Gabriola Island Local Trust Committee

Regular Meeting Revised Agenda

Date: March 3, 2022
Time: 10:30 am
Location: Electronic Meeting

Pages

1. CALL TO ORDER 10:30 AM - 10:35 AM

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

2. APPROVAL OF AGENDA

3. REPORTS 10:35 AM - 11:00 AM

3.1. Trustee Reports

3.2. Chair's Report

3.3. Electoral Area Director's Report

3.4. First Nation Reports

4. TOWN HALL 11:00 AM - 11:10 AM

5. MINUTES 11:10 AM - 11:15 AM

5.1. Local Trust Committee Meeting Minutes dated October 21, 2021 - for adoption 4 - 12

5.2. Local Trust Committee Special Meeting Minutes dated November 25, 2021 - for adoption 13 - 19

5.3. Local Trust Committee Special Meeting Minutes dated January 27, 2022 – for adoption 20 - 22

5.4. Section 26 Resolutions-Without-Meeting Report dated February 23, 2022 23 - 23

5.5. Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES 11:15 AM - 11:35 AM

6.1. Follow-up Action List dated February 23, 2022 24 - 28

6.2. Fees Bylaw - Staff Report 29 - 46

6.3. Model Cell Tower Strategy - Trustee Langereis 47 - 58

7. APPLICATIONS AND REFERRALS 11:35 AM - 12:00 PM

7.1. Telus Tower Referral - Staff Report *59 - 142*

---- BREAK 12:00 pm to 12:30 pm ----

8. LOCAL TRUST COMMITTEE PROJECTS 12:30 PM - 12:50 PM

8.1. Density Donation Outreach Program - verbal update

9. DELEGATIONS

10. CORRESPONDENCE 12:50 PM - 1:00 PM

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

10.1. Email dated December 11, 2021 from Jacinthe Eastick regarding Gabriola Island Development Potential 2021 project 143 - 144

10.2. Email dated December 1, 2021 from B. Nixon regarding Degnan Bay 145 - 146

10.3. Email dated February 21, 2022 from G. Coford regarding Degnan Bay 147 - 153

10.4. Letter from the BC Association of Farmers' Markets - for Discussion 154 - 154

10.5. Correspondence from Vancouver Harbour *155 - 159*

11. NEW BUSINESS 1:00 PM - 1:30 PM

11.1. Shoreline Report - Briefing 160 - 212

11.2. Northern Office Quarterly Report 213 - 213

11.3. Gabriola Volunteer Fire Department - Annual Fire Inspections for Temporary Use Permits

11.4. Degnan Bay Moorage - for Discussion

12. REPORTS 1:30 PM - 1:45 PM

12.1. Climate Change Action Update

12.2. First Nations Relationship Building

12.3. Trust Conservancy Report

12.3.1. November 23, 2021 214 - 216

12.3.2. January 25, 2022 217 - 219

12.4. Applications Report dated February 23, 2022 220 - 226

12.5. Trustee and Local Expense Report dated December, 2021 227 - 227

12.6. Adopted Policies and Standing Resolutions 228 - 230

12.7. Local Trust Committee Webpage

13. WORK PROGRAM 1:45 PM - 2:15 PM

13.1. Top Priorities Report dated February 23, 2022 231 - 231

13.2. Projects List Report dated February 23, 2022 232 - 236

14. UPCOMING MEETINGS

14.1. Next Regular Meeting Scheduled for Thursday, April 7, 2022 at 10:30 am at the Gabriola Island Community Hall, 2200 South Road, Gabriola Island

15. CLOSED MEETING - NONE

16. ADJOURNMENT 2:20 PM - 2:20 PM

Gabriola Island Local Trust Committee
Minutes of Regular Meeting

Date: October 21, 2021
Location: The Haven, Heron Room
240 Davis Road
Gabriola, BC V0R 1X3

Members Present: Dan Rogers, Chair
Kees Langereis, Local Trustee
Scott Colbourne, Local Trustee

Staff Present: Heather Kauer, Regional Planning Manager
Sonja Zupanec, Island Planner
Teresa Mahikwa, Island Planner
Nadine Mourao, Recorder

Others Present: There were approximately four (4) members of the public in attendance.

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Rogers called the meeting to order at 10:31 am and welcomed the public. He introduced Trustees, Staff and Recorder and acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Add 8.3 Update on the Housing Options & Impacts Project and the Financial Planning Committee (FPC) meeting; and
- Add 13.4 Proposed dates for 2022 Gabriola Island Local Trust Committee (LTC) meetings.

By general consent the agenda was approved as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Colbourne reported the following and his attendance at the following meetings and events:

- Trust Council (TC);
- National Climate Caucus; and
- Discussions with local community members.

Trustee Langereis reported the following and his attendance at the following meetings and events:

- Regional Planning Committee (RPC);
- Discussions with local community members regarding concerns with Degnen Bay and noted that the area is multi-jurisdictional;
- TC; and
- Will bring forward Model Cell Tower Protocol report to next meeting.

3.2 Chair's Report

Chair Rogers reported the following:

- A cell tower application has not yet been received;
- Attended TC;
- Attended Financial Planning Committee (FPC) with focus on next fiscal year budget discussions; and
- Next TC meeting will be in Victoria, with allowance of up to 10 trustees to attend virtually.

3.3 Electoral Area Director's Report

Trustee Colbourne summarized Vanessa Craig's, Regional District of Nanaimo (RDN) Electoral Area B report and noted the following:

- Huxley park scheduled to complete this winter;
- Some maintenance of the Village Trail was completed recently;
- Met with consultant regarding the ferry to Village trail to discuss lessons learned from Village Trail project;
- 2021 Well Smart Webinars Monday, October 25, 2021 at 6:00 p.m. and Wednesday, October 27, 2021 at 2:00 p.m. https://www.rdn.bc.ca/wellsmart;
- Accepting applications for volunteering on committees https://www.rdn.bc.ca/board-appointments-rdn-advisory-committees;
- 2021 Operational Plan discussions;
- Additional interactive heat map with the location of new dwellings available;
- In 2022 there will be a rebate for water flow meter on wells;
- Listing of Development cost charges (DCCs) are available https://www.rdn.bc.ca/development-cost-charges;
- Apply $154,000 fire smart funding, GVFD grant awarded;
- Gabriola Volunteer Fire Department (GVFD) was awarded fire smart grant;
- Discussions regarding payment requirements for electric vehicle charging stations at Descanso Bay park;
- RDN Climate Action Committee recommendations go to RDN board for review; and
- RDN move to hybrid virtual and in person meeting model.

3.4 First Nation Reports

Trustee Langereis noted RPC support for a program for indigenous youth and elders to meet, with discussions around relationships with land and water.

Trustee Colbourne is in discussions with Senior Intergovernmental Policy Advisor, Lisa Wilcox regarding protocol agreements and establishment of regular business meeting schedule.

Chair Rogers noted a proposal to continue cultural heritage mapping in cooperation with First Nations consultants to identify and map cultural heritage area that are not currently identified and protected.

4. TOWN HALL

A member of the public noted they did not support waiving the public hearing regarding Bylaw 303, as this was a trust initiated amendment bylaw and voiced concerns with the vague definition of 'community resource centre' in the application and asked the LTC to consider review of the term 'community centre' which was also open for interpretation. Secondly, they suggested the LTC publish updates monthly in the local newspaper.

A member of the public noted support for waiving public hearing on Bylaw 303, as the public had other ways to share their feedback and comments. They also noted their support for a reduction in fees for affordable housing applications for charities and non-profits on the Fees Bylaw Update discussion item.

5. MINUTES

5.1 Local Trust Committee Minutes dated September 9, 2021 – for adoption

The following amendments to the minutes of September 9, 2021 were presented for consideration:

- Page 2, 3.2 Trustee Reports, Trustee Langereis reported, first bullet, first sub bullet, should read "challenges experienced in reading revised…"

By general consent the minutes of September 9, 2021 were adopted as amended.

5.2 Section 26 Resolutions-Without-Meeting - none

5.3 Advisory Planning Commission Minutes dated September 9, 2021 - for receipt

Received.

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated October 12, 2021

Received.

6.2 Update on the Church-Spruce Road Opening and Clarification of Public Trail Connections - for discussion

Trustee Colbourne enquired on the status of trail connections signage and thanked Staff for all their work on the project.

Planner Zupanec noted that persons may contact RDN Parks Planning Department for an update on trail mapping and encouraged patience as RDN Staff are currently working on the project.

7. APPLICATIONS AND REFERRALS

7.1 GB-DVP-2021 (Jerry Ellins for Egan & Klus - 1045 Horseshoe Road) - Staff Report

Planner Mahikwa provided an overview of the report which asked the LTC to consider a reduction in the minimum lot line setback from Horseshoe Road from 10.0 metres, to a minimum of 9.74 metres to correct an error that occurred when pouring the concrete foundation and noted:

- No comments received from neighbouring properties;
- No other public comments received;
- Encroachment is minor and such a variance has little or no impact on neighbouring properties; and
- The variance does not affect the Development Variance Permit (DVP) that was issued previously.

GB-2021-083
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee approve issuance of Development Variance Permit GB-DVP-2021.3 (Egan & Klus).

CARRIED

7.2 GB-RZ-2020.1 - Gabriola Housing Society - verbal update

Planner Zupanec noted that since the last consideration of bylaws, Staff have received Ministerial approval, a meeting with the Snuneymuxw First Nations to discuss their comments may be delayed as Snuneymuxw have upcoming elections in February 2022 and Staff are considering how to proceed in advance of the anticipated dialogue.

7.3 Gambier Island Local Trust Committee Bylaw Nos. 153 and 154 - Referral Request for Response

Chair Rogers provided an overview of the Referral Form, which requested the LTC to comment on the potential effect on their agency's interests.

Trustees noted in future they would be interested in inclusion of the full Bylaw details in the Agenda package, as it is good to see what other islands are doing and makes it easier to make decisions on their agency's interests.

GB-2021-084
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee finds their 'Interests Unaffected by Bylaw' for Gambier Island Local Trust Area – Keats Island Bylaw Nos. 153 (Official Community Plan) & 154 (Land Use Bylaw).

CARRIED

7.4 Bylaw No. 303 - for consideration of adoption

GB-2021-085
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee Bylaw No. 303, cited as "Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 1, 2019", be adopted.

CARRIED
Trustee Colborne opposed

By general consent the meeting was recessed at 11:44 am and reconvened at 12:15 pm.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Land Use Bylaw Amendments to Expand Community Uses in the IN1 Zone Project - Staff Report

Trustee Langereis declared that he had a potential conflict of interest with the upcoming item, due to the fact that he was a Director of Gabriola Island Recycling Organization (GIRO) prior to being elected as a Trustee.

Trustee Langereis left the meeting at 12:15 pm.

Planner Mahikwa summarized the report which asked the LTC to consider further readings and noted the following points:

- Supported waiving Public Hearing (PH) as the public may provide their comments to Staff and Trustees via email, mail, or telephone at any time, project information is available on the website to inform and engage the public, the public may engage with the LTC at their regular business meetings, public notices in the local newspaper indicated comments may be forwarded directly to Planner Mahikwa, and as long as the proposed changes are allowable within the Official Community Plan (OCP) they may waive the PH;
- Community Resource Centre was added for consistency, as that definition is in the Land Use Bylaw (LUB); and
- No other public comments have been received.

Trustees noted that the OCP and LUB for Gabriola are in need of updating and supported waiving the PH, as the public has other avenues to voice their comments on minor amendments that serve the community.

GB-2021-086
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee Bylaw No. 310 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 2, 2021", be read a second time.

CARRIED

GB-2021-087
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee Bylaw No. 310 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 2, 2021" be read a third time.

CARRIED

GB-2021-088
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee Bylaw No. 310 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 2, 2021" be forwarded to the Secretary of the Islands Trust for approval by the Islands Trust Executive Committee.

CARRIED

Trustee Langereis returned to the meeting at 12:27 pm.

8.2 Density Donation Outreach Program - verbal update

Planner Zupanec provided a verbal update and noted the following:

- Working on refining draft text and graphics for project webpage;

- Refining topical issues and messaging on how donations make a difference;
- Plan to refer to the Housing Advisory Planning Commission (HAPC) by the end of the year;
- Islands Trust (IT) is to act as a navigator for property owners and community members to access relevant information and dovetail with other networks and organizations to make sure everyone has access to options and information;
- Currently, there is one density that is waiting to be donated to the density bank; and
- Project budget would cover the cost of covenant drafting, such as providing a template, and registration of properties.

Trustees noted their support for alleviation of cost implications for density donations.

8.3 Update on the Housing Options & Impacts Project and the Financial Planning Committee (FPC) meeting

Chair Rogers provided an update and noted the following key points:

- FPC has received the budget request for the Housing Options & Impacts Project and is awaiting the business case;
- There is no surplus budget in general revenues to draw upon for larger multi-year projects and may need tax increase or special tax requisition to fund;
- Staff to provide the FPC with outline and conditions of the special tax requisition process; and
- A special tax requisition request would need to be received by March, 2022, a tight deadline to meet for this round of funding.

Discussion ensued and the following was noted by Trustees:

- Timing for a March, 2022 special tax requisition request that includes community consultation is too tight a timeline; and
- Interested in possibility of special tax requisition for an OCP review, as current OCP is out of date.

9. DELEGATIONS - none

10. CORRESPONDENCE

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

11. NEW BUSINESS

11.1 Fees Bylaw Update - Request for Decision

Planning Manager Kauer provided a summary of the report which asked the LTC to update all LTC's fee bylaws to be consistent with the new Application Processing Services policy and noted:

- If Trustees would like to amend the Fees Bylaw significantly or have a public engagement process, would need to put on the Top Priorities Project list.

Trustees noted the following key points:

- Interested in significant reduction in fees for affordable housing projects; and

- Interested in comparison document with current Fees Bylaw and Draft Fees Bylaw to see the differences between the two.

GB-2021-089
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request Staff to draft a new Fee Bylaw based on the Model Fee Bylaw attached to Trust Council Policy "5.6.1 Application Processing Services" and based on unique provisions of the existing Gabriola Fee Bylaw.

CARRIED

11.2 Request from Director Craig to Support a Rainbow-Coloured Crosswalk - for discussion

GB-2021-090
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee support Vanessa Craig, Regional District of Nanaimo, Electoral Area B, letter to Ministry of Transportation and Infrastructure regarding a rainbow-coloured crosswalk on Gabriola Island.

CARRIED

12. REPORTS

12.1 Climate Change Action Update

Received.

12.2 First Nations Relationship Building

None.

12.3 Trust Conservancy Report – none

12.4 Applications Report dated October 12, 2021

Received. Trustees noted that some items were on the report for many years, interested in possibility of deadlines.

GB-2021-091
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request Staff to provide an update on GB-DVP-2016.3.

CARRIED

12.5 Trustee and Local Expense Report dated August, 2021

Received.

12.6 Adopted Policies and Standing Resolutions

Received.

12.7 Local Trust Committee Webpage

No updates requested.

13. WORK PROGRAM

13.1 Top Priorities Report dated October 12, 2021

Received.

GB-2021-092
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request Staff to add the "Development of an Ecological Protection Zone" project back to the Top Priority List after the "IN1 Zoning Review" project is completed.

CARRIED

GB-2021-093
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request Staff to remove the "Develop Cannabis Production Regulations" from the Top Priority List.

CARRIED

13.2 Projects List Report dated October 12, 2021

Received.

13.4 Proposed dates for 2022 Gabriola Island Local Trust Committee (LTC) meetings

GB-2021-094
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee schedule its regular business meetings on the following dates in 2022: January 27, March 3, April 7, May 12, June 16, July 28, September 29, October 27, and December 1 and request the June 16 meeting to be a late afternoon meeting.

CARRIED

14. CLOSED MEETING

14.1 Motion to Close the Meeting

GB-2021-095
It was MOVED and SECONDED
that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (a) and (d) for the purpose of considering Appointment of Advisory Planning Commission Members and Adoption of In-Camera Meeting Minutes dated June 17, 2021 and that the recorder and staff attend the meeting.

CARRIED

14.2 Recall to Order

Recall to order 1:55 pm.

14.3 Rise and Report

Adopted In-camera Minutes of the Local Trust Committee meeting of June 17, 2021; appointed Peter Maidstone, Susan Yates, Don Elkington, Jennefer Laidley, Deborah Ferens and Jeff Malmgren to the Gabriola Island Advisory Planning Commission, with thanks for their service to their community.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, November 25, 2021 at 10:30 am at the Gabriola Arts and Heritage Centre

16. ADJOURNMENT

By general consent the meeting was adjourned at 1:56 pm.

_____
Dan Rogers, Chair

Certified Correct:

_____
Nadine Mourao, Recorder

DRAFT

Gabriola Island Local Trust Committee
Minutes of Special Meeting

Date: November 25, 2021
Location: Electronic Meeting

Members Present: Dan Rogers, Chair
Kees Langereis, Local Trustee
Scott Colbourne, Local Trustee

Staff Present: Heather Kauer, Regional Planning Manager
Sonja Zupanec, Island Planner
Teresa Mahikwa, Island Planner
Nadine Mourao, Recorder

Others Present: There were approximately zero (0) members of the public in attendance.

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Rogers called the meeting to order at 10:32 am, welcomed the public and introduced Trustees, Staff and Recorder. Chair Rogers, Trustee Colbourne, and Trustee Langereis acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

Chair Rogers noted that the Special Meeting was to focus on the business that was time sensitive. The regular in person business meeting was cancelled due to a weather storm warning, Island Health's COVID-19 gathering recommendations, and current fuel restriction guidelines.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. REPORTS

3.1 Trustee Reports

Trustee Colbourne reported the following and his attendance at the following meetings and events:

- Due the cancellation of the Regular Business Meeting, interested in a Town Hall type meeting in December to obtain public and community input;
  - There is no Staff capacity at that time for an additional meeting;
- National Climate Caucus for small and rural remote communities;

- Trees4tomorrow will be planting more trees on Gabriola in the Spring and recommended community members reach out to Gabriola Land and Trails Trust for more information on the Nature Steward's program; and
- Trust Council (TC) next week.

Trustee Langereis reported the following and his attendance at the following meetings and events:

- Trust Programs Committee (TPC);
- Regional Planning Committee (RPC);
- Select Committee for Government and Management Review;
- Raincoast Conservation Foundation webinars www.raincoast.org; and
- TC next week.

3.2 Chair's Report

Chair Rogers reported the following:

- TC next week with budget discussions, for more information on next years' proposed budget, visit www.islandstrust.bc.ca, public consultation on the proposed budget to begin in January 2022; and
- Community Stewardship Awards are returning https://islandstrust.bc.ca/programs/stewardship-awards/

3.3 Electoral Area Director's Report

Vanessa Craig, Director Regional District of Nanaimo (RDN) Electoral Area B provided a summary of the report and noted the following:

- Thanked Trustees and Staff for their support on the Rainbow Crosswalk for Gabriola;
- Forwarded the community's noise and environmental concerns to the Nanaimo Airport Development Authority, as well as, asked them for citizen representatives to be included in their working group;
- RDN Directors are starting to see reports coming back from projects over last few years; and
- Social Needs Assessment is being put on the back burner as there are concerns at the RDN Board level as the RDN does not have a social planning function/jurisdiction, this is currently a Provincial and Federal jurisdiction.

Trustee Colbourne was interested in a Staff Report on how to move forward with the next steps of the Social Needs Assessment, as the solution lies outside of the current system.

3.4 First Nation Reports

Trustee Colbourne noted that Snuneymuxw First Nation is holding elections of the Chief and Council, will continue with regular meetings once the elections have completed. He noted and thanked everyone for their inclusion of Snuneymuxw input in the earliest stages of their project work.

