worldwide that are being slaughtered, starved, and left for dead. If we could just pause for a moment and realize just how good we’ve got it here, maybe some simple dog-sitting services shouldn’t be the bane of existence for some.

~Wanita Simpson

From: Barbara Blanchard [REDACTED]
Sent: Friday, December 18, 2015 10:57 AM
To: Heather O'Sullivan
Cc: Melanie Mamoser; Aleksandra Brzozowski; Laura Busheikin
Subject: Re: Dog Sitting letter to the pervious GLTC

From a planning perspective, I can see little in the proposed bylaw or Temporary Use Permits that follow the spirit or intent of the basic Islands Trust mandate to preserve and protect the uniqueness of the islands. Rather, it seems contrary to that intent as opposed to, for example, the Riparian Areas Regulation. It has to be trusted that the Trustees had the best of intentions to serve islander's needs and this foray into concentrating dogs on small lots meant well. However, one would have thought a review of the "mesh" with the overarching intent should have raised flags for both Trustees and IT planners. To hazard a guess, this is the likely the result of good intention combined with inexperience. In 30 yrs of professional planning, I made my share of mistakes that taught me "not to do that again". This is one of those learning opportunities.

Barbara

From: Devlin Semmler [REDACTED]
Sent: Friday, December 18, 2015 12:41 PM
To: Aleksandra Brzozowski
Subject: Dog sitting - NO

Hi there. I'm absolutely astounded that time, money and effort are being committed to examining the dog sitting issue when it will have NO BENEFIT to the community. In fact if anything the proposed TUP will have a negative effect because after all, who wants their neighbours sitting multiple dogs all the time?

Land use on Gabriola already allows for dog sitting and kennels on appropriately sized parcels of land.

[REDACTED]
[REDACTED] There is nothing in this that benefits the community.

Further, it makes me wonder why it is that some rules are so easily amended for some people yet other rules are enforced for other people.

It seems that Islands Trust plays favourites, or maybe you just don't have the strength to say no to a squeaky wheel?

Either way, it does seem that local trust has forgotten their mandate. Maybe you guys need to be reminded.

Devlin Semmler

From: Isabella Hodgeson [REDACTED]
Sent: Friday, December 18, 2015 9:27 AM
To: Heather O'Sullivan; Melanie Mamoser; Peter Luckham; Aleksandra Brzozowski; Laura Busheikin; Becky McErlean
Cc: sheila.malcolmson@ndp.ca; doug.routley.mla@leg.bc.ca; CSCD CSCD:EX Minister
Subject: Acceptable amount of Barking from a Dog Siting small lot operation

Hello Gabriola Trustees,

I have reviewed the letter dated November 14, 2014 on the Trust website from a Dog Sitting (Boarding) Business Owner in a small lot neighbourhood. In this letter she claims in bold print 300 Dog Barks per Day coming from her lot equals 5 minutes of Barking which is an acceptable amount. Oh my gosh! And this is what you will be allowing under a temporary use permit? Please do not push this into SRR neighbourhoods under any circumstance!

Thank you,
Isabella

From: Isabella Hodgeson [REDACTED]
Sent: Thursday, December 31, 2015 11:59 AM
To: Heather O'Sullivan; Melanie Mamoser
Cc: Peter Luckham; Aleksandra Brzozowski; Laura Busheikin; Becky McErlean
Subject: dog sitting bylaws

Dear Trustees,

The LTC is spending much of our tax dollars for dog sitting bylaws so why not direct some of those funds to dog control bylaws which the majority of residents would benefit from. There are many residents here who would like an enforceable barking bylaw, a limit on the number of dogs allowed on SRR lots and dog licensing. I am one of the folks that would pay more in taxes to get our own animal control enforcement to stop the BS that goes on, we pay 14K into the RDN and don't get a lot back for that amount, let's double it and get a job here on Island. I suggest that perhaps the LTC work with the RDN to set up some paid dog seminars, to improve dog ownership. IE how dog greetings on and off leash should happen (tip this isn't with your dog taking off and charging up to people uninvited) and perhaps also really highlighting the dangers to dogs, other community members, farms etc. I mean do folks who own dogs that wander....really know what your dog gets up to? I wish more folks would just be considerate about the needs of the community and their neighbours.

Sincerely,
Isabella

- 1) dogs that kill wildlife, chase cats(and kill them), harass dogs, get into farm land and kill sheep IE many dogs have a high prey drive...how many owners know or admit their dog suffers from this trait
 - 2) big dogs knocking down children (seen this first hand, really bad) Big dogs knocking down elderly folks(much worse)
 - 3) Dogs that get hit, disappear, fall off cliffs, and get shot....yep all happens on Gabriola, many times in the last few decades
 - 4) unfixed males and females that get loose and add to the population, or just become a nuisance for many good dog owners
 - 5) dogs running after deer, or down the roadways, that can cause accidents
 - 6) at night dogs getting into garbage or in yards with other animals scaring the [REDACTED] neighbours
 - 7) how many dogs that have simply chased wildlife but harm themselves and the animals they are chasing.....countless events that can be managed if people stopped believing their dogs have the RIGHT to be FREE in rural locations.
- Dogs aren't supposed to run free, they need boundaries, training and care. Folks need to reconsider getting a dog that aren't willing or able to put the effort in....

From: Penny Sidor [REDACTED]
Sent: Thursday, December 3, 2015 12:01 AM
To: Melanie Mamoser; Heather O'Sullivan; Aleksandra Brzozowski
Subject: Proposed Regulations for In Home Dog Care

December 4, 2015

Dear Trustees and Planner,

I have read over the preliminary proposal for regulating In-home Dog Care through the Temporary Use Permit process. I would like to make the following comments.

1/ I question whether the TUPs step is actually necessary. I would ask you to consider moving straight to simply adding In-home Dog-Sitting to the list of Allowable Home Occupations for the following reasons:

The regulations are comprehensive and well thought out.

- Most complaints have been about pet dogs, not guest dogs. TUPs or Allowed, this is not going to change until pet owners take more responsibility for their dogs.
- Problems, if any, would be dealt with by the By-Law Officer in either case.

2/ I would ask that you reconsider the clause requiring the dog sitter to be available to the phone 24/7. I'm not sure why this clause has been suggested, but it seems rather excessive and quite onerous.

The sitter couldn't attend a concert or a medical appointment.

- Even if phone contact was made, it doesn't mean the sitter could get to the dogs immediately, if say, she was running an errand on the other side of the island.
- In my case, several complaints directed at me were in fact about someone else's dogs. I do not relish being woken up in the middle of the night because a dog is barking somewhere down the street.
- No other animal keeper is burdened with this requirement regardless of potential problems or proximity to neighbours.

3/ Finally, I would ask that the maximum number of dogs on the property be raised to at least six.

- This is an easily-managed number for a one-person operation.
- A 'full house' of six dogs would be an occasional occurrence. There are busy times, but there are times when there are no guest dogs at all. A slightly higher limit gives an opportunity to make up for the down times.
- With a lower number, and down times, there isn't revenue enough to hire casual help which can be a huge factor in running the day-to-day operation smoothly (and quietly).
- Noise regulations apply regardless of numbers. One noisy dog is worse than 10 quiet ones.

Again, my sincere thanks for your efforts thus far.

All the best,

Penny Sidor
[REDACTED]

From: doris.gallas [REDACTED] **On Behalf Of** Doris Gallas
Sent: Sunday, December 06, 2015 3:49 PM
To: Aleksandra Brzozowski
Subject: Dog sitting regulations

Hi,

I am a dog owner, and consider a good dog sitter a necessary service. Allowing dog sitting on only larger lots would drive up the price of this service to unacceptable levels and deprive locals of a good source of income. I hope that the Islands Trust consider this a viable home occupation.

Thank you,

Doris Gallas

Gabriola
[REDACTED]

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It is a solution and a service to dog owners, and to the community as a whole.

(I believe we also filled in a survey about this several months ago.)

Thanks Fred and Eileen Kaarsemaker

On Dec 9, 2015, at 7:45 PM, Barbara Blanchard [REDACTED] wrote:

Dear Ms. O'Sullivan and Ms. Mamoser,

The Local Trust Committee (LTC) is [REDACTED] creating public confusion by using the term "pet sitting" instead the true activity of Dog Boarding. Dog Boarding/Sitting is already allowed on the large 5 plus acres lots. By offering Dog Boarding/Sitting business in small residential zones under a three year Temporary Use Permit (TUP) will encourage them to pop up all over these neighbourhoods. To endure three years of dog barking is not so temporary. With the TUP neighbours will be able to give feedback to the Trustees on a business that wants to come to their neighbourhood but it is entirely the Trustees decision to grant it or not. The LTC is putting many resources into "Dog Sitting" instead of causes of importance for the well being of the residents and environment. There is no enforcement action from the Regional District of Nanaimo in regards to the noise bylaw when it pertains to dog barking because they have admitted it is too difficult to enforce. The potential contamination of local wells from the added Dog Waste will not be able to be controlled either. Pet Sitting/Dog Boarding is not allowed in 99 % of suburban neighbourhoods in the entire Country. In Nanaimo Pet Sitting/Dog Boarding home base business is explicitly disallowed in the suburban neighbourhoods and the City of Nanaimo treats dog waste as hazardous waste. It would be no better to have Dog Boarding/Sitting in the suburban neighbourhoods of Gabriola and with wells. Gabriola home based businesses are not allowed to emit noise beyond property boundaries but Dog Boarding/Sitting is getting a pass as the simple fact is Dogs Bark and that sound will travel beyond the lot. Even when the Dogs are "housed" in the dwelling, during the warm seasons when windows and doors are open there will be no reduction of noise. As a tax payer I am offended the LTC is spending much effort and funds towards this end rather than a worthy cause like affordable housing. A Dog Boarding Agenda is simply not needed for a small community.