Chair Rogers noted that the Trust Council Agenda Package contained a report from Lisa Wilcox, Senior Intergovernmental Policy Advisor on Islands Trust's work with Indigenous First Nations.

4. TOWN HALL

Deferred.

5. MINUTES

5.1 Local Trust Committee Minutes dated October 21, 2021 – for adoption

Deferred.

5.2 Section 26 Resolutions-Without-Meeting Report dated November 18, 2021

Deferred.

5.3 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated November 18, 2021

Deferred.

6.2 Model Fees Bylaw Update - Staff Report

Deferred. Chair Rogers encouraged members of the public please write to Trustees with their comments.

6.3 Cell Tower Strategy - Trustee Langereis - discussion

Deferred.

7. APPLICATIONS AND REFERRALS

7.1 GB-SUB-2020.2 - (Centre Stage Holdings Ltd. - Seymour Road, Gabriola) - Staff Report

Planner Zupanec provided an update on the report which asked the LTC to consider waiving the 10% highway frontage requirement, in order that the proposed subdivision may receive final Ministry of Transportation and Infrastructure (MoTI) approval.

Trustees noted concern with lack of secondary access points in case of emergency; asked for MoTI to find a second access point, and Staff advise the Gabriola Volunteer Fire Department of the LTC's concerns with the lack of secondary access details for this subdivision.

GB-2021-096
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee exempt Proposed Lot C, D, E and F of the proposed 6-lot subdivision of Lot 20, Section 8 Gabriola Island, Nanaimo District Plan VIP82759 (PID 027-086-500) from Section 512(1)(a) of the *Local Government Act* which requires that each parcel has a highway frontage that is greater than 10% of the perimeter of the lot.

CARRIED

7.2 GB-DP-2021.2 - (1167433 BC Ltd. - Silva Bay Resort and Marina) - Staff Report

Planner Mahikwa summarized the report which asked the LTC to consider approving the issuance of Development Permit (DP) application, which would amend existing DP GB-DP-2020.2, which was issued on August 20, 2021, as the development is within the Development Permit Area (DPA) No. 4 – Flat Top Islands Area. The previous DP was brought to the LTC for consideration at the July 29, 2021 Regular Business Meeting and noted:

- Snuneymuxw First Nations sent a response email indicating that the updated DP does not alter their previous positive referral response; and
- The Department of Fisheries and Oceans confirmed their support.

GB-2021-097
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee approve issuance of GB-DP-2021.2 subject to the conditions imposed therein.

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Business Case for Gabriola Biocultural and Housing Diversity Program - Staff Report

Regional Planning Manager Kauer provided an overview of the business case which the Islands Trust FPC reviewed, supporting analysis report and documents on November 10, 2021. The proposed business case is for a multi-year biocultural and housing diversity program to be funded by a special tax requisition across the Gabriola Local Trust Area and noted the following:

- There is no staff capacity or budget to put together a Delegation Bylaw with public consultation to get the special tax requisition request into this 2022/2023 fiscal budget;
- The Delegation Bylaw would allow the LTC to work with organizations outside of the specific groups that are currently allowed;
- Recommended Trustees consider a special tax requisition for the next fiscal year 2023/2024 budget cycle; and
- There may be complications if the multi-year program is approved for funding but does not obtain funding in subsequent years.

Discussion ensued and the following key points were noted by Trustees:

- Does not support a special tax requisition for a project that did not have Official Community Plan (OCP) or Land Use Bylaw (LUB) objectives;
- Projects are not being completed due to Staff capacity being drawn away by development, this program is an attempt to get projects done;
- Interested in asking TC for this program to come out of the general budget for this fiscal year and supported a special tax requisition to fund the program in the following fiscal budgets, would not like to wait a year to start working on the program;
- The intent of the program would be to bring voices together, engage in community planning that is not spelled out in legislation, come back to the LTC with recommendations for OCP and LUB amendments and possible other outcomes;
- The working group/task force would look at the IT needs and their own wishes as well, unclear on what the working group/task force would do;

- Staffing costs of a multi-year program are not supported, interested in completing a smaller project such as Coastal Douglas Fir protection; and
- This recommendation for a program came from tremendous consultation and work by the community to create an idea on how to move forward, a different approach to project work is needed.

GB-2021-098
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee amend and endorse the business case for Gabriola Biocultural and Housing Diversity Program so that in 2022/2023 it is funded out of general revenue, and that it be forwarded to Executive Committee for inclusion as a late item for the 2022/2023 budget.

CARRIED
Trustee Langereis Opposed

By general consent the meeting was recessed at 12:12 pm and reconvened at 12:40 pm.

8.2 Active Transportation Grant - Final Report – attached

Representatives Sonal Deshmukh, Planning Projects Coordinator at Mount Arrowsmith Biosphere Region Research Institute (MABRRI) and Skye Bell, Master of Community Planning Student provided an overview of The Gabriola Island Link Project report which explored suitable pedestrian and alternative transportation options to connect the Descanso Bay Ferry Terminal with the Gabriola Village, a proposed active transit connection to increase pedestrian safety, accessibility, and connectivity with local shops with reduced environmental impacts.

Trustees noted the following:
- Thanked MABRRI for their hard work;
- Interested in next steps to move this project forward, what agency or organization will take this infrastructure project on?
- Liked the phased stage approach for the project; and
- Would like the report posted to IT website.

GB-2021-099
It was MOVED and SECONDED
that the Gabriola Local Trust Committee enthusiastically receive the Active Transportation Grant, Gabriola Island Link Project report and ask that is to be presented to community and potential partners, as received.

CARRIED

By general consent the meeting was recessed at 1:24 pm and reconvened at 1:26 pm.

9. DELEGATIONS - none

10. CORRESPONDENCE

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

11. NEW BUSINESS

11.1 Sounder Wall Calendar Meeting Dates Renewal for 2022 ($399.60) –discussion

GB-2021-100
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request Staff to provide advance notice of 2022 regular business meetings on the Gabriola Sounder Community Calendar.

CARRIED

12. REPORTS

12.1 Climate Change Action Update

Deferred.

12.2 First Nations Relationship Building

Deferred.

12.3 Trust Conservancy Report

12.3.1 The Heron - Autumn, 2021

Deferred.

12.4 Applications Report dated November 18, 2021

Deferred.

12.5 Trustee and Local Expense Report dated September, 2021

Deferred.

12.6 Adopted Policies and Standing Resolutions

Deferred.

12.7 Local Trust Committee Webpage

Deferred.

13. WORK PROGRAM

13.1 Top Priorities Report dated November 18, 2021

Deferred.

13.2 Projects List Report dated November 16, 2021

Deferred.

14. CLOSED MEETING

14.1 Motion to Close the Meeting

GB-2021-101
It was MOVED and SECONDED

DRAFT

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (d), (f) and (i) for the purpose of considering Adoption of In-Camera Meeting Minutes dated October 21, 2021; Bylaw Enforcement and the receipt of Advice that is Subject to Solicitor-Client privilege and that the recorder and staff attend the meeting.

CARRIED

Chair Rogers closed the meeting to the public at 2:14 pm.

14.2 Recall to Order

Recalled to order at 2:31 pm.

14.3 Rise and Report

Adopted in-camera minutes dated October 21, 2021 and considered and authorized legal action.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, January 27, 2021 at 10:30 am at the Gabriola Arts and Heritage Centre

16. ADJOURNMENT

By general consent the meeting was adjourned at 2:31 pm.

_____
Dan Rogers, Chair

Certified Correct:

_____
Nadine Mourao, Recorder

DRAFT

Gabriola Island Local Trust Committee
Minutes of Special Meeting

Date: January 27, 2022
Location: Electronic Meeting

Members Present: Dan Rogers, Chair
Kees Langereis, Local Trustee
Scott Colbourne, Local Trustee

Staff Present: Heather Kauer, Regional Planning Manager
Sonja Zupanec, Island Planner
Nadine Mourao, Recorder

Others Present: There were approximately zero (0) members of the public in attendance.

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Rogers called the meeting to order at 10:31 am, welcomed the public and introduced Trustees, Staff and Recorder. Chair Rogers acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

Chair Rogers noted that the Special Meeting was to consider adoption of regulatory meeting procedures bylaws to conduct business in electronic format.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. BUSINESS ITEMS

3.1 Proposed Meeting Procedures Bylaw No. 312 - for consideration and decision

Regional Planning Manager Kauer provided overview of the bylaw amendments to allow all meetings to be electronic and noted the following points:

- Recommended bylaws include at least two meetings to be in person and fully participatory;
- An additional Staff member is recommended for running electronic meetings, in particular labour intensive Town Hall meetings with electronic public participation and technology assistance;
- Recently, Staff have put their regular work aside to run electronic meetings, however, this is not sustainable in the long term;
- Delegations require less technological assistance, as they are planned in advance of the meeting; and

- As the next fiscal's budget is being considered shortly and these bylaw amendments have budget implications, it is recommended the bylaw amendments are to be included in the next fiscal budget cycle.

Discussion ensued and the following key points were noted by Trustees:

- Would like to ensure full electronic participation of the public for business meetings;
- The public have an expectation to connect with elected officials in a variety of ways, including electronically, would like to find a way that works;
- Option of discussing items on the agenda, deferring decisions to next meeting to allow time for public to hear and respond;
- Requested additional time to consider Sections 18 – 40 and to obtain public comment; and
- Interested in exploring additional options for running meetings electronically in the short and long term, suggested using unused meeting expenses from this years' budget for the short term.

GB-2022-001
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee amend Gabriola Island Local Trust Committee Bylaw No. 312, cited as "Gabriola Island Local Trust Committee Meeting Procedures Bylaw, 2022" by adding in Section 3 the words 'held in person' after the word 'to.'

CARRIED

GB-2022-002
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee amend Gabriola Island Local Trust Committee Bylaw No. 312, cited as "Gabriola Island Local Trust Committee Meeting Procedures Bylaw, 2022" draft bylaw Section 13 adding 'Local Trust' before the word 'Committee'.

CARRIED

GB-2022-003
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee draft Gabriola Island Local Trust Committee Bylaw No. 312, cited as "Gabriola Island Local Trust Committee Meeting Procedures Bylaw, 2022" bylaw Sections 18 to 40 be removed.

CARRIED

GB-2022-004
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee request Staff to return deleted Sections 18 to 40 of Gabriola Island Local Trust Committee Bylaw No. 312, cited as "Gabriola Island Local Trust Committee Meeting Procedures Bylaw, 2022" to the Gabriola Local Trust Committee for future consideration.

CARRIED

GB-2022-005
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee Bylaw No. 312, cited as "Gabriola Island Local Trust Committee Meeting Procedures Bylaw, 2022", be read a first time, as amended.

CARRIED

GB-2022-006
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee Bylaw No. 312, cited as "Gabriola Island Local Trust Committee Meeting Procedures Bylaw, 2022", be read a second time.

CARRIED

GB-2022-007
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee Bylaw No. 312, cited as "Gabriola Island Local Trust Committee Meeting Procedures Bylaw, 2022", be read a third time.

CARRIED

GB-2022-008
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee Bylaw No. 312, cited as "Gabriola Island Local Trust Committee Meeting Procedures Bylaw, 2022", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

GB-2022-009
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request that Financial Planning Committee add funding resources to the 2022/23 Fiscal Year Budget for electronic meeting support.

CARRIED

GB-2022-010
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request Staff explore the use and implement the Local Trust Committee specific budget to ensure full electronic connectivity for the March 3, 2022 Gabriola Local Trust Committee regular business meeting.

CARRIED

4. ADJOURNMENT

By general consent the meeting was adjourned at 11:26 am.

_____
Dan Rogers, Chair

Certified Correct:

_____
Nadine Mourao, Recorder

Print Date: February 23, 2022

Resolutions Without Meetings Log

Gabriola Island

Resolution Number	Action	Date
2022-002	**Carried**	**07-Feb-2022**
"That Gabriola Island Local Trust Committee Bylaw No. 312, cited as "Gabriola Island Local Trust Committee Meeting Procedure Bylaw, 2022", be adopted".		
2022-001	**Carried**	**12-Jan-2022**
"That the Gabriola Island Local Trust Committee cancel the regular Business meeting of January 27, 2022, and hold an electronic Special meeting on the same day just for individual, time-sensitive items including the consideration of a new Meeting Procedures bylaw".		

Islands Trust

Print Date: February 23, 2022

Follow Up Action Report

Gabriola Island

28-Nov-2019

Activity	Responsibility	Dates	Status
1 LTC approved issuance of GB-DVP-2017.1 conditional upon registration of a restrictive covenant and registration of a S. 32 HCA notice on title. (Awaiting registration of covenant and HCA notice)	Becky McErlean Stephen Baugh		In Progress
2 LTC approved issuance of GB-DP-2017.2 following issuance of GB-DVP-2017.1 (Awaiting registration of covenant and HCA notice)	Becky McErlean Stephen Baugh		In Progress

10-Sep-2020

Activity	Responsibility	Dates	Status
1 GB LTC resolution to purchase a subscription to the Welcome Wagon up to $100. *Waiting on updated brochures from TAS. Welcome Wagon rep moved to SSI but still available for Gabriola business.*	Wil Cottingham		In Progress

26-Nov-2020

Activity	Responsibility	Dates	Status

Follow Up Action Report

Gabriola Island

26-Nov-2020

Activity	Responsibility	Dates	Status
1 GB-RZ-2020.1 (GHS) Proposed Bylaw No. 308 (Housing Agreement) LTC request applicant submit approved water licence prior to final reading of BL 306 and 307. *Submitted.* March 4 2021: Staff to prepare amendments to the Housing Agreement Bylaw as per the LTC resolution; defer items i) and n) to future LTC meeting and not proceed with further readings until consultation with Snuneymuxw First Nation is completed.	Becky McErlean Sonja Zupanec		In Progress

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29-Jul-2021

Activity	Responsibility	Dates	Status
1 Staff to schedule a protocol meeting with the Regional District of Nanaimo in fall 2021. *Staff-2-Staff held Nov 24, 2021. Protocol meeting scheduled for Jan 27, 2022*	Wil Cottingham		Completed

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21-Oct-2021

Activity	Responsibility	Dates	Status

Follow Up Action Report

Gabriola Island

21-Oct-2021

Activity	Responsibility	Dates	Status
1 Provide status update on GB-DVP-2016.3 for Nov 25 LTC meeting.	Margot Thomaidis		In Progress

25-Nov-2021

Activity	Responsibility	Dates	Status
1 GB-SUB-2021.2 - Ten percent frontage waiver approved by the LTC. Notify applicant and MOTI.	Sonja Zupanec		In Progress
2 GB-DP-2021.2 (Sliva Bay) Amendment to the DP 2020.2 issued by the LTC.	Becky McErlean Penny Hawley Teresa Mahikwa		In Progress
3 Active Transportation Project - post final report to project website; investigate whether edited portion of zoom meeting clip can be included. Put item on jan 27 agenda for discussion by LTC of next steps. *Report added to project. Unable to edit clip of recording but have provided start and end time for presentation within meeting recording as a document on the website along with the report.*	Sonja Zupanec Wil Cottingham		Completed
4 LTC approved meeting notification on Gabriola Sounder calendar for 2022.			Completed

Follow Up Action Report

Gabriola Island

25-Nov-2021

Activity	Responsibility	Dates	Status
5 That the Gabriola Local Trust Committee amend and endorse the business case for Gabriola Biocultural and Housing Diversity Program so that in 2022/2023 it is funded out of general revenue, and that it be forwarded to Executive Committee for inclusion as a late item for the 2022/2023 budget.	Sonja Zupanec		Completed
6 Minutes from October not adopted - return to January 27 agenda for adoption. Several items from Nov. 25th meeting (reports) deferred to January due to change to special meeting with a limited agenda.	Becky McErlean Penny Hawley		Completed

27-Jan-2022

Activity	Responsibility	Dates	Status
1 that Gabriola Island Local Trust Committee request Staff to return deleted Sections 18 to 40 of Gabriola Island Local Trust Committee Bylaw No. 312, cited as "Gabriola Island Local Trust Committee Meeting Procedures Bylaw, 2022" to the Gabriola Local Trust Committee for future consideration.	Becky McErlean Heather Kauer		In Progress
2 that Gabriola Island Local Trust Committee amend Gabriola Island Local Trust Committee Bylaw No. 312, cited as "Gabriola Island Local Trust Committee Meeting Procedures Bylaw, 2022" by adding in Section 3 the words 'held in person' after the word 'to.'	Becky McErlean		Completed

Follow Up Action Report

Gabriola Island

27-Jan-2022

Activity	Responsibility	Dates	Status
3 that Gabriola Island Local Trust Committee amend Gabriola Island Local Trust Committee Bylaw No. 312, cited as "Gabriola Island Local Trust Committee Meeting Procedures Bylaw, 2022" draft bylaw Section 13 adding 'Local Trust' before the word 'Committee'.	Becky McErlean		Completed
4 that Gabriola Island Local Trust Committee draft Gabriola Island Local Trust Committee Bylaw No. 312, cited as "Gabriola Island Local Trust Committee Meeting Procedures Bylaw, 2022" bylaw Sections 18 to 40 be removed.	Becky McErlean Heather Kauer		Completed
5 that Gabriola Island Local Trust Committee Bylaw No. 312, cited as "Gabriola Island Local Trust Committee Meeting Procedures Bylaw, 2022", be read a first, second, and third time and forwarded to EC.	Becky McErlean Heather Kauer		Completed
6 that the Gabriola Island Local Trust Committee request that Financial Planning Committee add funding resources to the 2022/23 Fiscal Year Budget for electronic meeting support.	Heather Kauer		Completed
7 that the Gabriola Island Local Trust Committee request Staff explore the use and implement the Local Trust Committee specific budget to ensure full electronic connectivity for the March 3, 2022 Gabriola Local Trust Committee regular business meeting.	Heather Kauer Wil Cottingham		Completed

STAFF REPORT

DATE OF MEETING:	November 25, 2021
TO:	Gabriola Island Local Trust Committee
FROM:	Heather Kauer, Regional Planning Manager Northern Team
SUBJECT:	Model fees bylaw

RECOMMENDATION

1. **That the Gabriola Island Local Trust Committee request Staff to draft a new Fee Bylaw based on the model fee bylaw attached to Trust Council Policy "5.6.1 Application Processing Services" with the following modification:**

    a. **That the fee for an Official Community Plan or Land Use Bylaw amendment, or combination thereof for affordable housing where the applicant is a registered charity or a non-profit society, be $1,000.**

REPORT SUMMARY

The purpose of this report is to make a recommendation regarding a recent version of a model fees bylaw and modifications that could be made to make it more in alignment with current provisions of the Gabriola fees bylaw.