Sincerely,
Barbara Blanchard

From: Barbara Blanchard [REDACTED]
Sent: Thursday, December 17, 2015 5:02 PM
To: Heather O'Sullivan; Melanie Mamoser; Aleksandra Brzozowski; Laura Busheikin; Becky McErlean; Peter Luckham; Susan Morrison; George Grams
Cc: sheila.malcolmson@ndp.ca; CSCD CSCD:EX Minister; doug.routley.mla@leg.bc.ca
Subject: Dog Sitting letter to the pervious GLTC

Dear Current Gabriola Trustees,

Just checking to see if you have taken this letter addressed to the previous Gabriola Trustees into consideration when thinking you can make Dog Sitting/Boarding work under a 3 year TUP on the SRR lots. Clearly it is not working for the neighbour's of a currently still active Dog Sitting business in a SRR neighbourhood. BTW have the Trustees or Planner been prudent in consulting with the SPCA about this matter as this letter writer has. See attached letter.

Sincerely,
Barbara Blanchard

November 3, 2014

Dear Gabriola Local Trust Committee,

This letter is in regard to the proposal, made at the last LTC meeting, to change bylaws to allow dog sitting/boarding/kennelling businesses on small rural residential lots. As homeowners who have been negatively affected by the operation of a such a business, we feel we can speak from experience as to the inherent problems involved, and would like to express our extreme opposition to any such plans for change. I would respectfully request the LTC consider our reasons for opposition, and decline to pass a resolution for a review of the bylaw.

I will leave aside the discussion of the meaning of "kennelling", as I believe the LTC members are the people most equipped to interpret bylaws. Instead, I would ask you to consider why we believe dog sitting/boarding/kennelling is not a suitable home based business on SRR lots:

Gabriola Island Land Use Bylaw No. 177 - B.3.3. General Provisions

--B.3.3.1(e): No home occupation may create or permit noise which disturbs persons, or is clearly audible, off the lot on which the home occupation is conducted;

1. Noise and disturbance: In my experience, the operation of a dog boarding/kennelling business involving between three and eight dogs (or more) on a SRR lot creates an enormous amount of noise and disturbance, which has been more than clearly audible on my adjacent lot. While there was discussion of boarded dogs being kept "in a home", in my experience this is not entirely accurate. In fact, the dogs spent a considerable amount of time outside; advertisements for the boarding business operated beside my lot specifically stated that dogs would have access to a "fenced yard". While the dogs were outside, they barked, a great deal. I have hours and hours of recorded barking coming from the property on which this business was operated and have at times spent days logging the barking incidents, which were numerous and daily, and ranged from a few barks by one dog to hundreds and hundreds of barks by five plus dogs, lasting for 10 minutes and up. As my house is quite close to the business operator's, as many houses on SRR lots are, we experienced the barking as very loud, not only audible outside our house, but inside--in our bedroom/office/living room and kitchen--even with all windows closed.

Further, even when the dogs were in the business operator's home, the barking was still quite loud and clearly audible on my property. The business operator had other activities to attend to and did at times leave the dogs alone in the house, or even sometimes outside, during which time they sometimes barked

non-stop. In one incident in July of this year, which prompted me to contact the RDN and begin a noise complaint, one dog was left outside and at least three dogs were in the house: I recording a solid hour of barking by all four dogs simultaneously.

Also, dog owners were frequently coming and going to drop off/pick up their dogs at the dog boarding property, which caused further disturbance. All the dogs barked. The dog owners would often use our driveway as a turn around when leaving.

I contacted the Nanaimo SPCA for an "expert" or at least experienced perspective on the general issue of dog boarding. The spokesperson there stated that in their opinion, it would very difficult to have such a dog sitting/boarding/kennelling operation without a considerable amount of barking. In fact, the person noted that even such businesses located on five-acre properties often have a difficult time remaining within noise control bylaw limits.