BACKGROUND

At their October 21, 2021 regular meeting, the Gabriola Island Local Trust Committee passed the following resolution:

> **GB-2021-089**
> **It was MOVED and SECONDED**
> that the Gabriola Island Local Trust Committee request Staff to draft a new Fee Bylaw based on the Model Fee Bylaw attached to Trust Council Policy "5.6.1 Application Processing Services" and based on unique provisions of the existing Gabriola Fee Bylaw.
> **CARRIED**

ANALYSIS

The following table outlines the key differences between the fees listed in the current Gabriola fees bylaw and the model fees bylaw presented to the LTC at their October 21st meeting:

MODEL BYLAW APPLICATION DESCRIPTIONS		EXISTING BYLAW
TABLE 1 – Bylaw Amendments (OCP and Zoning Bylaw)		
Type of Application	**Fee : MODEL BYLAW**	**BYLAW NO. 300**
1. Major (e.g. change to density or OCP)	$7,800	$5,900 (Bylaw 300 applications under 2. Apply to the Model description)
2. Minor (e.g. regulation change without changing density or OCP amendment)	$4,600	$5,250 (Bylaw 300 applications under 1. and 3. Apply to the Model description)
*Official Community Plan or Land Use Bylaw amendments for affordable housing and the applicant is a registered charity or a non-profit society	Does not exist in Model Bylaw	$1000.00

MODEL BYLAW APPLICATION DESCRIPTIONS		EXISTING BYLAW
TABLE 2 – Permits		
Development Permit in Respect of:	**Fee : MODEL BYLAW**	**BYLAW NO. 300**
1. Protection of Natural Environment, Ecosystems and Biological Diversity	$1,000 (applies to DP-1, DP-2, DP-4, DP-5, DP-6 and DP-3)	$525 (DP-1, DP-2, DP-4, DP-5, DP-6) $240 (DP-3)
2. Protection of Development from Hazardous Conditions	$1,000 (DP6)	$525 (DP-6)
3. Protection of Farming	$1,000	Not in existing Bylaw
4. Objectives for Form and Character	$1,700	$800
5. Objectives to Promote Energy Conservation	$1,000	Not in existing Bylaw
6. Objectives to Promote Water Conservation	$1,000	Not in existing Bylaw

MODEL BYLAW APPLICATION DESCRIPTIONS		EXISTING BYLAW
7. Objectives to Promote the Reduction of Greenhouse Gas Emissions	$1,000	Not in existing Bylaw
8. Development Permit Amendment	$1,000	$200
9. Development variance permit (commercial, industrial or institutional development)	$1900	$1,125
10. Development variance permit (residential development)	$1900	$850
Type of Temporary Use Permit	**Fee : MODEL BYLAW**	**BYLAW NO. 300**
11. Temporary Use Permit (residential/commercial/industrial)	$2150	$1,300
12. Temporary Use Permit for residential uses or commercial uses under 95 square metres that provide community benefit.	$1000	Not in existing Bylaw
13. Temporary Use Permit Renewal	$700	$200
14. Temporary Use Permit Renewal (Community Benefit)	$350	Not in existing Bylaw
Other Permits	**Fee : MODEL BYLAW**	**BYLAW NO. 300**
15. Heritage Alteration Permit	$1,700	Not in existing Bylaw
Combination Applications	**Fee : MODEL BYLAW**	**BYLAW NO. 300**
16. Development Permit in respect of a protection area or water and energy conservation in combination with a companion application for a Development Variance Permit	$2,500	$925 (residential) $1,125.00 (commercial) (applies to Table 2 – #7. and #8. In existing bylaw.)
17. Development Permit in respect of form and character in combination with a companion application for a Development Variance Permit	$3,000	$1,125.00

MODEL BYLAW APPLICATION DESCRIPTIONS		EXISTING BYLAW
		(applies to Table 2 – #8.. In existing bylaw.)

TABLE 3 – Subdivision Referrals		
Type of Application	**Fee : MODEL BYLAW**	**BYLAW NO. 300**
1. Application for Subdivision Review – base fee	$1,000	$1,300
2. Application for Subdivision Review – per additional lot created	$100	$130
3. Application for Subdivision Review – parcel line adjustments only, creating no additional parcels	$500	$400

TABLE 4 – Other Applications		
Type of Application	**Fee : MODEL BYLAW**	**BYLAW NO. 300**
1. Board of Variance	$2,200	$1,200
2. Land Use Contract amendment	$2,000	$5,250
3. Liquor & Cannabis Regulation Branch – Retail License Application and Process and referrals requiring local government consultation	$1,500	$1,000/$2000 (Table 4 - #3 and #4 are no longer application in existing bylaw due to changes in licensing)
4. Liquor & Cannabis Regulation Branch – Temporary License Change	$500	$100
5. Strata Conversions	$1,500	$1,300
Zoning Confirmation Letter	Does not exist in Model Bylaw	$100

In summary, the model bylaw includes fees that are generally increases from those currently listed in the Gabriola fees bylaw.

The Executive Committee of Islands Trust has indicated that their policy is that any amendments to existing bylaws or adoption of the model fees bylaw that proposes different fees than those listed in the model should not deviate by more than 20%. The current Gabriola fees bylaw lists a $1,000 fee for OCP or LUB applications for affordable housing proposed by non-profits or charitable organizations. $1,000 is more than a 20% deviation from the model fees bylaw proposed fees of $7,820 for OCP or Major LUB amendments or $4,600 for minor LUB

amendments. If the LTC decides to retain the $1,000 fee for affordable housing applications, there is some risk that the Executive Committee would decline to approve the bylaw.

Should the LTC accept staff's recommendation, staff would draft a new bylaw for a future LTC meeting. The LTC could give the bylaw first, second, and third reading at the same meeting as the bylaw is administrative in nature. The bylaw would then be presented to the Executive Committee for approval.

Rationale for Recommendation

Due to an expressed interest from the Gabriola Island LTC in retaining the $1,000 fee for affordable housing, staff are recommending that this be retained. Staff are further recommending that this be the only modification to the model fees bylaw as these are the fees recommended by the Regional Planning Committee and Executive Committee.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. **Request further information**

   The LTC may request further information prior to making a decision. Staff advise that the implications of this alternative are that the model fees bylaw would need to be added to a projects list and wait for further staffing resources. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

   That the Gabriola Island Local Trust Committee request that staff add "Model Fees Bylaw" to the Top Priorities project list and submit [identify information to be provided] to the LTC.

2. **Recommend further amendments to the model fees bylaw**

   The LTC may wish to modify the model bylaw in ways other than those recommended by staff. Recommended wording for the resolution is as follows:

   That the Gabriola Local Trust Committee request Staff to draft a new fee bylaw based on the model fee bylaw attached to Trust Council Policy "5.6.1 Application Processing Services" with the following modifications: [list modifications].

3. **Receive for information**

   The LTC may receive the report for information

NEXT STEPS

If the LTC accepts the recommendation on page one of this report, staff will bring back to the LTC a bylaw to consider for first, second, and third reading.

Submitted By:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	November 16, 2021

ATTACHMENTS

1. Model Fees Bylaw

[INSERT LTC NAME] LOCAL TRUST COMMITTEE

BYLAW NO. [XX]

A bylaw to prescribe fees for amending bylaws, issuing permits, examining applications for subdivision, and examining other referrals and applications. Model fees reflect the cost recovery for application processing.

WHEREAS Section 462 of the *Local Government Act* provides that a local government may, by bylaw, impose fees related to applications and inspections; Section 41 of the *Liquor Control and Licensing Act* and Section 35 of the *Cannabis Control and Licensing Act* provides that a local government may, by bylaw, impose fees for referral of a license under that Act, [DENMAN AND HORNBY ONLY and Section 31(2)(b) of the Islands Trust Act provides that a local trust committee may impose a fees to recover the cost of processing siting and use permits] ;

NOW THEREFORE the [Insert LTC Name] Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the [Insert LTC Name] Local Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act*, enacts as follows:

Citation

1.1 This bylaw may be cited as the "[Insert LTC Name] Local Trust Committee Fees Bylaw, No. [XX]".

Interpretation

2.1 In this bylaw:

"Applicant" means:

2.1.1 the person authorized under the _____ Island Local Trust Committee Procedures Bylaw No. ____, _____ to make an application in respect of a bylaw or permit under the *Islands Trust Act* or Part 14 or Part 15 of the *Local Government Act*;

2.1.2 an applicant for a license under the *Liquor Control and Licensing Act* in respect of which the Local Trust Committee is requested or required to provide comments or recommendations;

2.1.3 an applicant for a license under the *Cannabis Control and Licensing Act* in respect of which the Local Trust Committee is requested or required to provide comments or recommendations;

2.1.4 an applicant for subdivision review under the *Land Title Act* or the *Strata Property Act*;

2.1.5 an applicant for the conversion of a previously occupied building to strata lots under the *Strata Property Act*;

2.1.6 an applicant for a soil deposit permit or soil removal permit issued pursuant to a bylaw enacted under Part 14 of the *Local Government Act*; or

2.1.7 an applicant to a board of variance established under Part 14 of the *Local Government Act*.

"Application Processing Fee" means the initial amount payable to the Islands Trust in respect of any application under this bylaw.

"Community Benefit" refers to an application that results in provision of an amenity that is of value to the community, and identified in the Official Community Plan as a community benefit.

[NOTE: This is in relation to temporary use permits for a use under a specified size that provides a community benefit. The local trust committee would define community benefit here based on its official community plan definition of community benefit]

"General Service Cost" includes average hourly cost of each staff position involved in processing the applications multiplied by the average number of hours taken to complete processing of that type of application, and includes administrative overhead costs..

"Estimated Direct Costs" for bylaw amendments listed in Table 1 means the Islands Trust's estimate of its actual average cost of disbursements associated with the processing of an application, including:

1. newspaper advertising for one community meeting,
2. notifications, postal and delivery costs of statutory notifications for one public hearing,
3. rental of premises for one community meeting meetings and/or one public hearing,
4. contract minute-taker costs recording or preparation of minutes of one community meeting and/or one public hearing and,
5. staff travel expenses for one site visit, one community meeting and one public hearing.

"Estimated Direct Costs" for temporary use permits listed in Table 2 means the Islands Trust's estimate of its actual average cost of disbursements associated with the processing of an application, including

1. one newspaper advertisement, notifications, postal and delivery costs of statutory notifications for one community meeting,
2. rental of premises for one community meeting,
3. contract minute-taker costs recording or preparation of minutes of one community meeting, and
4. staff travel expenses for one site visit, one community meeting.

"Islands Trust" means the Director of Local Planning Services or their authorized representative.

Application Fees

3.1 Prior to the processing of an application listed in Column 1 of Table 1, Table 2, Table 3 or Table 4, the applicant must deliver to Islands Trust the corresponding application processing fee in the amount shown in Column 2 subject to section 4. The application fee includes general service costs and estimated direct costs.

TABLE 1 – Bylaw Amendments (OCP and Zoning Bylaw)	
Column 1: Type of Application	**Column 2: Fee**
1. Major (e.g. change to density or land use designation)	$7,800
2. Minor (e.g. policy change without changing density or land use designation not requiring an OCP amendment)	$4,600

TABLE 2 – Permits	
Column 1: Development Permit in Respect of:	**Column 2: Fee**
1. Protection of Natural Environment, Ecosystems and Biological Diversity	$1,000
2. Protection of Development from Hazardous Conditions	$1,000
3. Protection of Farming	$1,000
4. Objectives for Form and Character	$1,700
5. Objectives to Promote Energy Conservation	$1,000
6. Objectives to Promote Water Conservation	$1,000
7. Objectives to Promote the Reduction of Greenhouse Gas Emissions	$1,000
8. Development Permit Amendment	$1,000

Type of Development Variance Permit	
9. Development variance permit (commercial, industrial or institutional development)	$1900
10. Development variance permit (residential development)	$1900
Type of Temporary Use Permit	
11. Temporary Use Permit (residential/commercial/industrial)	$2150
12. Temporary Use Permit for residential uses and commercial uses under 95 square metres that provide community benefit..	$1000
13. Temporary Use Permit Renewal	$700
14. Temporary Use Permit Renewal (Community Benefit)	$350
Other Permits	
15. Siting and Use Permit	$250
16. Heritage Alteration Permit	$1,700
Combination Applications	
17. Development Permit in respect of a protection area or water and energy conservation in combination with a companion application for a Development Variance Permit	$2,500
18. Development Permit in respect of form and character in combination with a companion application for a Development Variance Permit	$3,000

TABLE 3 – Subdivision Referrals	
Column 1	**Column 2: Fee**
1. Application for Subdivision Review – base fee	$1,000
2. Application for Subdivision Review – per additional lot created	$100
3. Application for Subdivision Review – parcel line adjustments only, creating no additional parcels	$500

TABLE 4 – Other Applications	
Column 1: Type of Application	**Column 2: Fee**
1. Board of Variance	$2,200
2. Land Use Contract amendment	$2,000
3. Liquor & Cannabis Regulation Branch – Retail License Application and Process	$1,500
4. Liquor & Cannabis Regulation Branch – Temporary License Change	$500
5. Strata Conversions	$1,500

4. Fee for After-the-Fact Application

4.1 An application for a permit or bylaw amendment to authorize work or an activity already undertaken, or in operation as of the date the application is made, the rated in 3.1 will be subject to a 20% surcharge.

5. Collection and Refund of Application Processing Fee Amounts

5.1 The total application processing fee must be received before the processing of the application can begin.

5.2 An applicant may withdraw their application at any time through written notice to the Planning Assistant and/or the Planner responsible for processing the application.

5.3 If an applicant withdraws an application before staff undertakes any planning work on the application, the Islands Trust must refund to the applicant the Application Fee, less $100.

5.4 For an application in Table 1, or a Temporary Use Permit in Table 2, the applicant will be eligible for: 75% refund if the application is withdrawn once the file has been assigned by the regional planning manager to the planner; 50% refund if the first staff report has been submitted to the LTC; 25% refund once public notice of a public hearing or permit has been sent out, no refund will be provided after a Public Hearing or after consideration of the Permit by the local trust committee.

5.5 For applications in Table 2 (except for Temporary use Permit applications), Table 3 and Table 4, the applicant will be eligible for: 75% refund if the application is withdrawn once the file has been assigned to the planner; no refund will be provided if the first staff report has been submitted to the LTC.

6. Extraordinary Service Costs (ESC)

6.1 Extraordinary Services Costs will be paid by the Applicant through a cost recovery agreement, entered into with Islands Trust, in addition to the application processing fee.

6.2 Where legal work is required for the preparation of covenants, registration of covenant at Land Title Offices, registration of notice of a permit or housing agreement at the Land Title Office or for other purposes related to the application, staff will provide the Applicant with an estimate of the costs. The Applicant will pay a deposit of 150% of this estimate.

6.3 Where site visits involving First Nations are required for the processing of an application, staff will provide the Applicant with an estimate of the costs. The Applicant will pay a deposit of 150% of this estimate.

6.4 Where there may be need for additional community information meeting or public hearing not covered by the application processing fee, staff will provide the Applicant with an estimate of costs. The Applicant will pay a deposit of 150% of this estimate.

6.5 Where other additional costs beyond the general service costs and estimated direct costs not specified above are required for processing of an application, staff will provide the Applicant with an estimate of the costs. The Applicant will pay a deposit of 150% of this estimate.

6.6 If the amount paid by Islands Trust in respect of Extraordinary Service Costs is less than the deposit provided to the Islands Trust, the Islands Trust shall provide the Applicant with the amount and the applicant shall pay the amount upon receipt. The local trust committee may withhold the consideration of issuance of any permit or hold the consideration of adoption of any bylaw in abeyance until the amount has been paid.

6.7 Islands Trust must refund the unused portion of any Extraordinary Service Costs deposit to the applicant if it is unused for any reason.

7. Annual Fee Increases

7.1 Fees in section 3.1 increase by 2% on April 1st of each year following the date of adoption of the bylaw.

7.2 The (Insert LTC Name) will maintain a record of annual 2% increases and make that record available for public inspection.

8. Application Fee Sponsorship

8.1 Pursuant to Islands Trust Policy 4.1.13, Guidelines for Executive Committee Sponsored or Local Trust Committee Initiated Development Applications, an applicant may apply to the Executive Committee of Islands Trust for development application fee sponsorship.

9. Severability

9.1 In the event a portion of this bylaw is set aside by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the bylaw remains in force and in effect.

10. Repeal

10.1 "[Insert LTC Name] Local Trust Committee Fees Bylaw No. **[XX]"** is repealed upon adoption of this bylaw.

10.2 Any application for which a fee has been fully paid at the time this bylaw comes into force shall be processed to completion in accordance with the fee provisions of the repealed bylaw.

READ A FIRST TIME this st day of , 20

READ A SECOND TIME this st day of , 20

READ A THIRD TIME this st day of , 20

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST

this th day of , 20

ADOPTED this th day of , 20

_____ _____

Chair **Deputy Secretary**

DRAFT

GABRIOLA ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 311

A bylaw to prescribe fees for amending bylaws, issuing permits, examining applications for subdivision, and examining other referrals and applications.

WHEREAS Section 462 of the *Local Government Act* provides that a local government may, by bylaw, impose fees related to applications and inspections; Section 41 of the *Liquor Control and Licensing Act* and Section 35 of the *Cannabis Control and Licensing Act* provides that a local government may, by bylaw, impose fees for referral of a license under that Act;

NOW THEREFORE the Thetis Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Thetis Island Local Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act*, enacts as follows:

Citation

1.1 This bylaw may be cited as the "Gabriola Island Local Trust Committee Fees Bylaw, 2021".

Interpretation

2.1 In this bylaw:

"Applicant" means:

2.1.1 the person authorized under the Thetis Island Local Trust Committee Development Procedures Bylaw No. 40, 1992 to make an application in respect of a bylaw or permit under the Islands Trust Act or Part 14 or Part 15 of the Local Government Act;

2.1.2 an applicant for a license under the Liquor Control and Licensing Act in respect of which the Local Trust Committee is requested or required to provide comments or recommendations;

2.1.3 an applicant for a license under the Cannabis Control and Licensing Act in respect of which the Local Trust Committee is requested or required to provide comments or recommendations;

2.1.4 an applicant for subdivision review under the *Land Title Act* or the *Strata Property Act*;

2.1.5 an applicant for the conversion of a previously occupied building to strata lots under the *Strata Property Act*;

2.1.6 an applicant for a soil deposit permit or soil removal permit issued pursuant to a bylaw enacted under Part 14 of the *Local Government Act*; or

2.1.7 an applicant to a board of variance established under Part 14 of the *Local Government Act*.

"Application Processing Fee" means the initial amount payable to the Islands Trust in respect of any application under this bylaw.

"Community Benefit" refers to an application that results in provision of an amenity that is of value to the community, and identified in the Official Community Plan as a community amenity

"General Service Cost" includes average hourly cost of each staff position involved in processing the applications multiplied by the average number of hours taken to complete processing of that type of application, and includes administrative overhead costs..

"Estimated Direct Costs" for bylaw amendments listed in Table 1 means the Islands Trust's estimate of its actual average cost of disbursements associated with the processing of an application, including:

1. newspaper advertising for one community meeting,
2. notifications, postal and delivery costs of statutory notifications for one public hearing,
3. rental of premises for one community meeting meetings and/or one public hearing,
4. contract minute-taker costs recording or preparation of minutes of one community meeting and/or one public hearing and,
5. staff travel expenses for one site visit, one community meeting and one public hearing.

"Estimated Direct Costs" for temporary use permits listed in Table 2 means the Islands Trust's estimate of its actual average cost of disbursements associated with the processing of an application, including

1. one newspaper advertisement, notifications, postal and delivery costs of statutory notifications for one community meeting,
2. rental of premises for one community meeting,
3. contract minute-taker costs recording or preparation of minutes of one community meeting, and
4. staff travel expenses for one site visit, one community meeting.

"Islands Trust" means the Director of Local Planning Services or their authorized representative.

Application Fees

3.1 Prior to the processing of an application listed in Column 1 of Table 1, Table 2, Table 3 or Table 4, the applicant must deliver to Islands Trust the corresponding application processing fee in the amount shown in Column 2 subject to section 4. The application fee includes general service costs and estimated direct costs.