--B.3.3.1(f): No home occupation may result in contamination of any soil or surface water by solvents, glues, chemicals or other substances deleterious to human and environmental health and safety;

2. Ground water contamination and disease: Even apart from the barking, we had serious concerns about what was happening to the dog waste, and also the spreading of disease. Our water well is situated only 10 to 20 feet away from the business operator's property. I have no knowledge that the waste was disposed of responsibly. If such businesses were to become allowable under the bylaw, would there be an environmental impact study, and also ongoing monitoring of waste disposal? I also have no knowledge that the dogs boarding beside my property were not carrying infectious diseases. The SPCA spokesperson also stated that the SPCA would not recommend such a business to dog owners because it would not meet its kennelling standards in terms of ensuring proper vaccinations and preventing the spread of disease between dogs.

3. Lowered property value: An undesirable location, including proximity to noise, is consistently a reason given for the failure of a property to sell. I believe that were a dog sitting/boarding/kennelling business formally allowed under bylaws, it would have a significant negative impact on the desirability of properties in the surrounding neighbourhood and reduce their resale value. This is, of course, of great concern to us, and should also be concerning to other homeowners who could suddenly find themselves next door to, or down the street from, such a business. This is a particularly serious issue.

4. Interpersonal conflict: When the business operator informed us she was

planning on starting a dog boarding/kennelling operation my husband and I were concerned, but we decided to give it a chance to see if it would work out, as we wanted to have a good relationship with her as a neighbour. However, it did not work out, and has resulted in a very strained relationship. We believe that having this type of business in small residential areas would inevitably result in conflicts between neighbours, which could potentially become very serious, legal issues.

5. Negative personal impacts: The disturbance caused by the dog boarding activities on the adjacent lot has caused my husband and myself a considerable amount of anxiety and distress. I work at home and the noise from the barking has had a negative impact on my ability to concentrate and do my job properly, not to mention the time and disruption caused by documenting/recording the barking to have some evidence in order to bring a noise complaint. The stress has had a negative impact on my relationships, on my ability to sleep and thus my health and has significantly diminished my ability to enjoy my property. In the past year, I have rarely gone outside to enjoy my yard or garden because I found the barking intolerable. I do not invite guests over anymore. Part of the reason my husband and I decided to purchase a property on Gabriola Island was to have a peaceful place to work, relax and retire. I believe many people who decide to live here do so for the same reason; Gabriola has a significant number of retired persons and artists/craftspeople, who I'm sure highly value their peace and quiet. The impact of allowing dog sitting/boarding/kennelling on SSR lots on the residents of this island should be carefully considered.

6. No compelling reason for review of bylaw: I agree that the ability to review bylaws from time to time is vital for a community to respond to important changing conditions. However, I do not feel there has been a significant social, cultural, economic or demographic change on Gabriola that would warrant review of the existing home based business or dog sitting/boarding/kennelling SRR land use bylaws. People have always had dogs and they have also always had a need and desire for the peaceful enjoyment of their properties and protection of their land values. The demographic composition has remained the same, and as I mentioned earlier, is comprised of a great many people who particularly value peace and quiet. In as much as land use bylaws are meant to balance the different needs, rights and desires of all the residents of a community, I believe the existing bylaws are doing so adequately when it comes to dog sitting/boarding/kennelling on SRR land. Provisions are already made in the bylaws to allow such businesses, and give dog owners access to needed care, but only on larger lots where the activity will not cause undue disturbance to others. If individuals are interested in pursuing a dog sitting/boarding/kennelling business, they have every right to acquire a suitable lot. Such properties are available on Gabriola.

In summary, we believe a change to the applicable bylaws would be a serious,

complex and contentious issue and serious thought should be given to whether a review is necessary or desirable at this time.

Thank you for your time in considering my proposal. We very much appreciate the attention the LTC has paid to the matter.

Nancy Morgan and Kenneth Morrison
1790 Oyster Way
Gabriola Island, V0R 1X6
(250) 325-0770

From: [REDACTED]
Sent: Thursday, December 17, 2015 7:04 PM
To: derek@soundernews.com
Cc: Heather O'Sullivan; mmamoser@islandstrust.ca
Subject: Letters to the Editor Re. Dog-Sitting Dilemma

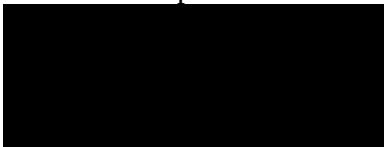
Hello,

Please find attached my response regarding the current dog-sitting issues on Gabriola Island, and if you could post my letter in the upcoming edition that would be great.

Thank you ever so much.

Sincerely,

Wanita Simpson



I dive into the hive of island politics for the first time, sharing the perspective of someone who lives next door to a dog sitter. Having moved to Gabriola becoming permanent neighbours with a pet sitter two months ago has given me the ability to see the dog sitting issue with a clear set of eyes, ample time to analyse the situation, and make a statement. I will only write of this one dog sitter as this is my experience.

The fact is, my neighbour exercises the upmost respect for the neighbourhood and is considered in my opinion, “low impact” regarding noise, and sanitary conditions of dog-sitting. My neighbour’s dog-sitting serves a purpose; has a proper enclosure, is meticulously clean and organised, (both inside and out), and the dogs appear happy, social, clean, fed and safe. There is such minimal barking during the day that I don’t even take notice, and none at night. I’ve never witnessed any noticeable amount of dog feces in the yard that would warrant contacting a professional for an assessment of well water contamination.

Dog-sitting offers a much better solution/environment for the pet itself. Alternatives to dog-sitting may include the tying of the pet up outside, (if there is no enclosure) which could pose health and safety concerns for the pet when left unattended for long periods, potential non-stop barking, and stress on the animal. Not to mention lack of food/water, all resulting in more complaints reported than having the pet dog-sat in a safe and professional environment.

Let us please remember that these animals are people’s beloved pets; people who care, and are trying to do the right thing. Much more could be accomplished by finding compromise, giving a little, and patience while finding solution. Let us not forget the people and animals out there worldwide that are being slaughtered, starved, and left for dead. If we could just pause for a moment and realize just how good we’ve got it here, maybe some simple dog-sitting services shouldn’t be the bane of existence for some.

~Wanita Simpson

From: Barbara Blanchard [REDACTED]
Sent: Friday, December 18, 2015 10:57 AM
To: Heather O'Sullivan
Cc: Melanie Mamoser; Aleksandra Brzozowski; Laura Busheikin
Subject: Re: Dog Sitting letter to the pervious GLTC

From a planning perspective, I can see little in the proposed bylaw or Temporary Use Permits that follow the spirit or intent of the basic Islands Trust mandate to preserve and protect the uniqueness of the islands. Rather, it seems contrary to that intent as opposed to, for example, the Riparian Areas Regulation. It has to be trusted that the Trustees had the best of intentions to serve islander's needs and this foray into concentrating dogs on small lots meant well. However, one would have thought a review of the "mesh" with the overarching intent should have raised flags for both Trustees and IT planners. To hazard a guess, this is the likely the result of good intention combined with inexperience. In 30 yrs of professional planning, I made my share of mistakes that taught me "not to do that again". This is one of those learning opportunities.

Barbara

From: Devlin Semmler [REDACTED]
Sent: Friday, December 18, 2015 12:41 PM
To: Aleksandra Brzozowski
Subject: Dog sitting - NO

Hi there. I'm absolutely astounded that time, money and effort are being committed to examining the dog sitting issue when it will have NO BENEFIT to the community. In fact if anything the proposed TUP will have a negative effect because after all, who wants their neighbours sitting multiple dogs all the time?

Land use on Gabriola already allows for dog sitting and kennels on appropriately sized parcels of land.

[REDACTED]
[REDACTED] There is nothing in this that benefits the community.

Further, it makes me wonder why it is that some rules are so easily amended for some people yet other rules are enforced for other people.

It seems that Islands Trust plays favourites, or maybe you just don't have the strength to say no to a squeaky wheel?

Either way, it does seem that local trust has forgotten their mandate. Maybe you guys need to be reminded.

Devlin Semmler

From: Isabella Hodgeson [REDACTED]
Sent: Friday, December 18, 2015 9:27 AM
To: Heather O'Sullivan; Melanie Mamoser; Peter Luckham; Aleksandra Brzozowski; Laura Busheikin; Becky McErlean
Cc: sheila.malcolmson@ndp.ca; doug.routley.mla@leg.bc.ca; CSCD CSCD:EX Minister
Subject: Acceptable amount of Barking from a Dog Siting small lot operation

Hello Gabriola Trustees,

I have reviewed the letter dated November 14, 2014 on the Trust website from a Dog Sitting (Boarding) Business Owner in a small lot neighbourhood. In this letter she claims in bold print 300 Dog Barks per Day coming from her lot equals 5 minutes of Barking which is an acceptable amount. Oh my gosh! And this is what you will be allowing under a temporary use permit? Please do not push this into SRR neighbourhoods under any circumstance!