TABLE 1 – Bylaw Amendments (OCP and Zoning Bylaw	
Column 1: Type of Application	**Column 2: Fee**
Major (e.g. change to density or OCP)	$7,800
Minor (e.g. regulation change without changing density or OCP amendment)	$4,600
Official Community Plan or Land Use Bylaw amendments for affordable housing and the applicant is a registered charity or a non-profit society	$1000.00

TABLE 2 – Permits	
Column 1: Development Permit in Respect of:	**Column 2: Fee**
1. Protection of Natural Environment, Ecosystems and Biological Diversity (Development Areas – DP1, DP2, DP4, DP5, DP6, DP3)	$1,000
2. Protection of Development from Hazardous Conditions (Development Area DP6)	$1,000
3. Protection of Farming	$1,000
4. Objectives for Form and Character	$1,700
5. Objectives to Promote Energy Conservation	$1,000
6. Objectives to Promote Water Conservation	$1,000
7. Objectives to Promote the Reduction of Greenhouse Gas Emissions	$1,000
8. Development Permit Amendment	$1,000
Type of Development Variance Permit	
9. Development variance permit (commercial, industrial or institutional development)	$1900
10. Development variance permit (residential development)	$1900
Type of Temporary Use Permit	
11. Temporary Use Permit (residential/commercial/industrial)	$2150
12. Temporary Use Permit Renewal	$700
Other Permits	
13. Heritage Alteration Permit	$1,700
Combination Applications	
14. Development Permit in respect of a protection area or water and energy conservation in combination with a companion application for a Development Variance Permit	$2,500
15. Development Permit in respect of form and character in combination with a companion application for a Development Variance Permit	$3,000

TABLE 3 – Subdivision Referrals	
Column 1	**Column 2: Fee**
1. Application for Subdivision Review – base fee	$1,100
2. Application for Subdivision Review – per additional lot created	$110
3. Application for Subdivision Review – parcel line adjustments only, creating no additional parcels	$500

TABLE 4 – Other Applications	
Column 1: Type of Application	**Column 2: Fee**
1. Board of Variance	$2,200
2. Land Use Contract amendment	$2,000
3. Liquor & Cannabis Regulation Branch – Retail License Application and Process and referrals requiring local government consultation	$1,500
4. Liquor & Cannabis Regulation Branch – Temporary License Change	$500
5. Strata Conversions	$1,500
Zoning Confirmation Letter	100.00

4. Fee for After-the-Fact Application

4.1 An application for a permit or bylaw amendment to authorize work or an activity already undertaken, or in operation as of the date the application is made, the rate in 3.1 will be subject to a 20% surcharge.

5. Collection and Refund of Application Processing Fee Amounts

5.1 The total application processing fee must be received before the processing of the application can begin.

5.2 An applicant may withdraw their application at any time through written notice to the Planning Assistant and/or the Planner responsible for processing the application.

5.3 If an applicant withdraws an application before staff undertakes any planning work on the application, the Islands Trust must refund to the applicant the Application Fee, less $100.

5.4 For an application in Table 1, or a Temporary Use Permit in Table 2, the applicant will be eligible for: 75% refund if the application is withdrawn once the file has been assigned by the regional planning manager to the planner; 50% refund if the first staff report has been submitted to the LTC; 25% refund once public notice of a public hearing or permit has been sent out, no refund will be provided after a Public Hearing or after consideration of the Permit by the local trust committee.

5.5 For applications in Table 2 (except for Temporary use Permit applications), Table 3 and Table 4, the applicant will be eligible for: 75% refund if the application is withdrawn once the file has been assigned to the planner; no refund will be provided if the first staff report has been

submitted to the LTC, Board of Variance, or formal referral response submitted to the relevant agency.

6. Extraordinary Service Costs (ESC)

6.1 Extraordinary Services Costs will be paid by the Applicant through a cost recovery agreement, entered into with Islands Trust, in addition to the application processing fee.

6.2 Where legal work is required for the preparation of covenants, registration of covenant at Land Title Offices, registration of notice of a permit or housing agreement at the Land Title Office or for other purposes related to the application, staff will provide the Applicant with an estimate of the costs. The Applicant will pay a deposit of 150% of this estimate.

6.3 Where site visits involving First Nations are required for the processing of an application, staff will provide the Applicant with an estimate of the costs. The Applicant will pay a deposit of 150% of this estimate.

6.4 Where there may be need for additional community information meeting or public hearing not covered by the application processing fee, staff will provide the Applicant with an estimate of costs. The Applicant will pay a deposit of 150% of this estimate.

6.5 Where other additional costs beyond the general service costs and estimated direct costs not specified above are required for processing of an application, staff will provide the Applicant with an estimate of the costs. The Applicant will pay a deposit of 150% of this estimate.

6.6 If the amount paid by Islands Trust in respect of Extraordinary Service Costs is less than the deposit provided to the Islands Trust, the Islands Trust shall provide the Applicant with the amount and the applicant shall pay the amount upon receipt. The local trust committee may withhold the consideration of issuance of any permit or hold the consideration of adoption of any bylaw in abeyance until the amount has been paid.

6.7 Islands Trust must refund the unused portion of any Extraordinary Service Costs deposit to the applicant if it is unused for any reason.

7. Annual Fee Increases

7.1 Fees in section 3.1 increase by 2% on April 1st of each year following the date of adoption of the bylaw.

7.2 The Gabriola Island Local Trust Committee will maintain a record of annual 2% increases and make that record available for public inspection.

8. Application Fee Sponsorship

8.1 Pursuant to Islands Trust Policy 4.1.13, Guidelines for Executive Committee Sponsored or Local Trust Committee Initiated Development Applications, an applicant may apply to the Executive Committee of Islands Trust for development application fee sponsorship.

9. Severability

9.1 In the event a portion of this bylaw is set aside by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the bylaw remains in force and in effect.

10. Repeal

10.1 "Gabriola Island Local Trust Committee Fees Bylaw No. 300, 2018" is repealed upon adoption of this bylaw.

10.2 Any application for which a fee has been fully paid at the time this bylaw comes into force shall be processed to completion in accordance with the fee provisions of the repealed bylaw.

READ A FIRST TIME THIS _____ DAY OF _____ , 202X
READ A SECOND TIME THIS _____ DAY OF _____ , 202X
READ A THIRD TIME THIS _____ DAY OF _____ , 202X

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ , 202X

ADOPTED THIS _____ DAY OF _____ , 202X

_____ _____
CHAIR SECRETARY

TO: Gabriola Island Local Trust Committee

ISSUE:

The scope of public consultation set out in the Islands Trust's developed "Model Public Consultation Protocol for Local Trust Areas" (Islands Trust Protocol).

BACKGROUND:

The federal Innovation, Science and Economic Development (ISED) Department document entitled CPC 2-0-03: *Radiocommunication and Broadcasting Antenna Systems* (CPC Protocol) sets out the steps anyone installing or modifying an antenna system must follow.

The CPC Protocol applies to telecommunication carriers, businesses, governments Crown agencies, operators of broadcasting undertakings and the public (including for amateur radio operation and over-the-air TV reception) and third-party tower owners.

There are different rules based on who is applying for a license, but the following discussion only focuses on provisions applicable to telecommunication providers, operators of broadcasting undertakings and third-party tower owners, hereafter referred to as "proponents".

The CPC Protocol list four (4) types[1] of works with respect to the installation of, or modification to, antennas systems for which proponents do not need consult with the local community. The following discussion only applies to two of the exemptions. These are exemptions related to:

- Existing Antenna Systems: modifications to an existing antenna system comprised of a purpose-built tower. Modifications could include equipment upgrades (eg to 5G from LTE), co-location on a tower by another telecommunication provider or the addition of antennas, and
- Non-Tower Structures: siting of antennas on non-tower structures such as hydro power poles and buildings.

The primary steps set out in the CPC Protocol are:

(1) the proponent must contact the local land use authority to determine whether there is a locally established antenna system protocol in effect. If one exists, the proponent is directed to follow that local protocol. However, the CPC Protocol qualifies this requirement by stating the proponent does not need to contact the local land use authority if the proposed work falls within the one of the exemption categories.
(2) If the work is exempted no further local consultation steps by the proponent are necessary.

[1] New Antenna Systems; Existing Antenna Systems; Non-Tower Structure; and Temporary Antenna Systems

(3) Assuming a local protocol is in effect, if that protocol does not include a process for public consultation, proponents must follow the public consultation requirements set out in the CPC Protocol (ie the default protocol).
(4) Whether the CPC Protocol or local Protocol is followed, once consultation is concluded the local land use authority would be asked to issue a statement of concurrence or non-concurrence with the proposal. The statement of concurrence or non-concurrence would be considered by ISED in any final decision on the proposed works.

Determination of exempted works:

With respect to exemptions for modifications to an existing antenna system and non-tower structures, a proponent does not need to consult the local land use authority or community:

1. If the proposed modification:
    - is to an antenna system whose initial overall height is at least 15 metres, and
    - any increase to the overall height of the antenna system is not more than 25%, and
2. if the placement of antennas on a non-tower structure does not increase the above ground height of that structure, exclusive of appurtenances, by more than 25%

DISCUSSION:

Islands Trust Protocol

The Islands Trust Protocol (adopted by the Gabriola local trust committee in 2020) is intended to be harmonized with the CPC Protocol but augments the CPC Protocol with additional requirements related to the how the consultation is to be carried out. However, there are some distinctions between the two protocols with respect to wording and criteria in the "non-tower" exemption. As well, while the "exemption" categories may appear to be readily discernable, there are other instructions in the protocols which introduce an element of ambiguity.

Comparison of the exemptions for siting "antennas on a non-tower structure"

The non-tower policy set out in the Islands Trust Protocol differs slightly from that in the CPC Protocol. Both protocols do trigger public consultation if the overall height of the structure and antenna is not increased by more than 25%.

However, the Islands Trust Protocol includes an additional condition and has slightly different wording. See the text box below for comparison of wording for the CPC Protocol and the Islands Trust Protocol. (underlining added)

E**XEMPTION FROM CONSULTATION FOR SITING ANTENNAS ON NON-TOWER STRUCTURES**
CPC Protocol: Section 6.
The following proposals are excluded from land-use authority and public consultation requirements: Non-Tower Structure: antennas on buildings, water towers, lamp posts, etc. may be excluded from consultation provided that the height above ground of the non-tower structure, exclusive of appurtenances, is not increased by more than 25% (underlining added)

Islands Trust Protocol:
Non-tower structure: antennas on buildings, water towers, lamp posts, and similar structures, are excluded from consultation provided that the height above ground of the non-tower structure, exclusive of appurtenances, is not increased by more than 25% and have been reviewed by Islands Trust staff who will provide comment in accordance with LTA[2] design guideline.

Wording difference: the CPC Protocol says modifications "may be exempted"; the Islands Trust Protocol says modifications "are excluded". The phrase "may be excluded" implies a decision point; someone other than the proponent must make a decision to exempt what is proposed even if the height increase threshold is not exceeded.

When queried about the difference in wording with respect to the use of the term "may", ISED staff said the policy intent was that expressed in the Islands Trust Protocol. They recognized the possibility of confusion and would look to amend the wording at the next revision of their protocol. Arguably, local land use authorities relying upon the CPC Protocol wording when establishing a protocol may as a result introduce the need to consul.

New condition: In addition to the height increase threshold condition, the Islands Trust Protocol adds another requirement if the proposed work is exempted. The requirement is for staff to review the proposal and provide comments in accordance with any "design guidelines" set out in the Islands Trust Protocol. What is not clear is whether the "staff review" includes or could include any staff discussion with the LTC and/or public consultation.

When queried about the new condition, ISED staff responded that Island Trust could ask for this, but it would be up to the proponent to decide if they want to do that. ISED staff indicated the CPC Protocol is the overriding document and the height increase threshold is the only mandatory criteria to determine if the exemption applies.

Based on what ISED staff indicated, subject to any height increase, if the proponent does not agree to a staff review, the proposal is exempt, and no local consultation need occur. Alternatively, if the proponent agrees to a staff review, the question is whether the "staff review" could include public consultation.

[2] LTA refers to "Local Trust Area"

If consultation is agreed to, it would be limited to design criteria but could open the door for public comment on matters other than "design". A further consideration is whether the Islands Trust Protocol as adopted by the Gabriola Local Trust Committee sets out any "preferred design guidelines". If none exist, presumably staff would have no comment to make, and no consultation would occur.

Ambiguity in policy

The above discussion applies to the policy extracts cited above and while some policy ambiguity exists, it is generally clear. However, the Islands Trust Protocol closely reflects the wording in the CPC Protocol which in some sections introduces ambiguity on how an exemption is to be determined with respect to other factors besides "height".

For example, the Islands Trust Protocol includes the following two statements:

> "*This section outlines the criteria for identifying Antenna system excluded from the consultation process by ISED, the need to consider local circumstances for all exempt structures, and the process for proponents to notify and discuss proposed exempt structures with the LTA."*
>
> AND
>
> *"Therefore, when applying the criteria for exclusion, proponents are encouraged to consult the LTA when it is prudent to do so in consideration of any of the following:*
> - *The antenna system's physical dimensions, including the antenna, mast, and tower, is significant compared to the local surroundings,*
> - *The relative location of the proposed antenna system on the property and its proximity to neighbouring residents;*
> - *The likelihood of an area being in a community-sensitive location; and*
> - *The nature of Transport Canada's marking and lighting requirements for the proposed structure."*

In reading the two sentences above, "local circumstances" refers to the four items listed in the second extract: (1) antenna system dimensions, (2) location to nearby residents, (3) community-sensitive locations and (4) impact of Transport Canada's marking and lighting requirements. The list is exhaustive but leaves it to the proponent to decide if it is "prudent" to consult on one or more of these criteria.

If a proponent believes it is not prudent to do so, consultation with the local land use authority does not need to occur for that reason. If, however, the proponent deems it prudent to do so, the question then becomes whether consultation with the local land use authority includes public consultation.

Furthermore, the list of local circumstances includes "community-sensitive locations". That phrase is defined in the Islands Trust Protocol as places such as schools, daycares, parks and

"other sensitive locations". This is presumably intended to address proximity of persons to the antenna system where EMF radiation may be a health factor.

If agreed to by the proponent, the LTC may provide advice on any of these circumstances and possibly request some degree of public consultation. Should the proponent refuse to consult to any degree, the only recourse for the LTC could be to ultimately issue a statement of non-compliance.

The course of events, to a large degree, hinges on whether a proponent feels it is prudent to undertake consultation with the LTC and secondly how ISED could view the process when making a final decision.

The CPC Protocol has a comparable provision with respect to local circumstances but differs in scope. The comparable CPC Protocol provision states:

> *"Individual circumstances vary with each antenna system installation and modification, and the exclusion criteria below should be applied in consideration of local circumstances. Consequently, it may be prudent for the proponent to consult even though the proposal meets an exclusion noted below. Therefore, when applying the criteria for exclusion, proponents should consider such things as"*
> - *the antenna system's physical dimensions, including the antenna, mast, and tower, compared to the local surroundings;*
> - *the location of the proposed antenna system on the property and its proximity to neighbouring residents;*
> - *the likelihood of an area being a community-sensitive location; and*
> - *Transport Canada's marking and lighting requirements for the proposed structure.*

The Islands Trust Protocol list is exhaustive whereas the CPC Protocol list is not exhaustive. It says "should consider such things as" which indicates other factors may also be considered. In this respect the Islands Trust Protocol reduces the potential scope of consultation based on what local circumstances could include, albeit only if the proponent deems it prudent to do so.

Both protocols are consistent in that the proponent has the discretion to decide on whether consultation is undertaken while being cognizant of how any refusal may affect the statement of concurrence sought from the LTC and ISED's view of the process.

Another statement in the CPC Protocol statement introduces an element of ambiguity:

> "*Proponents who are not certain if their proposals are excluded, or whether consultation may still be prudent, are advised to contact the land-use authority and/or Industry Canada for guidance."*

Height is relatively easy to determine. The above statement reinforces the notion that a change in height may not be the only factor a proponent has to consider. This is further reinforced by another statement in the CPC Protocol which states:

> "*Where proponents believe the local consultation requirements are unreasonable, they may contact the local Industry Canada office in writing for guidance*."

The statement could refer to how consultations are to be carried out but could also include a requirement that consultation occur for proposed works exempted under the CPC Protocol guidelines.

Telecommunication provider comments:

The policy ambiguity in the CPC Protocol was raised by Roger's Communications in their recent submission to ISED on the CPC Protocol. Their submission (attached as appendix A) highlights the fact local governments include provisions not intended by ISED because of the policy ambiguity. Notably, the Roger's submission makes no mention of the option for ISED to provide "guidance" on unreasonable requirements, which leads one to believe that avenue may not be a viable or desired option for proponents.

The CPC Protocol policy is considered paramount, yet that policy directs proponents to comply with local protocols. This has the potential for conflicting policies arising when ambiguity in policy exists. Moreover, the CPC Protocol can suggest provisions a local government should include in their own protocol, but it cannot mandate their inclusion. It would appear ISED is relying to a large degree on local governments interpreting CPC Protocol policy in the manner intended by ISED and leaving it primarily for proponents and local land use authorities to resolve differences.

If local protocols exceed CPC Protocol requirements, ISED has the authority to waive the need for proponents to meet those local requirements. ISED could also discuss the issue with the local land use authority and/or consider a dispute resolution process (see section 5 of the ISED protocol). Note however that the Model Strategy does not include any dispute resolution process policy. Regardless, the dispute resolution could proceed under the jurisdiction of the CPC Protocol.

Roger's Communication raises the point that local governments interpret the ambiguity in policy to establish conditions that may not reflect those in the CPC Protocol. Roger's Communication recommends amending the CPC Protocol to forestall interpretation issues.

Summary:

Islands Trust developed a model strategy to provide a more standardized trust-wide approach with local trust committees being able to amend it to account for local circumstances. Gabriola

made no amendments to the Islands Trust Protocol and, exclusive of the differences noted, follows the general scope of the CPC Protocol.

In Dec 2019, Telus queried whether the Gabriola LTC 2010 Cell Tower Protocol would trigger a need to consult locally when equipment upgrades were to be made to an existing antenna system. From my perspective, it would have triggered a need to consult. This would have also applied to the placement of antennas on non-tower structures. If the LTC had determined equipment upgrades required consultation, the options for Telus would be to, if I am correct in my understanding of the Islands Trust Protocol and CPC Protocol,

(a) consult with ISED and seek guidance on whether the local requirement was unreasonable and what options were available to resolve the issue,
(b) agree to consult, or
(c) as was the case on Gabriola, indicate they would likely proceed due to business case considerations.

The key change implemented by the Islands Trust Protocol is the exemption from public consultation when equipment upgrades (possibly 5G mm wave technology) are made, and small-cell relay units are placed on non-tower structures. I believe small cell units would not exceed the 25% height increase threshold, thereby not triggering any need for public consultation.

Conclusion:

Under the Islands Trust Protocol:

(a) public consultation must be carried out by a proponent intending to install a new antenna system, regardless of the tower's height.
(b) public consultation by a proponent:
    - is required if modifications to an antenna system or the placement of antennas on non-tower structures increase the overall height by more than 25%, and
    - irrespective of any height increase, may be carried out if the proponent considers it prudent to do so.

Respectfully submitted,

Kees Langereis,

Gabriola Island Local Trustee

Attachment: Appendix A

Howard Slawner
350 Bloor Street East, 6th Fl
Toronto, Ontario M4W 0A1
regulatory@rci.rogers.com

April 16, 2021

Via email: ic.spectrumoperations-operationsduspectre.ic@canada.ca

Mr. Marc-Andre Rochon
Innovation, Science and Economic Development Canada
Senior Director, Spectrum Management Operations Branch
235 Queen Street
Ottawa ON K1A 0H5

Dear Mr. Rochon

Re: *Consultation on Amending CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems (DGSO*-002-21) – Rogers Comments

Attached, please find the comments of Rogers Communications Canada Inc. ("Rogers") in response to DGSO-002-21: *Consultation on Amending CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems.*

Rogers thanks the Department for the opportunity to provide input on this important matter.
Sincerely,



Howard Slawner
HS/gf
Attach

Executive Summary

EI Rogers believes the current review of Innovation Science and Economic Development ("ISED") Canada's antenna tower siting procedures known as CPC-2-0-03: *Radiocommunication and Broadcasting Antenna Systems* is an excellent starting point. Given the changing technologies and the introduction of 5G and small cells the Department should initiate a more comprehensive review of the CPC to address certain issues of interpretation over wording within Section 6 concerning exemptions from consultation.