Thank you,
Isabella

From: Isabella Hodgeson [REDACTED]
Sent: Thursday, December 31, 2015 11:59 AM
To: Heather O'Sullivan; Melanie Mamoser
Cc: Peter Luckham; Aleksandra Brzozowski; Laura Busheikin; Becky McErlean
Subject: dog sitting bylaws

Dear Trustees,

The LTC is spending much of our tax dollars for dog sitting bylaws so why not direct some of those funds to dog control bylaws which the majority of residents would benefit from. There are many residents here who would like an enforceable barking bylaw, a limit on the number of dogs allowed on SRR lots and dog licensing. I am one of the folks that would pay more in taxes to get our own animal control enforcement to stop the BS that goes on, we pay 14K into the RDN and don't get a lot back for that amount, let's double it and get a job here on Island. I suggest that perhaps the LTC work with the RDN to set up some paid dog seminars, to improve dog ownership. IE how dog greetings on and off leash should happen (tip this isn't with your dog taking off and charging up to people uninvited) and perhaps also really highlighting the dangers to dogs, other community members, farms etc. I mean do folks who own dogs that wander....really know what your dog gets up to? I wish more folks would just be considerate about the needs of the community and their neighbours.

Sincerely,
Isabella

- 1) dogs that kill wildlife, chase cats(and kill them), harass dogs, get into farm land and kill sheep IE many dogs have a high prey drive...how many owners know or admit their dog suffers from this trait
 - 2) big dogs knocking down children (seen this first hand, really bad) Big dogs knocking down elderly folks(much worse)
 - 3) Dogs that get hit, disappear, fall off cliffs, and get shot....yep all happens on Gabriola, many times in the last few decades
 - 4) unfixed males and females that get loose and add to the population, or just become a nuisance for many good dog owners
 - 5) dogs running after deer, or down the roadways, that can cause accidents
 - 6) at night dogs getting into garbage or in yards with other animals scaring the [REDACTED] neighbours
 - 7) how many dogs that have simply chased wildlife but harm themselves and the animals they are chasing.....countless events that can be managed if people stopped believing their dogs have the RIGHT to be FREE in rural locations.
- Dogs aren't supposed to run free, they need boundaries, training and care. Folks need to reconsider getting a dog that aren't willing or able to put the effort in....

Date: December 18, 2015 File Number GB-6500-20 – LTC Project – Roadside Signage Gabriola

To: Gabriola Island Local Trust Committee

From: Teresa Ritemann, Planner 1
Local Planning Services - Gabriola

Re: Gabriola Roadside Signage – IT Staff Meeting with MOTI Staff

As per the Project Charter for the Roadside Signage project, Islands Trust Staff (Ann Kjerulf, Rob Milne, and Teresa Ritemann) met with Ministry of Transportation and Infrastructure (MOTI) Staff member Stuart Johnson (Road Area Manager) at the provincial office in Nanaimo on Thursday, December 17 to discuss roadside signage on Gabriola.

A summary of the main points discussed and clarified were as follows:

- MOTI retains full authority to remove unauthorized signage in the (public) road right-of-way, and would do so at the request of the Islands Trust or if the signage poses a public safety hazard;
- MOTI prefers to take a practical approach to dealing with unauthorized signage and to work towards a community-oriented solution;
- MOTI will consider “Community Message Boards” (i.e. multi-party signage) in a few strategic locations (which may be determined through consultation with community members), subject to MOTI safety and other siting criteria and any necessary permitting procedures.

Moving forward, the next steps in the Roadside Signage Project Charter include:

- Staff to hold a Community Information Meeting (CIM) in January 2016 (details to be confirmed at the time of writing this memo) to discuss the roadside signage issue and identify stakeholder needs, concerns, and possible solutions;
- Staff to present the findings of the CIM to the LTC during the regular business meeting of February 11, 2016 and receive direction from the LTC regarding a Roadside Signage Strategy;
- Staff to hold a second CIM to receive additional public feedback on roadside signage issues and a possible Roadside Signage Strategy; and
- Staff to present a Roadside Signage Strategy to the LTC and receive further direction.

As the project advances, Staff will maintain current project information on the Islands Trust website and will also continue to liaise with MOTI.

CC: Ann Kjerulf, Regional Planning Manager
Rob Milne, Island Planner
Miles Drew, Bylaw Enforcement Manager



Top Priorities

Gabriola Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Compliance with new Ministry of Agriculture bylaw standards regarding Medical Marihuana Production Facilities in the Agricultural Land Reserve		23-Jul-2015	Aleksandra Brzozow	31-Dec-2015	On Going
2	Review of roadside signage regulations	Consider options for businesses to have directional and other signage in the Ministry of Transportation right-of-way.	07-May-2015	Aleksandra Brzozow Teresa Rittemann		On Going
3	In house dog boarding definition (Gabriola)	Consider allowing in-house dog boarding in the small rural residential zone.	22-Jan-2015	Aleksandra Brzozow		On Going
4	Review of affordable housing strategies	To be further scoped by LTC	07-May-2015	Heather O'Sullivan Melanie Mamoser		On Going

**Projects****Gabriola Island**

No.	Description	Activity	Received/Initiated	Status
1	DeCourcy Island Official Community Plan Review and Advisory Planning Commission Appointments. Topics include: ·park areas without park zoning ·DAI Bylaw		21-Apr-2011	On Going
1	Hazardous areas and steep slopes development permit area ·also consider how to address areas of potentially problematic soils, shoreline erosion, and localized areas of steep terrain		21-Feb-2013	On Going
1	Forage Fish Mapping Workshop	March, 2013 resolution	05-Sep-2013	On Going
1	Land Based Aquaculture	Review most recent provincial direction on land based aquaculture and develop appropriate policies and regulations.	16-Jan-2014	On Going
1	Review OCP and LUB to include protective measures for biodiversity.	Species and Ecosystems at Risk (SEAR) Local Government Working Group may have resources for this project.	19-Jan-2012	On Going
1	Review OCP and LUB to improve protection of coastal areas.		19-Jan-2012	On Going
1	Review OCP and LUB to protect water quality and quantity.		19-Jan-2012	On Going
1	First Nations cultural references in land use planning	Work with Snuneymuxw First Nation (SFN) to seek funding for archaeological mapping and host and invite SFN Councillor Geraldine Manson to make a storytelling presentation on Gabriola.	27-Jan-2011	On Going

**Projects****Gabriola Island**

No.	Description	Activity	Received/Initiated	Status
1	Bylaw enforcement staff requested to provide a report on methods of proactive enforcement on advertised unlawful dwellings, as that is the point they are most likely to be unoccupied.		01-Nov-2012	On Going
1	Bylaw enforcement staff requested to provide an update on proactive enforcement of unlawful foreshore structures.		01-Nov-2012	On Going
1	Consider implementing Eelgrass protection regulations (see February 19, 2014 memorandum).		14-May-2014	On Going
1	Mudge Island MMPR bylaw amendments	See Mudge APC minutes of June 8, 2014	26-Jun-2014	On Going
1	DeCourcy Island MMPR bylaw amendments	Amendment to the DeCourcy Island Bylaw No. 44 regarding the production of medical marihuana under the Marihuana for Medical Purposes Regulation See staff report dated April 28, 2014	02-Oct-2014	On Going
1	Snuneymuxw First Nation Protocol Agreement Implementation		22-Jan-2015	On Going
1	Consideration of affordable housing strategies		02-Apr-2015	On Going
1	Village Core Review		02-Apr-2015	On Going
1	Strengthen relationship with First Nations		02-Apr-2015	On Going
1	Review of food truck regulations		02-Apr-2015	On Going
1	Including eagle nest mapping in Gabriola OCP		02-Apr-2015	On Going
1	Initiatives to encourage green and renewable energy		02-Apr-2015	On Going



Projects

Gabriola Island

No.	Description	Activity	Received/Initiated	Status
1	Housekeeping Bylaw Amendments	May 7, 2015 Bylaws 278 and 279 given third reading and forwarded to EC and Minister.	07-May-2015	On Going
1	Review bylaws around temporary use permits for short term vacation rentals		07-May-2015	On Going



Islands Trust

Print Date: January 5, 2016

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2015.1		26-May-2015	PID 004-097-637 874 Driftwood Road, Mudge Island. Variance of the setback to the sea.

Planner: Teresa Rittemann

Planning Status

Status Date: 17-Nov-2015

Notice has gone out

Status Date: 09-Nov-2015

Staff Report complete. Notice to go out and DVP to be presented at the 26-Nov LTC meeting.

Status Date: 06-Oct-2015

Planner currently writing Staff Report.

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2015.2		08-Dec-2015	PID: 018-331-840 565 South Road. Change in permitted use of accessory cottage on property.

Planner: Teresa Rittemann

Planning Status

Status Date:

Subdivision

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2008.3	C.O. Smythies & Associates Ltd.	06-Oct-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: 14-Apr-2014

parent lot is in transition of sale

Applications

Status Date: 25-Oct-2013

PLA extension

Status Date: 22-Aug-2012

PLA extension

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2011.1	Williamson & Associates Professional Surveyors Planner: Marnie Eggen	23-Dec-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: 13-Jan-2015

Working to satisfy conditions

Status Date: 14-Mar-2014

PLA received

Status Date: 19-Feb-2014

Request for extension

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2012.2		24-Oct-2012	725 Church Street - subdivision to create one new lot and a remainder lot
Planner: Teresa Ritemann			
Planning Status			

Status Date: 09-Nov-2015

No change in status.