EII With regards to the proposed official languages requirements, Rogers supports Option 2 of the proposal to introduce official languages requirements for the public consultation process.

EIII Rogers also supports ISED's proposed minor amendments to update the CPC to refer to ISED throughout the document and to update references to certain documents related to environmental assessment and aeronautical clearances.

Introduction

1. Rogers is pleased to provide its comment on DGSO-002-21: *Consultation on Amending CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems* (the "Consultation Paper"). In an effort to balance the efficient and orderly deployment of antenna systems in Canada with the concerns of the public residing within the areas where the antennas systems will be installed, the Department introduced a public consultation process known as CPC 2-0-03: *Radiocommunication and Broadcasting Antenna Systems* (the "CPC"), now in its fifth iteration. The CPC sets out a default consultation process, general and technical requirements, as well as a dispute resolution mechanism for proponents seeking to install antenna systems. It also excludes certain types of antenna installations from the requirement to undertake municipal and public consultation.

2. The Department has proposed introducing official languages requirements for the ISED default public consultation process. The Department has also proposed minor housekeeping revisions to the CPC to update references to certain documents such as those referring to environmental assessment and aeronautical clearances. Further details regarding our positions on both proposals are provided in the following comments.

3. In addition, Rogers takes this opportunity to provide comment on an additional issue Rogers encounters when following the CPC to consult with the public. One of the tenets on this policy is that municipal protocols cannot be more burdensome than the requirements of the Department's CPC.[1] Despite this wording, some municipalities have implemented more stringent requirements in order to gain more control over siting. For instance, some municipal protocols ban antenna sites in or within a certain radius of residential areas. Other municipal protocols require public consultation for all proposed sites, including those that are specifically exempted from consultation under the CPC. Some also view proposed sites as a revenue opportunity and charge various fees for applications, permits, zoning applications, public consultation and environmental assessments. Unfortunately, these fees and protocol requirements make it difficult and expensive to build sites. They also discourage legitimate attempts to use existing infrastructure such as rooftops that require consultations even though they are exempt under the CPC.

4. For instance, the CPC is peppered with vague and unenforceable wording that can lead to municipalities overstepping their local jurisdiction. Section 6 of the CPC outlines several types of antenna systems that are exempt from both municipal and public consultation requirements. These exemptions apply when modifying or replacing an existing site, adding antennas to existing structures (buildings, water towers, lamp posts) or putting up a temporary structure. Despite the clear intent of these exemptions, Rogers continues to encounter issues with municipalities over interpretation when applying the policy. For example, there is ambiguity in the wording used in Section 6 which attempts to qualify the exclusions from consultation:

> *Individual circumstances vary with each antenna system installation and modification, and the exclusion criteria below should be applied in consideration of local circumstances. Consequently, it may be prudent for the proponent to consult even though the proposal meets an exclusion noted below.*

[1] See ISED Guide to Assist Land-Use Authorities in Developing Antenna System Siting Protocols, Section 2.1.

5. Some land-use authorities interpret this wording to mean that proponents should consult on all proposals, even when they clearly meet the exclusion criteria. Still, other land-use authorities believe this gives them the power to edit or remove exclusions from the Department's list of exclusions when drafting their own siting protocols. This unfortunate wording acts as a barrier to deployment as it introduces ambiguity into the policy. This ambiguity allows municipalities to insist on public consultation for these consultation exempt sites and causes delays in deploying infrastructure with minor aesthetic impact. To facilitate the roll out of 5G, it is important that small cells not be subject to the same consultation requirements and fees applied to 50 metre towers. \

6. Rogers believes the current review is an excellent starting point to revisit the CPC as it has not been updated since 2014. Given the changing technologies and the introduction of 5G and small cells, it would be beneficial if the Department were to initiate a more comprehensive review of the CPC to address certain issues that have proven to be problematic.

6.1 Proposed implementation of official languages requirements for the public consultation process

Q1

ISED invites comments on:

a. the introduction of official language requirements and whether they should be applied across Canada or in the communities set out above
b. the timing of the introduction of the requirements proposed by ISED
c. any other aspects related to the wording or implementation of the proposals

7. The Department proposes to introduce official language requirements to the CPC. The Department proposes wording for two different options:

Option 1:

Whether the proponent follows the land-use authority's consultation process or ISED's default public consultation process, initial communications with the public (including but not limited to notification packages and public notices) must be made in both official languages. If a member of the public provides written or verbal public comments or public reply comments, the proponent must respond in the official language in which the comments were made.

Option 2:

Whether the proponent follows the land-use authority's consultation process or ISED's default public consultation process, consultation with communities located in the census subdivisions listed in annex A, as amended from time to

time, being those that have an official (English or French) linguistic minority population of 5% or higher, must be conducted in both official languages. If a member of the public provides written or verbal public comments or public reply comments, the proponent must respond in the official language in which the comments were made. Proponents must follow the consultation process established by the land-use authority, where one exists. In the event that a land-use authority's existing process requires bilingual communications with the public, proponents must follow those public consultation requirements regardless of the linguistic minority population figures.

8. It is of utmost importance that proponents communicate in the appropriate official language during the public consultation phase. For its part, when Rogers proposes a site requiring public consultation, the company typically reaches out to the Land-use Authority ("LUA") to obtain direction and guidance on the form of consultation. The vast majority of LUA protocols, and the Department's own default notification process, are clear that proponents are required to contact the LUA to determine local consultation requirements.[2] It is during this step where Rogers currently obtains direction from the LUA on the language to use for the public notification package as the LUA knows the members of its community and their language requirements best. Rogers believes that the current CPC requirements work well.

9. However, of the two proposed options, Rogers supports Option 2 since it requires bilingual consultation in those areas with an official language minority population of 5% or greater, which will reduce the work for proponents in areas where there is little to no linguistic minority population.

10. Rogers also supports the proposed April 22, 2022 implementation date of these changes as it will provide proponents time to adjust to the new requirements.

6.2 Other amendments

Q2

ISED invites comments on the proposal to make minor amendments to CPC-2-0-03, including updating the name of the Department to ISED throughout, and updating references relating to the environmental considerations and aeronautical safety responsibilities as described above.

11. The Department has proposed minor amendments to update the CPC to refer to ISED throughout the document and to update references to certain documents such referring to environmental assessment and aeronautical clearances.

12. Rogers supports the proposed amendments.

13. Rogers thanks the Department for the opportunity to share its views and participate in this consultation process.

[2] See ISED CPC-2-0-03- Radiocommunication and Broadcasting Antenna Systems, Section 4.

STAFF REPORT

File No.: Proposed Telus Tower/Wireless Communication Facility

DATE OF MEETING:	March 3, 2022
TO:	Gabriola Island Local Trust Committee
FROM:	Sonja Zupanec, Island Planner Local Planning Services
COPY:	Heather Kauer, Regional Planning Manager
SUBJECT:	TELUS Request for Concurrence for a 60 metre self-supporting TELUS Tower at South Road, Gabriola Island PID: 009-734-902

RECOMMENDATION

1. **In accordance with the TELUS Public Consultation Summary and Request for Concurrence dated November 18, 2021, the Gabriola Island Local Trust Committee request staff to advise TELUS that:**

    a. **TELUS has satisfactorily completed its consultation with the Gabriola Island Local Trust Committee;**

    b. **The Gabriola Island Local Trust Committee is satisfied with TELUS's public consultation process and does not require any further consultation with the public; and**

    c. **The Gabriola Island Local Trust Committee concurs with TELUS's proposal to construct a wireless telecommunications facility on PID: 009-734-902 (South Road) provided it is constructed substantially in accordance with the plans submitted to the Islands Trust.**

REPORT SUMMARY

TELUS has submitted a complete public consultation summary and request for concurrence (Attachment 1) for a proposed 60 metre tower/wireless communications facility on the subject property shown in Figure 1 and referenced in the recommendation above. The submission meets the concurrence requirements of the "Model Strategy for Antenna Systems". Staff is recommending the Local Trust Committee (LTC) concur with TELUS's proposal.

BACKGROUND

In 2020, the LTC adopted the "Model Strategy for Antenna Systems" prepared by the Local Planning Committee of the Islands Trust to assess any future tower proposals in the Local Trust Area. TELUS submitted an information package on July 7, 2021 formalizing the initiation of the consultation process in the Local Trust Area for a new 60 metre tower. Eighty-nine notification packages were mailed on September 8, 2021 to all property owners and residents within 600 metres of the proposed site shown in Figure 1. On September 15th and 22nd, 2021, newspaper notices were placed in the Gabriola Sounder inviting the public to comment on the proposal.

The public consultation period ended on October 15, 2021 with 123 submissions in support of the proposal and 22 submissions expressing concern with the proposal and one submission was neutral. Concerns were primarily related to health and safety risk associated with the antenna installation. The proposed antenna is regulated by the federal government and must comply with health and safety standards established by Health Canada. Telus has confirmed the installation will at all times be operated to ensure compliance with Health Canada regulations. The proposal has received endorsement from all emergency service providers operating in the area. The proposal is in a low density residential area, exceeds setback requirements and is not in a discouraged location according to the Model Antenna Strategy.



Figure 1. General Site Context

Rationale for Recommendation

The proposal is consistent with the preferred siting locations, setback considerations and is not in a discouraged location as per the "Model Strategy for Antenna Systems". If the LTC concurs with the staff recommendation, concurrence to TELUS by the LTC would remain in effect for a maximum period of 3 years from the date it was issued by the LTC. If construction has not commenced within this time period, the concurrence expires and a new submission and review process, including public consultation as applicable, is necessary prior to any construction activity.

Alternatives

The LTC may consider the following alternatives to the staff recommendation:

1. **Receive for information**

   The LTC may receive the report for information. TELUS may request Innovation Science and Economic Development Canada (ISED) to provide guidance on next steps in their proposal.

2. **Deny the request for concurrence.**

   The LTC may request additional information from TELUS or deny the request to concur with specific rationale. Should this alternative be chosen TELUS may request Innovation Science and Economic Development Canada (ISED) provide guidance on next steps in their proposal. The LTC can consider the following resolution:

That the Gabriola Island Local Trust Committee request staff to advise TELUS that their concurrence request dated November 18, 2021 has been denied.

NEXT STEPS

Staff will inform TELUS of the LTC's resolution(s).

Submitted By:	Sonja Zupanec, RPP, MCIP Island Planner	February 23, 2022
Concurrence:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	February 23, 2022

ATTACHMENTS:

1. Public Consultation Summary and Request for Concurrence pkg November 18, 2021

November 18, 2021

Via Email: icox@islandstrust.bc.ca, hkauer@islandstrust.bc.ca

Ian Cox & Heather Kauer
Islands Trust Local Planning Services
1-500 Lower Ganges Road
Salt Spring Island, BC, V8K-2N8

Subject: Public Consultation Summary and Request for Concurrence for a TELUS Tower / Wireless Communications Facility

TELUS Site:	BC109270 - Gabriola Island-South
Proposed Location:	Address: SOUTH RD GABRIOLA BC Legal: PID: 009-734-902
Coordinates:	N 49.136833°, W 123.748860 °
Description:	60.0 metre self-support / wireless communications facility

GABRIOLA ISLANDS TRUST utilises the Islands Trust protocol (Telecommunications Policy) as it relates to the proposed wireless antenna installations in the above noted subject line. TELUS is respectfully requesting, from the GABRIOLA ISLANDS TRUST Board, concurrence for the proposed tower. The proposed tower will provide much needed improved cellular and Smart Hub service to southern Gabriola Island, De Courcy Island, Ruxton Island and the surrounding waterways. Enclosed please find a summary of the proposal, background information, details of the public consultation process.

On July 7, 2021, an Information Package was submitted to the GABRIOLA ISLANDS TRUST formalizing the initiation of the consultation process with the Islands Trust Local Planning Services. Please see **Appendix 1: Information Package.**

On September 8, 2021, notification packages were mailed to all property owners and residents with a notification distance of 10 metres for every one metre in height for the structure (those within 600 metres), 1000 metre notification to neighbouring land-use jurisdictions, emergency service providers and school districts advise them of the proposal. A total of 89 notification letters were sent. Please see **Appendix 2: Affidavit of Notification.**

On September 15th and 22nd, 2021, newspaper notices were placed in the Gabriola Sounder inviting the public to comment on the proposal, please see **Appendix 3: Newspaper Tear Sheets**.

On October 15, 2021, the consultation period ended. There was an overwhelming expression of support from the community, where 146 households provided comments and 123 were supportive of the

proposal. Twenty-two (22) residents expressed concerns with the proposal and one comment was neutral. The proposal has also received endorsement from all emergency service providers operating in the area. The primary concern for those that expressed concerns was related to perceived health and safety risk associated with the antenna installation. Please know that the proposed antenna installation is regulated by the federal government and must comply with health and safety standards established by Health Canada. TELUS confirms that this installation will at all times be operated to ensure compliance with Health Canada regulations. Please see **Appendix 4: Comments Received During Consultation.**

TELUS is committed to providing reliable wireless service to GABRIOLA ISLANDS TRUST and looks forward to support for the wireless improvements in near future. Attached in **Appendix 5: Sample Resolution**, is a sample resolution granting concurrence for the project. Should you require any additional information, please do not hesitate to contact us 604-620-0877 or by e-mail at tawny@cypresslandservices.com.

Tawny Verigin
Manager of Government Affairs



Cypress Land Services
Agents for TELUS

Appendix 1: Information Package

CYPRESS LAND SERVICES

Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2
Phone: (604) 620-0877 Toll Free: (855) 301-1520 Fax: (604) 620-0876

July 7, 2021

Via Email: icox@islandstrust.bc.ca, hkauer@islandstrust.bc.ca

Ian Cox & Heather Kauer
Islands Trust Local Planning Services
1-500 Lower Ganges Road
Salt Spring Island, BC, V8K-2N8

Subject:	**TELUS Telecommunications Facility Proposal**
Address:	**SOUTH RD GABRIOLA BC**
Legal:	**PID: 009-734-902**
Coordinates:	**N 49.136833°, W 123.748860 °**
TELUS Site:	**BC109270 Gabriola Island-South**

Overview

Cypress Land Services Inc., in our capacity as agent to TELUS, is submitting this information package ("Information Package") to initiate the consultation process related to the installation and operation of a telecommunications facility in order to provide dependable wireless data and voice communication services. This Information Package is intended to formalize the consultation process with the Islands Trust.

Proposed Site

The subject property is located at **SOUTH RD GABRIOLA BC Legal: PID: 009-734-902.** The property is comprised of forested areas and a quarry.

The proposed installation consists of a 60.0 metre self-support tower structure with twelve (12) TELUS panel antennas, two (2) microwave antennas and a lightning rod installed at the top and a shelter for equipment enclosed by a chain-link fence for security purposes at the base. The facility is proposed to be situated approximately 190 metres north of the existing roadway and will utilize the existing access road off South Road. (**Schedule A: Tower Site Location**).

Rationale for Site Selection

TELUS seeks to maintain and improve high quality, dependable network services. In order to improve network performance, TELUS is seeking to add the proposed communications installation to improve service in the immediate area.

The proposed site is a result of many considerations. When a telecommunications carrier is determining a location for new wireless installation it must consider a number of factors to ensure the new installation operates effectively and results in reliable wireless services for the immediate community. Some of the considerations include frequency of operation, local topography, patterns of wireless users, building heights, road patterns, availability of land and existing structures. TELUS investigated the area for collocation options on nearby tower sites and unfortunately there are no existing structures within the vicinity that can be utilized. The site seems appropriate as it enables the tower to be well setback from surrounding land uses and the area is forested enabling the tower to be screened by many large trees. Invitations to collocate on this proposed tower have been sent to Freedom Mobile and Rogers Communications Inc.; their responses are pending.

Tower Proposal Details

TELUS is proposing to construct a 60.0 metre self-support tower. Preliminary plans and a photo-simulation have been completed, please see **Schedule B: Preliminary Plans and Schedule C: Photo-simulation**. These preliminary design plans are subject to final engineered design, land survey and approval of Transport Canada. Applications to both NavCanada and Transport Canada have been submitted; comments are pending. The photo-simulation is for conceptual purposes. TELUS encourages comments from the Islands Trust regarding the proposed location and design of the tower.

Consultation Process with the Islands Trust

It is our understanding that Gabriola Island LTC has adopted the Islands Trust protocol (Telecommunications Policy). Please consider this Information Package the Pre-consultation stage with Islands Trust. Once comments from Island Trust are received, an Application Submission will be required. As we understand it the Public Consultation process will include all property owners and residents with a notification distance of 10 metres for every one metre in height for the structure (those within 600 metres), 1000 metre notification to neighbouring land-use jurisdictions, emergency service providers and school districts and a Newspaper notice in at least two editions of a local newspaper. A Public Information Meeting may be required, which may be augmented with an online forum.

Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at: Health Canada:

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Concurrence Requirements

In order to complete the consultation process, subsequent to the completed consultation process, TELUS will be requesting concurrence from the Islands Trust in a form acceptable to both

the Islands Trust and to ISED. It is our understanding that Islands Trust Board will be issuing a letter or resolution of concurrence.

Conclusion

Please consider this information package as the official commencement of the consultation process. TELUS is committed to working with the Islands Trust and the community in determining an appropriate location and design for a telecommunications tower that will improve wireless services.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604.620.0877 or by email at tawny@cypresslandservices.com.

Thank you in advance for your assistance and consideration.

Sincerely,
CYPRESS LAND SERVICES INC.
Agents for TELUS Communications Inc.

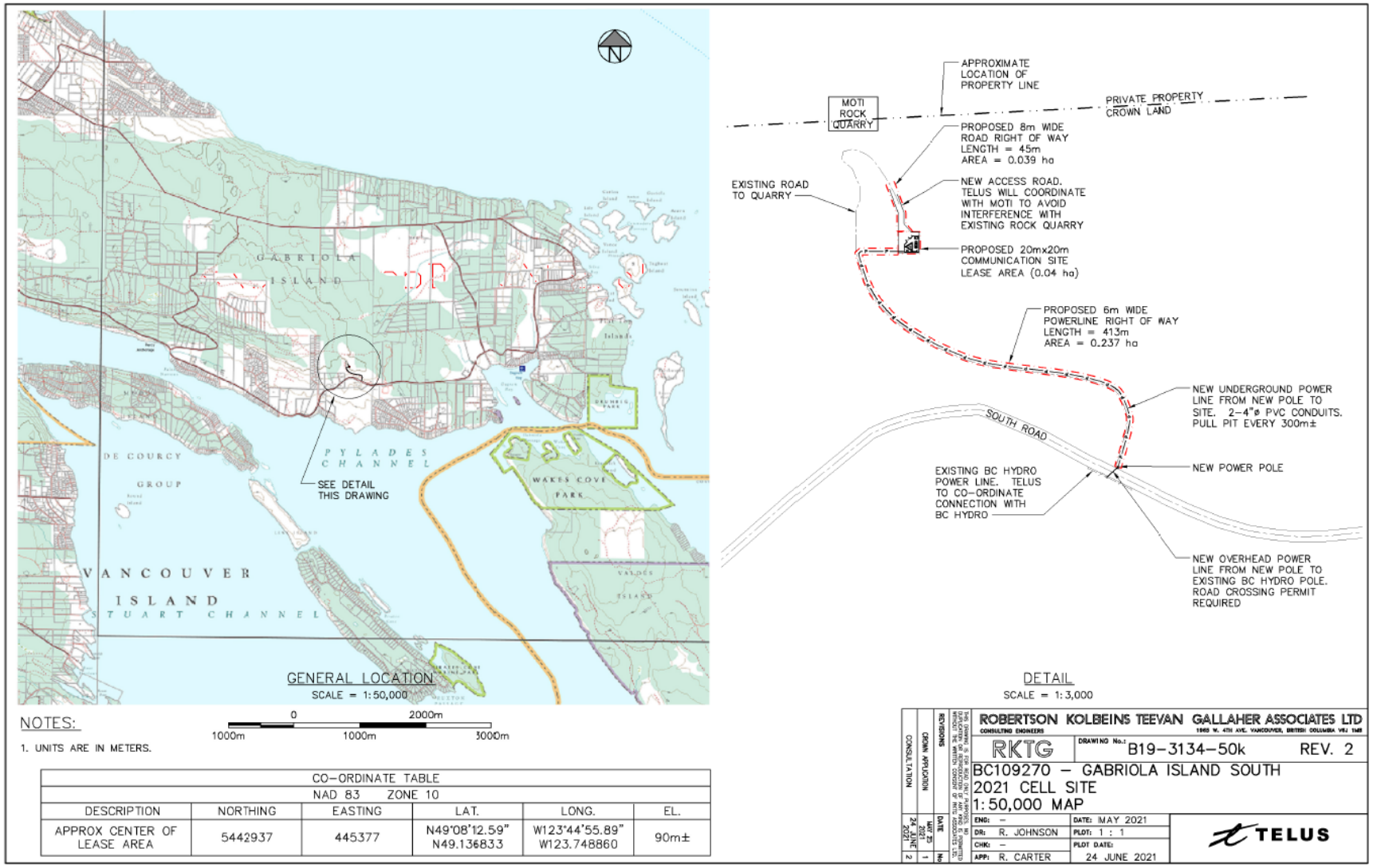


Tawny Verigin
Manager of Government Affairs

SCHEDULE A
TOWER SITE LOCATION



SCHEDULE B – PRELIMINARY PLANS
GENERAL LOCATION



NOTES:

1. UNITS ARE IN METERS.

CO-ORDINATE TABLE NAD 83 ZONE 10					
DESCRIPTION	NORTHING	EASTING	LAT.	LONG.	EL.
APPROX CENTER OF LEASE AREA	5442937	445377	N49°08'12.59" N49.136833	W123°44'55.89" W123.748860	90m±

ROBERTSON KOLBEINS TEEVAN GALLAHER ASSOCIATES LTD
CONSULTING ENGINEERS
1963 W. 4TH AVE. VANCOUVER, BRITISH COLUMBIA V6J 1M8

RKTG | DRAWING No.: B19-3134-50k | REV. 2

BC109270 – GABRIOLA ISLAND SOUTH
2021 CELL SITE
1:50,000 MAP

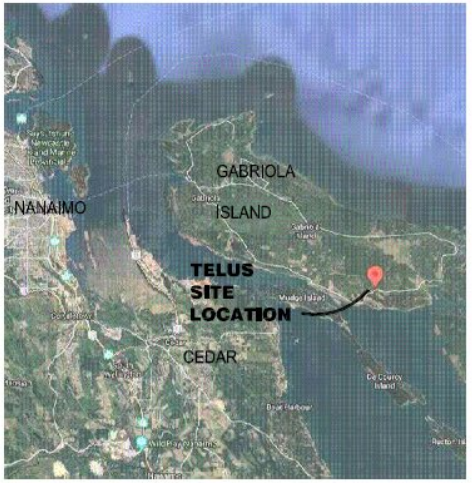
ENG: – | DATE: MAY 2021
DR: R. JOHNSON | PLOT: 1 : 1
CHK: – | PLOT DATE:
APP: R. CARTER | 24 JUNE 2021

REVISIONS: 2 – 24 JUNE 2021 – CROWN APPLICATION CONSULTATION

TELUS

SCHEDULE B – PRELIMINARY PLANS
SITE PLAN





KEY AERIAL

SITE AERIAL
1: 4000
50 25 0 50 100m

PROPERTY LINE LOCATIONS SHOWN ARE APPROXIMATE

NAD 83 ZONE 10					
DESCRIPTION	NORTHING	EASTING	LAT.	LONG.	GRD EL.
APPROX CENTRE OF LEASE	5442937	445377	N49°08'12.59" 49.136833°	W123°44'55.89" -123.748860°	90m±

ROBERTSON KOLBEINS TEEVAN GALLAHER ASSOCIATES LTD
CONSULTING ENGINEERS
1130-8357 50nd ST. EDSA, BRITISH COLUMBIA V4G 0A4 604-940-3353

RKTG | DRAWING No.: B19-3134-050 | REV. 1

BC109270- GABRIOLA ISLAND SOUTH 2021 CELL SITE
SITE AERIAL

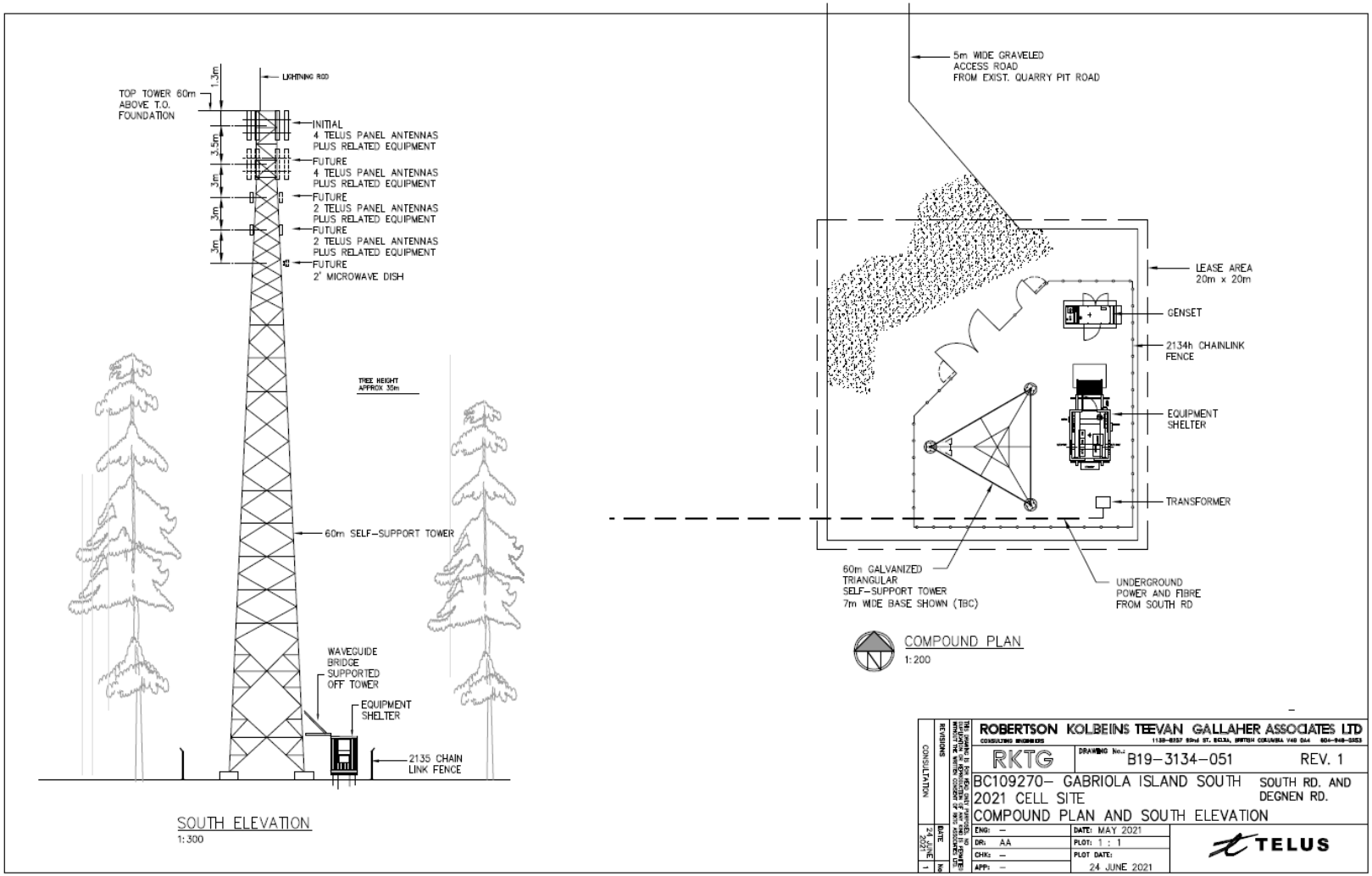
SOUTH RD. AND DEGNEN RD.

ENG: – | DR: AA | CHK: – | APP: –
DATE: MAY 2021 | PLOT: 1 : 1 | PLOT DATE: 24 JUNE 2021

TELUS

CONSULTATION
REVISIONS
1 | 24 JUNE 2021

SCHEDULE B - PRELIMINARY PLANS
TOWER PROFILE & COMPOUND LAYOUT



CYPRESS LAND SERVICES
Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2
Phone: (604) 620-0877 Toll Free: (855) 301-1520 Fax: (604) 620-0876
ROGERS

SCHEDULE C - PHOTO-SIMULATION

BEFORE



AFTER



View: near Gariola Fire Hall

Photo Simulation is a close representation and is for conceptual purposes only – not to scale.
Proposed design is subject to change based on final engineer plans
The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.

CYPRESS LAND SERVICES
Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2
Phone: (604) 620-0877 Toll Free: (855) 301-1520 Fax: (604) 620-0876
ROGERS

SCHEDULE C - PHOTO-SIMULATION

BEFORE



AFTER



View: from entrance to site by main road - AFTER

Photo Simulation is a close representation and is for conceptual purposes only – not to scale.
Proposed design is subject to change based on final engineer plans
The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.

Appendix 2: Affidavit of Notification

Affidavit of Cypress Land Services

I, Chad Marlatt, Manager of Government Affairs, in the City of Vancouver in the Province of B.C., make an Oath and say:

1. THAT I caused to be sent by regular mail, a notification letter, as included in Appendix A, to property owners, occupants and other recipients, as listed in Appendix B, on September 8, 2021.

_____
Chad Marlatt, Manager of Government Affairs
Cypress Land Services

Sworn/Affirmed/Declared before me at the City of Vancouver, in the Province of B.C., this 8th day of September 2021.

_____
(Commissioner's Signature)

A Commissioner for Taking Affidavits for the Province of B.C.

_____
(Commissioner's stamp or printed name and expiry date)

Appendix A: Notification Letter

Dear Owner/Occupant, September 8, 2021

Please accept this notification regarding proposed TELUS Communications Inc. ("TELUS") wireless service improvements in your community.

Subject:	**TELUS Telecommunications Facility Proposal**
Address:	**SOUTH RD GABRIOLA BC**
Legal:	**PID: 009-734-902**
Coordinates:	**N 49.136833°, W 123.748860 °**
TELUS Site:	**BC109270 Gabriola Island-South**

What is proposed?

TELUS seeks to continue to provide high quality wireless telecommunications services to communities throughout British Columbia. Increasingly, communities depend on wireless voice, data and internet communications for business, personal enjoyment and personal security reasons. The installation is required to extend cellular and Smart Hub service to southern Gabriola Island, De Courcy Island, Ruxton Island and the surrounding waterways.

TELUS is proposing to construct a 60.0 metre self-support steel tower inclusive of a 3-metre lightning rod installed at the top of the tower. The tower as well as an equipment shelter, genset and propane tank will be fenced in for security purposes. The tower will have up to 12 antennas and two microwaves at the time of construction. The proposed tower may have sufficient space and loading capacity for additional antennas should another carrier wish to install equipment to support their network requirements at this location dependent upon the type of equipment.

Regulatory Authority

Telecommunications carriers are required by Innovation, Science, and Economic Development Canada ("ISED"), formerly Industry Canada, to consult with the local municipality and the general public regarding new installations. ISED does have exclusive jurisdiction over the approval and placement of telecommunications installations.

The consultation process will provide an opportunity for residents, stakeholders and landowners to obtain detailed information regarding the proposal and to provide comments for consideration. Any inquiries that are received as a result of this notification will be logged and submitted to the ISLANDS TRUST as part of our application for concurrence.

Local Government

This notification is to provide the opportunity to obtain information regarding the proposal, ask questions and provide comments. The public is offered 30 days to provide comment. The closing period for comments to be received by TELUS is October 15, 2021.

You have received a copy of this Notification Letter in accordance with the Gabriola Island Local Trust Committee (LTC) adopted the Islands Trust protocol (Telecommunications Policy). The Public Consultation process includes notification to all property owners and residents with a notification distance of 10 metres for every one metre in height for the structure (those within 600 metres), 1000 metre notification to neighbouring land-use jurisdictions, emergency service providers and school districts and newspaper notices in two editions of Gabriola Sounder newspaper.

At the conclusion of the consultation process, TELUS will provide a summary of comments received from the community as well as the replies provided by TELUS to the ISLANDS TRUST LTC to consider at an upcoming

Committee meeting. A Public Information Meeting may be required, which may be augmented with an online forum.

Location
The subject property is located at SOUTH ROAD, GABRIOLA, BC Legal: PID: 009-734-902. The property is comprised of forested areas and a quarry. Please see Aerial Map on page 3. Visibility of the tower from street level will be minimal given the tree cover and distance of the tower upslope. That said, there will be various locations from throughout the community that the tower may be visible above the treeline. We have provided a photo-rendering, whereby the top of the structure will be visible.

Safety Code 6
ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS attests that the installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, as may be amended from time to time.

Site Access
Access will be obtained via Allen Rd. Construction is expected to take approximately two to three months.

Environment
TELUS confirms that the installation is excluded from environmental assessment under the *Canadian Environmental Assessment Act*. Any municipal environmental regulations will be followed.

Transport Canada
The tower has been reviewed by Transport Canada and will not require lighting or aeronautical markings.

Structural Considerations
TELUS confirms that the antenna structure described in this notification package will apply good engineering practices including, structural adequacy during construction. Third parties may apply to add equipment should they like.

General Information
General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website: http://www.ic.gc.ca/eic/site/ic-gc.nsf/eng/07422.html.

Contacts:
TELUS c/o Tawny Verigin of Cypress Land Services, Agents for TELUS
Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2
Phone: 1-855-301-1520, Fax: 604-620-0876
Email: publicconsultation@cypresslandservices.com

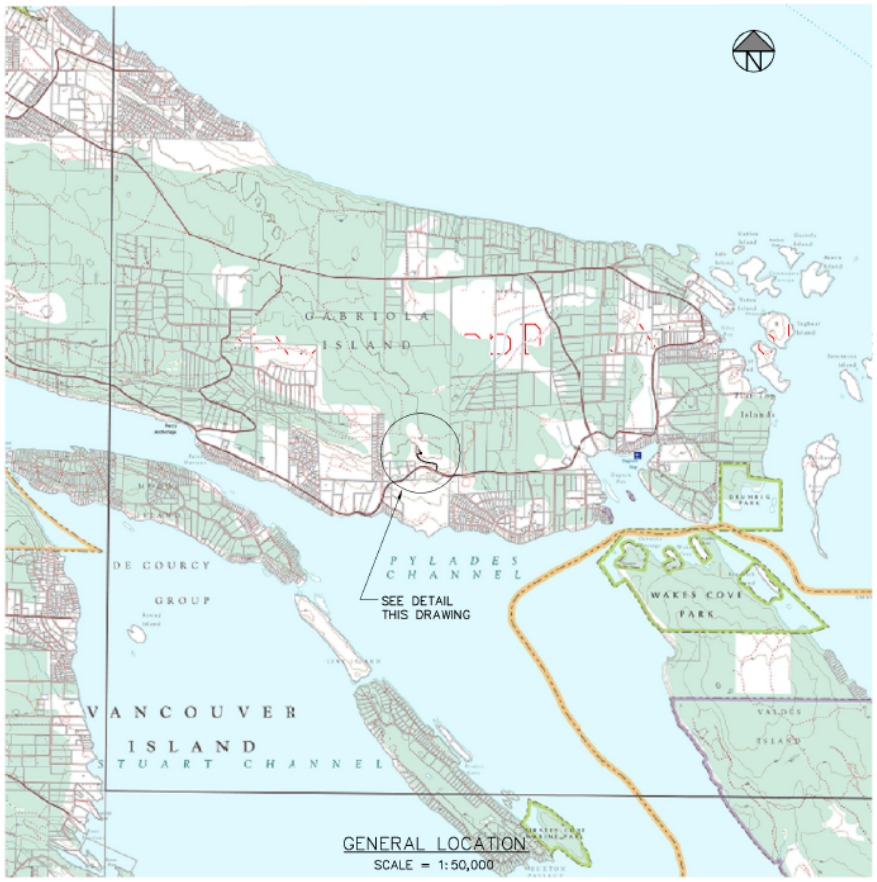
ISED – Lower Mainland District Office
13401 – 108 Avenue, Suite 1700, Surrey BC V3T 5V6
Phone: 604-586-2521, Fax: 604-586-2528
Email: ic.spectrumsurrey-surreyspectre.ic@canada.ca

Islands Trust - Gabriola
Ian Cox, Planner 2, Northern Region
700 North Road | Gabriola BC V0R 1X3
T 250-247-2204 | www.islandstrust.bc.ca
Via Email: icox@islandstrust.bc.ca
If you have any specific questions regarding the proposal, please feel welcome to contact the above.

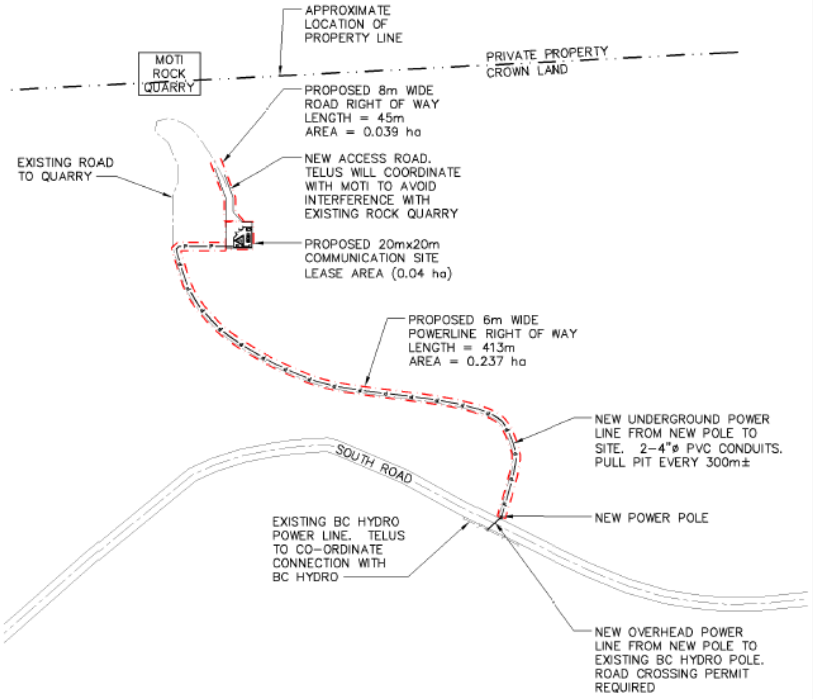
AERIAL MAP


Proposed Location
BC109270
49.136833°, -123.748860°
Carrier Rd
Lackenhaven Dr
Degnen Rd
Lois Ln
S Rd
Shaw Rd
Ceho Dr
Tyee Dr
Blueback Dr
Chilse Rd
Islands View Dr
Spring Beach Dr
Price Rd
N
500 m
Google Earth
© 2021 Google
© 2021 Europa Technologies

PRELIMINARY DESIGN PLANS – TOWER PROFILE



GENERAL LOCATION
SCALE = 1:50,000



DETAIL
SCALE = 1:3,000

NOTES:

1. UNITS ARE IN METERS.

0 2000m
1000m 1000m 3000m

CO-ORDINATE TABLE NAD 83 ZONE 10					
DESCRIPTION	NORTHING	EASTING	LAT.	LONG.	EL.
APPROX CENTER OF LEASE AREA	5442937	445377	N49°08'12.59" N49.136833	W123°44'55.89" W123.748860	90m±

CONSULTATION
CROWN APPLICATION

REVISIONS		
No	DATE	
1	MAY 25 2021	CROWN APPLICATION
2	24 JUNE 2021	CONSULTATION

THIS DRAWING IS FOR ROAD ONLY PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ROBERTSON KOLBEINS TEEVAN GALLAHER ASSOCIATES LTD.