Status Date: 03-Sep-2014

Status has not changed. Still awaiting MOTI direction that reasons for non-approval have been overcome

Status Date: 18-Mar-2014

MOTI sent notification that the subdivision is NOT being approved. If the reasons for non-approval are not overcome in 1 year, the file will be closed. Note that Islands Trust staff re-sent our subdivision referral response as the notice of non-approval indicated that MOTI had not received it.

File Number	Applicant Name	Date Received	Purpose
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Applications

GB-SUB-2013.2 Centre Stage Holdings 09-Aug-2013 Subdivision to 6 lots
Ltd.

Planner: Teresa Ritemann

Planning Status

Status Date: 09-Nov-2015

No change in status.

Status Date: 09-Oct-2014

Waiting further direction from applicant and confirmation that our conditions in original referral report have been met. Need final plan of subdivision before we can issue final approval.

Status Date: 06-Oct-2014

MOTI sent PLA. Apparently was issued in Nov 2013 but a copy was not on file.

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2013.3	Smythies & Associates	28-Oct-2013	411 Daniel Way subdivision to create 2 parcels

Planner: Teresa Ritemann

Planning Status

Status Date: 09-Nov-2015

No change in status.

Status Date: 19-Mar-2015

No change in status. Contacted MOTI to see if they closed the file, but have not yet heard back.

Status Date: 16-Feb-2015

No change in status. File will be closed by MOTI after March 10, 2015.

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2015.1	Williamson & Associates	02-Nov-2015	PID: 027-939-774 and 027-939-766 (Ivory Way and Taylor Bay Road) boundary adjustment.

Planner: Lisa Webster-Gibson

Planning Status

Status Date:



Applications

Islands Trust
 LTC EXP SUMMARY REPORT F2016
 Invoices posted to Month ending December 2015

620 Gabriola	Invoices posted to Month ending December 2015	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-620	LTC "Trustee Expenses"	1,500.00	547.84	952.16
LTC Local				
65200-620	LTC - Local Exp - LTC Meeting Expenses	4,250.00	3,436.63	813.37
65210-620	LTC - Local Exp - APC Meeting Expenses	750.00	210.41	539.59
65220-620	LTC - Local Exp - Communications	750.00	360.00	390.00
65230-620	LTC - Local Exp - Special Projects	2,250.00	190.48	2,059.52
TOTAL LTC Local Expense		<u>8,000.00</u>	<u>4,197.52</u>	<u>3,802.48</u>
Projects				
73001-620-2001	Gabriola OCP/LUB	3,500.00	3,462.74	37.26
73001-620-4026	Gabriola RDN/SFU Groudwater Mapping	6,250.00	6,250.00	0.00
TOTAL Project Expenses		<u>9,750.00</u>	<u>9,712.74</u>	<u>37.26</u>

Gabriola Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: November 24, 2015

No	Meeting Date	Resolution No.	Issue	Policy and Description
1.	January 29, 2010	GB-025-2010	Communication Towers and Antennae	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee adopt the following standing resolution: - Proposals for any new or expanded communication towers and antennae require an application to the Gabriola Islands Local Trust Committee. - The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting and one advertisement in both local newspapers. - The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal; however, as a minimum, the proponent shall give written notice to Islands Trust Northern Office staff and the Snunéymuxw First Nation, all owners and residents of properties within a 2 kilometre radius of the subject property where the facility is proposed. The required notice shall include the following information: - the proposed location of the tower on the subject site - a description of the predicted power density level of the antenna/tower - methods to mitigate any aesthetic or visual impact - description of the natural environment, any sensitive ecosystems or other important habitat areas within 120 metres of the subject property and mitigation of impacts to such areas - physical details and example illustrations of the tower including its height, colour, type and design - the time and location of a public meeting and advertising - the name and contact information of the contact person employed by the proponent - the name and all contact information of the Islands Trust planning staff available for public comments and questions regarding the proposal; and - the proponent may be required to enter into a cost recovery agreement with the Islands Trust, in order to offset application processing costs incurred.

2.	November 24, 2015	GB-2015-097	Pacific Pilotage Authority anchorage proposal	It was MOVED and SECONDED, that the Gabriola Island Local Trust Committee request the Chair to write a letter in response to the Pacific Pilotage Authority anchorage proposal. <u>TABLED</u>
3.	November 24, 2015	GB-2015-098	Pacific Pilotage Authority anchorage proposal Defer previous motion	It was MOVED and SECONDED, that the Gabriola Island Local Trust Committee defer the previous motion until the next meeting. <u>CARRIED</u>