ROBERTSON KOLBEINS TEEVAN GALLAHER ASSOCIATES LTD
CONSULTING ENGINEERS
1985 W. 4TH AVE. VANCOUVER, BRITISH COLUMBIA V6J 1M8

RKTG | DRAWING No.: B19-3134-50k | REV. 2

BC109270 – GABRIOLA ISLAND SOUTH
2021 CELL SITE
1:50,000 MAP

ENG: – | DATE: MAY 2021
DR: R. JOHNSON | PLOT: 1 : 1
CHK: – | PLOT DATE:
APP: R. CARTER | 24 JUNE 2021

TELUS

PRELIMINARY DESIGN PLANS – SITE PLAN





KEY AERIAL

SITE AERIAL
1:4000
50 25 0 50 100m

PROPERTY LINE LOCATIONS SHOWN ARE APPROXIMATE

NAD 83 ZONE 10					
DESCRIPTION	NORTHING	EASTING	LAT.	LONG.	GRD EL.
APPROX CENTRE OF LEASE	5442937	445377	N49°08'12.59" 49.136833°	W123°44'55.89" −123.748860°	90m±

ROBERTSON KOLBEINS TEEVAN GALLAHER ASSOCIATES LTD
CONSULTING ENGINEERS
1130–8357 99nd ST. BURNABY, BRITISH COLUMBIA V4B 0A4 604-948-0353

RKTG | DRAWING No.: B19–3134–050 | REV. 1

BC109270– GABRIOLA ISLAND SOUTH 2021 CELL SITE
SITE AERIAL
SOUTH RD. AND DEGNEN RD.

ENG: – | DATE: MAY 2021
DR: AA | PLOT: 1 : 1
CHK: – | PLOT DATE: 24 JUNE 2021
APP: –

CONSULTATION
REVISIONS
1 | 24 JUNE 2021

TELUS

PRELIMINARY DESIGN PLANS – TOWER PROFILE & COMPOUND PLAN

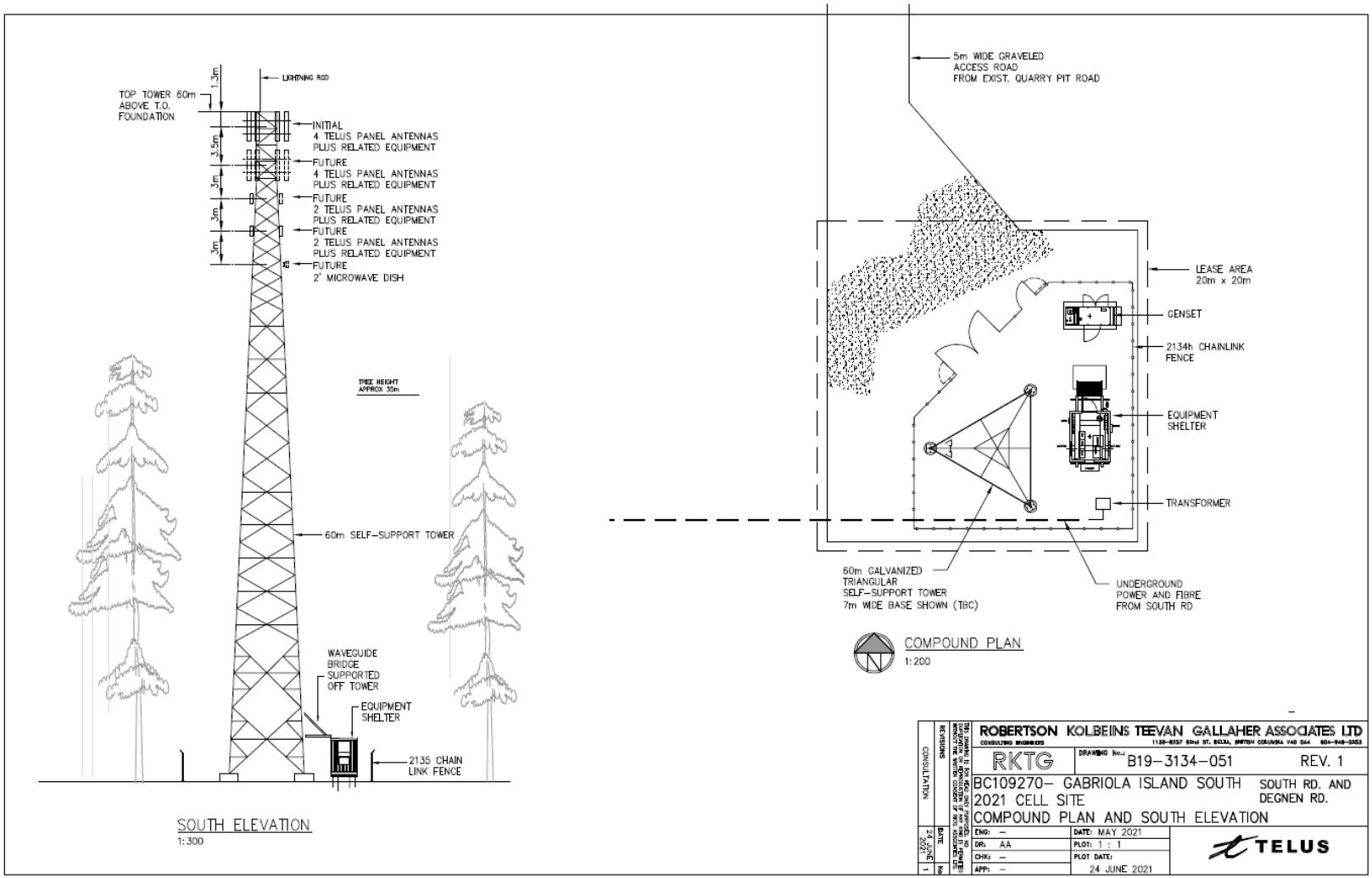


PHOTO SIMULATIONS

BEFORE



AFTER



View: near Gariola Fire Hall

Photo Simulation is a close representation and is for conceptual purposes only – not to scale.
Proposed design is subject to change based on final engineer plans
The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.

PHOTO SIMULATIONS

BEFORE



AFTER



View: from entrance to site by main road - AFTER

Photo Simulation is a close representation and is for conceptual purposes only – not to scale.
Proposed design is subject to change based on final engineer plans
The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.

COMMENT SHEET
TELUS Telecommunications Facility Proposal
Address: SOUTH ROAD GABRIOLA BC
Legal: PID: 009-734-902
Coordinates: N 49.136833°, W 123.748860 °
TELUS Site: BC109270 Gabriola Island-South

1. Do you feel this is an appropriate location for the proposed facility?

☐ Yes
☐ No

Comments _____

_____

_____

_____

2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?

☐ Yes
☐ No

Comments _____

_____

_____

_____

3. Additional Comments _____

_____

_____

_____

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes; however, your comments will only be used by TELUS in satisfying the ISLANDS TRUST's consultation requirements. The closing period for comments to be received by TELUS October 15, 2021.

Name _____
(Please print clearly)
Email Address _____
Mailing Address _____

_____

_____

TELUS c/o Cypress Land Services Inc.
Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2
Attention: Tawny Verigin, Manager of Government Affairs
Email: publicconsultation@cypresslandservices.com
Thank you for your input.

Appendix B: List of Property Owners, Occupants and Other Recipients

ISED
LOWER MAINLAND DISTRICT OFFICE
13401 – 108 AVENUE, SUITE 1700,
SURREY BC V3T 5V6

CYPRESS LAND SERVICES,
AGENTS FOR TELUS
SUITE 1051, 409 GRANVILLE STREET
VANCOUVER, BC V6C 1T2

Ian Cox, Planner 2, Northern Region
Islands Trust
700 North Road
Gabriola BC V0R 1X3

CROWN PROVINCIAL
C/O VANCOUVER ISL FLNR SERVICE CENTRE
142-2080 LABIEUX RD NANAIMO BC V9T 6J9

HEATHER MARILYNN KAY

TELUS
4535 CANADA WAY, 3RD FLOOR
BURNABY, BC V5G 1J9
ATTN: DOUG ANASTOS

KIMBERLY DAWN IVES
JAMES MICHAEL SQUISSATO

MICHAEL EVAN ZANE

KERRY OWEN DAVISON

DAVID WALTER FOSTER
C/O HELE WALLACE GRF LLP
1880 CENTURY PARK EAST #1600
LOS ANGELES CA 90067 USA

PLANT HOLDINGS LTD

BARRY RAYMOND DAVISON

ANDREW PATRICK EARLE
CHERYL ANN BOLTWOOD

CROWN FEDERAL
C/O PSPC, PILT M&C ATTN R/M
PILT INDIAN AFFAIRS CANADA
219-800 BURRARD ST
VANCOUVER BC V6Z 0B9

LOREEN VELMA JOHNSON

MATTHEW SHAUN WOODS
JOELLE KARIN BAIRD

CROWN PROVINCIAL
C/O VANCOUVER ISL FLNR SERVICE CENTRE
142-2080 LABIEUX RD
NANAIMO BC V9T 6J9

BONNIE JUNE LUDWIG

JOANNE I COGHLAN

RANDOLPH B RAUCH

KEVIN GEORGE DAVISON

MURIEL ARLEEN BENDALL

JOAN ELLEN BAIRD
ALLEN DARLING

MARTINA PATRICIA DAVISON FEISTNER

JACQUELINE MARIE BUCHANAN
SANDRA LEIGH MORRISON

OSKAR FOUNDATION

RONALD WILSON EWING
WENDY LILLIAN EWING

SARAH VICTORIA AIKMAN
NEIL ALDERSON

GEORGE RAYMOND DAVISON
LORNA JUNE DAVISON

ALEXIS DIJON PEPPER-SMITH

DUNCAN JOHN KENNEDY

HILDEGARD ELISABETH NEFF

GABRIOLA ISLAND COMMUNITY HALL ASSOCIATION
PO BOX 205
GABRIOLA BC V0R 1X0

LINDA M BLACK
GEORGE F BLACK

DUNCAN STUART CLARK

AMANDA VIVIAN POUNDER/DAVID ANDREW BIRD

DOV SAMUEL SCHAFER

WAYNE DOUGLAS BILLINGS
CAROL ANN BILLINGS

ROBERT GEORGE GRANT

TIFFANY LIN ABRAM

ROBERT A BAMPFIELD

COLLEEN GAI CAMPBELL

DANIEL HORST BACKE
MICHELLE LEE HAMILTON

HEATHER MARILYNN KAY

KLAUS WERNER HORKY
MARINA PAOLA PIANOSI

GAVIN DICKSON WISHART
SUSAN ELIZABETH GILMOUR

RILEY NELSON KEARNS
JENNIFER ANNE SCOTT

JACQUELINE ANNE PARKER-SNEDKER
BARBARA ELLEN BOON

VERA-ELLEN ASKEW
JAMES M ASKEW

GARY THOMAS MILLS
ELLEN ELIZABETH MILLS

TARI LEE CORNISH

TERRY WILLIAM MATHESON

GLENN ERNEST SMITH

ALI HOSEIN
ANNA PALETTA

KEITH GEORGE URCHUK
LINDA MAE MCKNIGHT

MIGUEL INAKI JOHNSTONE

STEPHANIE TAYLOR HAIGH
JUSTIN EDWARD HAIGH

JOHN JOSEPH GUITARD
ABIGAL DAWN GUITARD

SUSAN N YEEND/RANDOLPH B RAUCH

ROBERT ALAN BRINTON
NANCY CHRISTINE REEVES

WILLIAM BERNARD WATSON
ANNE MARIE GALLAGHER

OCCUPANT

OCCUPANT

MARJORIE KATHLEEN FORD

OCCUPANT

OCCUPANT

SUZANNE A KIMPAN

OCCUPANT

OCCUPANT

LAURIE SKUBA JACKSON

OCCUPANT

OCCUPANT

CENTRE STAGE HOLDINGS LTD

Total = 89
BC109270

OCCUPANT

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Vancouver, BC V6C 1T2



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Appendix 3: Newspaper Tear Sheets



Obituary

Donald Kerr Smillie
Oct. 10, 1940 - Aug. 15, 2021

Don passed away at Trillium Care Home in Parksville after several years of declining health.

Don was adopted at birth by parents Jim and Pat Smillie. He grew up and went to school in Nanaimo.

He was a logger and bridge man on Gabriola, Valdez, and many other parts of BC. He was a resident of Gabriola for 50 years or more.

He was one of the last of the Grandé crowd, and lived in the hotel for a year while logging with Daven S on Valdez.

He will be missed by old friends.

A gentle Giant.

Rest in Peace.

Fishing Report



Photo submitted by Bob Meyer
***THE OLD MAN ON THE SEA** in the Silver Blue in front of the Grandé.*

Bob Meyer
bob@silverbluecharters.com

Well, it is a good thing I didn't make any predictions about this weeks fishing, as the Chinook fishing went in the tank again. The vast majority of Chinook have now moved towards the rivers, and it is "scratch" fishing for them now. Most of the fish are undersized, there's some 6 to 9 pound feeders amongst them, and the very occasional stray mature fish in the mix. Try bottom bouncing the waterfall in 160 to 200 feet of water, or fishing the 220 foot edge off Entrance. Killy MaGee and Mongoose spoons, or the T-Rex hoochie have been flavours of the week.

There are still some Pinks around. Run small pink hoochies on 24 inch leaders at 60 to 120 feet for the Pinks. Coho are in short supply. There are some at Entrance and Thrasher.

Ling are found 50 to 60 feet deep off Entrance and Thrasher.

Prawning is okay, but there are many more females that must be released in the catch recently.

Good fishing!

Bob Meyer is the owner/operator of Silver Blue Charters.
250-247-8807
www.silverbluecharters.com

TIDE GUIDE
Sept. 16 - Sept. 22

	Time	Feet
Thu. Sep. 16	00:43	12.8
	08:27	3.6
	16:17	14.8
	21:51	10.8
Fri. Sep. 17	02:10	12.8
	09:30	3.6
	17:01	14.8
	22:41	10.02
Sat. Sep. 18	03:27	12.8
	10:25	3.6
	17:38	14.8
	23:22	9.5
Sun. Sep. 19	04:30	13.1
	11:14	3.9
	18:09	14.8
Mon. Sep. 20	00:01	8.5
	05:25	13.5
	11:57	4.6
	18:36	14.8
Tue. Sep. 21	00:37	7.9
	06:16	13.8
	12:37	5.2
	19:01	14.4
Wed. Sep. 22	01:13	6.9
	07:06	13.8
	13:14	6.6
	19:24	14.4

Silva Bay/Thrasher Rock
Hi Tide - 6 Minutes: .8 Feet
Low Tide - 7 Minutes: .5 Feet

TELUS®

Notice of Proposed TELUS Communication Inc. Telecommunications Facility

Description: As part of the public consultation process required by Innovation, Science and Economic Development Canada and the Islands Trust, TELUS Communications Inc. is inviting the public to comment on a proposed telecommunications facility site consisting of 63.0 metre self-support tower and ancillary radio equipment. The installation is required to extend cellular and Smart Hub service to southern Gabriola Island, De Courcy Island, Ruxton Island and the surrounding waterways.

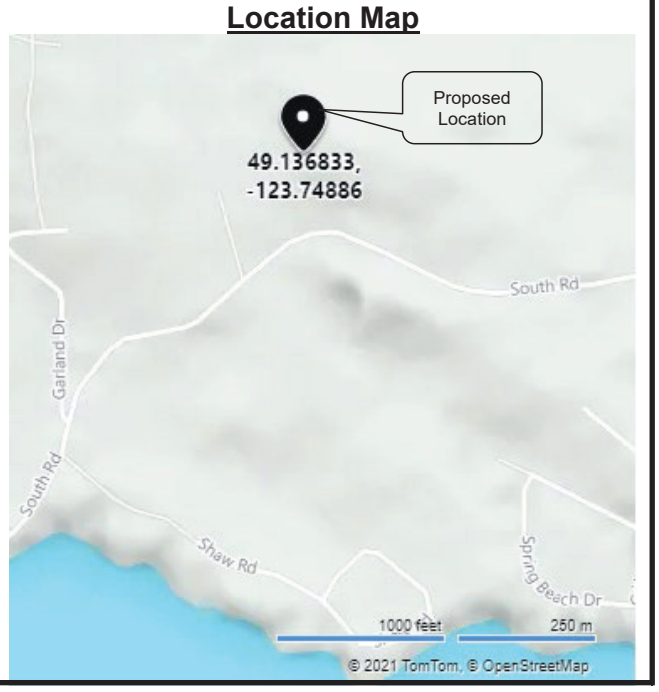
Tower Location: Address: SOUTH RD GABRIOLA BC (Legal: PID: 009-734-902)
Coordinates: N 49.136833°, W 123.748860°

For More Information:
Contact TELUS Communications Inc. at:
Tawny Verigin
c/o Cypress Land Services
Agents to TELUS Communications Inc.
Suite 1051, 409 Granville Street
Vancouver, BC V6C 1T2
Phone: 1.855.301.1520
Email:
publicconsultation@cypresslandservices.com

The public is welcome to comment on the proposal by the end of the day on October 15, 2021, with respect to this matter.

TELUS SITE: BC109270 Gabriola Island-South

Location Map





Annual 'End to End' hike hosted by GaLTT

Leanne Pinder Hewlin
Gabriola Land and Trails Trust

Over 100 Gabriolans, and some four-legged friends, assembled on Saturday the 11th at Silva Bay for the End To End Hike hosted by Gabriola Land & Trails Trust. The 16 kilometre route, over mostly public walking trails, included two rest stops for hikers to join or leave, and concluded at Surf Lodge where much-appreciated food and beverages awaited.

Sighting the island's resident elk amongst the cattle of Somerset Farm and pausing at Nelder's Pond with its impressive beaver dam were early highlights.

That pause also allowed Rob Brockley, GaLTT's President, an opportunity to express gratitude to Nelder Boulton and family whose trail licence made possible pond access and connection to provincial and federal lands beyond.

Since the inaugural GaLTT Walk in 2014, each route has been different.

"One thing that has remained consistent", said Rob Brockley, "is GaLTT's reliance on the vital connections between trail networks on public lands provided by the trail licences GaLTT has signed with private landholders and GaLTT-built trails along undeveloped road rights-of-way."

The Walk's Organizer, Lou Skinner, elaborates, "The End to End Hike is about connections.

"We walked through many neighbourhoods and ecosystems all while connecting with fellow islanders.

"Being on the trails, particularly during the pandemic, has been a life saver for many and it was satisfying to see over 100 people walk together from one end of Gabriola to the other."

More than five hours later, leading the way along the trail to Surf Lodge (whose trail licence access has been generously granted by Jenny Marcus) were the youngest hikers, 12-year-old Mateo Halpin and 11-year-old Ben Scott-Currie. When asked about his experience, Mateo's response said it all, "My feet hurt but it was all worth it. It was so cool."

For more information about trail licences, GaLTT membership, or donations, please visit www.galtt.ca.



gabriola arts council

The Gabriola Arts Council is hiring a Festival Coordinator for the Isle of the Arts Festival 2022.

The successful candidate will have the following skills:

- excellent communication
- well developed interpersonal skills
- superior time management
- ability to manage a budget
- general festival coordination
- multiple workshops coordination
- events coordination
- marketing and promotion
- community outreach

The position runs from December 1, 2021 to April 15, 2022. Applications accepted until October 15th, 2021 at 4pm.

If this sounds like you and you love a challenge, please send your resume and cover letter to:

Carol Fergusson, Executive Director
carol@artsgabriola.ca

TELUS®

Notice of Proposed TELUS Communication Inc. Telecommunications Facility

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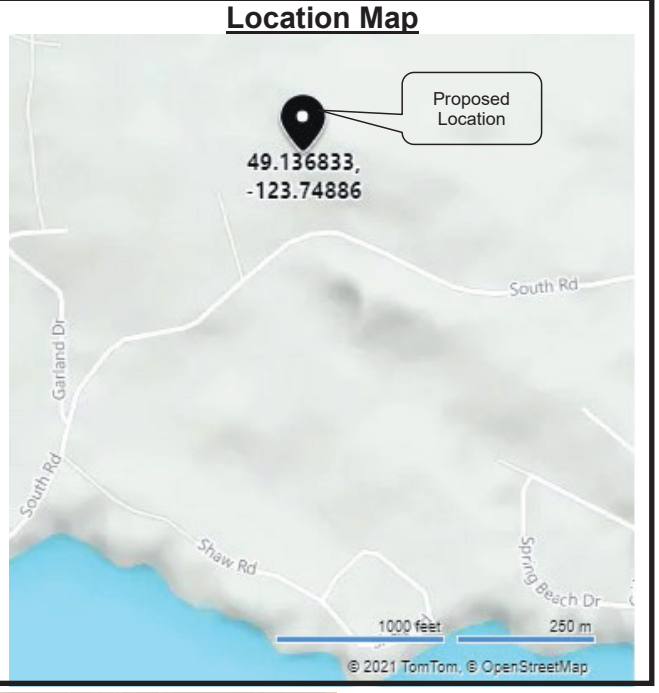
Tower Location: Address: SOUTH RD GABRIOLA BC (Legal: PID: 009-734-902)
Coordinates: N 49.136833°, W 123.748860°

For More Information:
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Phone: 1.855.301.1520
Email:
publicconsultation@cypresslandservices.com

The public is welcome to comment on the proposal by the end of the day on October 15, 2021, with respect to this matter.

TELUS SITE: BC109270 Gabriola Island-South

Location Map





A Pandemic Induced Downsized Local Vehicle Display

The Gabriola Cruisers Auto Club is hosting a vintage and specialty vehicle display on Sunday, September 26.

12 (noon) to 2pm. At the Gabriola Community Hall
All are Invited to Meet and Greet Our Members & Our Vehicles
Visitors to the show should park on Garland Street.
Other Gabriolans who are enthusiastic about their specialty vehicle are invited to show them off as well. Contact Randy Phillips at 250-247-0042 for more information.

GABRIOLA Cruisers AUTO CLUB

Appendix 4: Comments Received During Consultation

November 5, 2021

Diane Tetarenko
Manager, FrontCounter BC
Ministry of Forests Lands Natural Resource Operations and Rural Development
2100 Labieux Road
Nanaimo, B.C. V9T 6E9

Dear Diane Tetarenko:

We are writing to encourage the province to expedite a Crown land application which has been made for a new wireless communications site on the south end of Gabriola Island (your file number 1415233).

At present, there is poor or no wireless phone coverage on some southern areas of Gabriola Island and some of the adjacent islands (Mudge, Decourcy, Ruxton) which makes it difficult for area residents to contact emergency services quickly and reliably. Boaters in the area also face the same difficulties. In an emergency, a time delay in contacting emergency service providers can be significant.

Improving the access to wireless communications will improve the safety of our area residents by allowing them to reliably contact local police, fire and ambulance services when needed.

Thank you for your consideration of this request.

Sincerely,

Corporal Jordan Mullen
Detachment Commander
Gabriola RCMP
jordan.mullen@rcmp-grc.gc.ca
Tel: (250) 247-8333

Unit Chief Andrew Morancy
Station # 153 – Station Gabriola
BC Ambulance Service – BCEHS
Provincial Health Services Authority
Andrew.Morancy@bcehs.ca
Cell: 250-668-3431

Fire Chief Will Sprogis
Gabriola Fire Department
Will_Sprogis@hotmail.com
Tel: 250-247-9192

BC109270								
Name of Resident	**Address**	**Email**	**Email, Letter, Comment Sheet or Voice Message**	**Date**	**Comment or Question**	**Support / non-support / neutral**	**Response to Comment or Question**	**Date Response Sent**
Myles Mana		Myles & Judy Mana [redacted]	Email	11-Aug	Hi. Thanks for the note Chad. I look forward to helping you with the application and community support in any way that I can. Prior to retirement I worked as the Director responsible for Crown Land authorizations at the Nanaimo office and I still have a lot of close contacts and good working relationship with the team there. I've got the DeCourcy Island and Ruxton Island property owners ready to submit letters of support for the application as well. I've attached an email that I got from a fellow DeCourcy resident today. This is the second medical emergency in the past month that required an ambulance but there was no ability to make a call and (from the sound of the attached note) even texting was not working well. "BH" in the attached note refers to Boat Harbour which is the usual spot that an ambulance will meet a vessel transporting an injured person. We've had several similar incidents over the past few years in which the air or marine ambulance or police had to be called but the calls directing the first responders to the landing site or dock location were dropped or wouldn't go through. Regards, Myles Mana [redacted]	support	Hi Chad, I can't recall if I introduced you to Myles Mana from De Courcy Island – cc'd on this email. Myles has been very supportive of the site that we are proposing on Gabriola. Can you please coordinate with Myles during the ISED/Islands Trust consultation process to ensure that you capture the significant support from residents of Ruxton and De Courcy Islands. Residents in this area are reliant on reliable cell service for home-based Internet, emergency 911 calls and other connections. This will form a key part of the story that we share with Islands Trust. Thanks! Doug Doug Anastos Senior Program Manager TELUS | Wireless Connectivity West Mobile: 778-874-5479 This message and any accompanying attachments are intended only for the person(s) to whom this message is addressed and may contain privileged, proprietary and/or confidential information. Any unauthorized use, disclosure, reproduction or distribution of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately and permanently delete or destroy this message, including any attachments. Thank you. _____ Thanks Doug. Myles I will send you a notification package in the near future and touch base with you then. Regards, Chad	10-Aug
			email	01-Oct	Good morning. I've got the three key emergency service providers from Gabriola Island (RCMP, BC Emergency Health Services, and Gabriola Fire Department) working on providing us with letters of support for the proposed Telus tower. I'll include those with the community concerns re: public health and safety in the submission to the Province, to encourage them to prioritize the Land Act application. And I'll send the whole package over for your review and comments before it goes to the Province. Contact info for emergency service providers: RCMP (Corporal Jordan Mullen) – Jordan.Mullen@rcmp-grc.ca 250-247-8333 BCEHS (BC Ambulance Unit Chief Andrew Morancy) – Andrew.Morancy@bcehs.ca 250-668-3431 Gabriola Fire Department, Fire Chief Will Sprogis – Will_Sprogis@hotmail.com 250-247-9192 Regards, Myles Mana Manitou Ventures [redacted]			
				11-Aug	Hi. Thanks for the note Chad. I look forward to helping you with the application and community support in any way that I can. Prior to retirement I worked as the Director responsible for Crown Land authorizations at the Nanaimo office and I still have a lot of close contacts and good working relationship with the team there. I've got the DeCourcy Island and Ruxton Island property owners ready to submit letters of support for the application as well. I've attached an email that I got from a fellow DeCourcy resident today. This is the second medical emergency in the past month that required an ambulance but there was no ability to make a call and (from the sound of the attached note) even texting was not working well. "BH" in the attached note refers to Boat Harbour which is the usual spot that an ambulance will meet a vessel transporting an injured person. We've had several similar incidents over the past few years in which the air or marine ambulance or police had to be called but the calls directing the first responders to the landing site or dock location were dropped or wouldn't go through. Regards, Myles Mana 250-228-3224		Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877 | Fax: 604 620 0876	07-Oct
				06-Nov	Good morning. I've attached a copy of a letter of support that I expect to be signed by the emergency service providers on Gabriola early next week. All three were happy to have me write one letter that they could sign jointly. Once I know they've sent the letter to FLNR in Nanaimo, I'll meet with Diane Tetarenko (the FrontCounter BC Manager) and see about getting the Crown land application bumped to the top of their work list. Regards, Myles Mana Manitou Ventures [redacted]		Myles – thanks for this. Tawny – can you add this to tracker. Chad	09-Nov
Cheryl Henry		[redacted]	email	11-Aug	Hi Myles There was an injury onboard a boat at anchor in Pirates yesterday. Sheila and I responded after hearing about it via a friend of a friend who was also anchored. A text was sent and we were notified. The example is a good one as it, yet again, shows the obstacles posed by lack of cell coverage. If not for VHF it would have been a very difficult situation. Victoria Coast Guard radio had already been contacted by the time Sheila and I arrived. CG dispatched a rib with paramedics from Ganges. CG also contacted 911 dispatch and had an ambulance meet the rib at BH. I tried to text Joe at BH to advise him that this was all heading his way. Some texts did not go through. So, no cell phone and spotty text. In an emergency it was not very reassuring to say the least. In the end it had a good outcome, but not because of good cell coverage. Cheryl Sent from my iPad	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877 | Fax: 604 620 0876	07-Oct

BC109270								
Name of Resident	**Address**	**Email**	**Email, Letter, Comment Sheet or Voice Message**	**Date**	**Comment or Question**	**Support / non-support / neutral**	**Response to Comment or Question**	**Date Response Sent**
Judith Graham		[redacted]	email	15-Sep	Hello Tawny, I have just noticed an advertisement placed in the Gabriola Sounder. I am having trouble identifying the location. According to BC Assessment authority the PID provided does not exist. Could you kindly provide me with further details on the precise location and details on the tower? Thank you very much ~ Judith Graham Sent from Mail for Windows	neutral	Judith, Below is an aerial map with a yellow pin and the tower coordinates. Its located in just south of the quarry in the trees. Let me know if you still need help figuring out where it is. Regards, Chad	16-Sep
Randy Phillips		[redacted]	email	16-Sep	Hello,,, Thank you for the opportunity to comment on the above proposal... We couldn't be happier to hear this news. Our Island,,, especially the mid to south end has suffered for years without adequate cell/internet service. The benefits of a telecommunications facility like this could very well mean the difference between life and death in an emergency, reporting of a fire, accident or disaster. I sincerely hope this project goes through quickly... Many thanks again.. Randy Phillips. Gabriola	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	Fax: 604 620 0876	07-Oct
			email	08-Oct	Thanks! Really hope'n this gets built. Could very well be a property or life saver!		NA	NA
Roy Slade		[redacted]	email	16-Sep	Good day. Firstly , this island is in dire need of better cell services and the competition a second service provider would bring. I would gather this proposed infrastructure would also include internet and TV services. Could you provide any information on whether this tower would improve service to the north side, specifically the Sandwell and Whalebone areas? I am currently a Telus customer (cell phone) but rely on a Shaw land line as I have no zilch nada bars on my Telus service. Thank you Roy Slade	support	Roy – thanks for the support. The tower will provide mobility services (cell phone) and wireless internet via Smart hub technology. I have to get back to you on the areas you reference below. Chad	17-Sep
John & Yvonne Cox	[redacted]	[redacted]	email	17-Sep	We are very pleased to hear about the proposed communication tower on Gabriola Island. We are one of many households on Gabriola without cellphone service. As well as benefiting us personally it also ensures emergency cell phone service for accidents or incidents that often happen to people who recreate in the area (hiking, biking, horseback riding etc.) John & Yvonne Cox [redacted]	support	John and Yvonne – thanks for the support. Regards, Chad	17-Sep
Randy T Milne		[redacted]	email	17-Sep	Hi, I have a question regarding the proposed cell tower on Gabriola Island. The application states that it will be in aid of Southern Gabriola and neighbouring islands and waterways. Will this tower also improve cellular communications for other areas of Gabriola? I live in the center of Gabriola where Telus communications there are fairly limited. Thank you, Randy Milne	support	Randy – let me get back to you. I need to ask the engineer about the specifics of the coverage. Chad	29-Sep
				29-Sep	Hi Chad, Thanks very much for checking. I live in the Hess Road area on Gabriola so it's basically the centre of the island. Either way, you can record me as a supporter of the new Telus tower. Cheers,		I think you should – there is a bit of higher terrain between you and the tower but it's a large tower that sees over the terrain. Thanks for the support. Chad	29-Sep
				29-Sep	Hi. Thanks for the note Chad. I look forward to helping you with the application and community support in any way that I can. Prior to retirement I worked as the Director responsible for Crown Land authorizations at the Nanaimo office and I still have a lot of close contacts and good working relationship with the team there. I've got the DeCourcy Island and Ruxton Island property owners ready to submit letters of support for the application as well. I've attached an email that I got from a fellow DeCourcy resident today. This is the second medical emergency in the past month that required an ambulance but there was no ability to make a call and (from the sound of the attached note) even texting was not working well. "BH" in the attached note refers to Boat Harbour which is the usual spot that an ambulance will meet a vessel transporting an injured person. We've had several similar incidents over the past few years in which the air or marine ambulance or police had to be called but the calls directing the first responders to the landing site or dock location were dropped or wouldn't go through. Regards, Myles Mana[redacted]		Randy – I spoke with the engineer and it is mostly to improve service on the south side of Gabriola, Mudge and De Courcy but there will be some improvements. Where exactly do you live or what street? Chad	29-Sep

BC109270								
Name of Resident	**Address**	**Email**	**Email, Letter, Comment Sheet or Voice Message**	**Date**	**Comment or Question**	**Support / non-support / neutral**	**Response to Comment or Question**	**Date Response Sent**
				01-Oct	I've contacted you previously with some questions about the new tower, but I thought I would send you my official agreement with the proposed new cell tower on Gabriola Island. Randy Milne [redacted]		Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	07-Oct
Greg Entwistle		[redacted]	email	17-Sep	I am in favour of and would support the installation a new cell tower to provide service to South Gabriola Island. We currently have NO cell service at North Road and Eva Place. I would also support additional height on the cell tower located in Silva Bay. Greg Entwistle	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	07-Oct
Alison Kissack (Andresen)	[redacted]	[redacted]	email	19-Sep	I am writing to you today as a part time resident of DeCourcy Island who is standing strongly in support of the plan to erect a cell phone tower on the south end of Gabriola Island. The service on DeCourcy is intermittent at best. We rely on our cell phones for information communication around weather events, fire risks as well as reaching out when help is needed for a medical emergency. Imagine discovering an emergency and trying to balance the need to take immediate action or to trying and find a signal to call for additional support? This should not be a decision, the signal should be there. Service in our area needs to be improved and I believe the tower is long overdue and a welcome relief to what has been an ever increasing demand. Please consider me as someone who stands in strong support for the Telus cell tower on the south end of Gabriola Island. -Alison Kissack (Andresen) [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	07-Oct
Brett Large		[redacted]	email	19-Sep	We are property owners on DeCourcy Island and strongly support the proposal to build as cell tower as it is necessary for both work and safety reasons. We currently have virtually no reception and drive to the other side of the island when communication by phone is required . Thank you. Brett Large [redacted] PJ Naylor.	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	07-Oct

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Sheila Kellins	[redacted]	[redacted]	email	19-Sep	To whom it may concern I am a resident on DeCourcy Island and am strongly in favour of this project going forward. The service on our island is very poor and it creates, not only disruption in our day to day lives but at times it is dangerous because of the dead zone especially at the busiest junction, our Marina. We can't set up an alert system using cells phones for fire or emergencies. It just doesn't seem right that in this day and age in Canada, and being so close to populated areas that we can't use our cell phones reliably. Thank you for your attention to community input. I am hopeful that this initiative will move forward for the benefit of DeCourcy and the communities that surround it. Sincerely Sheila Kellins [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	Fax: 604 620 0876	07-Oct
Barrie Forbes		[redacted]	email	19-Sep	I am writing in support of the installation of a cell tower on Gabriel Island. We have a home on DeCourcy island and are members of the volunteer fire department. Cellular coverage on the east side of the island is nonexistent and this has a significant impact on the ability to mobilize the volunteer fire department because the fire hall is on the east side of the island with no cell reception. I wholeheartedly support the installation of a cell tower that will give us coverage on DeCourcy Island. Please feel free to contact me if you have any questions. Barrie Forbes [redacted] Sent via a tin can and a very tight string	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	Fax: 604 620 0876	07-Oct
Lee-Anne Elaschuk		[redacted]	email	19-Sep	Hello, I would like to express my strong support for the proposed cellular tower on Gabriola Island. As residents of nearby DeCourcy Island, we have very poor cellular service, with some areas of the island having no service at all. Needless to say, this is a serious concern in the event of an emergency. This past summer we saw the first-hand effects of this problem when a boater was injured near the marina. Our highly trained first aid volunteers were out of cellular service range, and it was not until another resident drove to deliver the message in person, that they could respond. In the event of a fire, or medical emergency, a delay like this has severe consequences. Thank you for understanding the importance for improved cellular service to our area. Best regards, Lee-Anne Elaschuk [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	Fax: 604 620 0876	07-Oct
Chris Bennett	[redacted]	[redacted]	email	19-Sep	In regards to the proposed cell tower, my wife and I are very much in favor of it. We live for much of the time on De Courcy Island and get very poor cell service there currently. Kind Regards, Chris Bennett and Rani Kaur,[redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	Fax: 604 620 0876	07-Oct

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Name of Resident	**Address**	**Email**	**Email, Letter, Comment Sheet or Voice Message**	**Date**	**Comment or Question**	**Support / non-support / neutral**	**Response to Comment or Question**	**Date Response Sent**
Terry Teather			email	19-Sep	To Whom it may concern, As a 40 year resident/owner on DeCourcy and certainly 15 of that without any cell coverage, I was thrilled to hear of Telus' application for a tower at the south end of Gabriola Island, B.C. The general issue of reliable connectivity cannot be overstated. Economic, emergency services, education and safety are only some of the factors pointing to the necessity of this communication link. I encourage and support the construction of this vital community resource. Sincerely yours, Terry and Andria Teather	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
Heather Crandall/Gord White			email	19-Sep	Dear Sir/Madam: I am writing to express my strong support for the proposed Telus cell tower project on Gabriola Island. I live part time on DeCourcy Island, a few kilometres southwest of Gabriola. While I have reasonable cell coverage at the south end where my home is located, cell coverage through the north and east of the island is terrible and has been for years. Like many small communities residents of DeCourcy are becoming more reliant on good cell phone and wife coverage for business, personal and in particular public safety reasons. More people have been required to work from home in the last year or so and expect to continue to do so once the pandemic is over. Many rely on the Telus Smart hub for wifi coverage. Many parts of the island have very weak or non existent access wifi coverage. It impacts their ability to do business from the island. We also have a very active volunteer fire department and a community firehall. There is no cell coverage at the firehall itself. The coverage at the nearby marina is poor at best. The lack of adequate cell coverage is a big issue for both our fire department and for the emergency medical protocol we have developed on the island. In short, the poor cell coverage on the island has become a safety issue for all islanders, and particularly those who live here full time, many of whom are retired. I urge the government regulatory bodies that regulate cell coverage go approve the proposed Telus tower on Gabriola Island. Sincerely: Gordon White 687 Flewett Drive	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876 E: publicconsultation@cypresslandservices.com| W: www.cypresslandservices.com	07-Oct
Jane Hurlburt			email	19-Sep	Hello - I am very much in favour the new cell tower proposed for installation on South Road on Gabriola Island. I have a home on the east side of Ruxton Island, and our cell reception is very poor. A new tower and better reception would be wonderful, and very much welcome on this side of the island. Regards Jane Hurlburt	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876 E: publicconsultation@cypresslandservices.com| W: www.cypresslandservices.com	07-Oct
			email	01-Oct	In follow-up to an email I sent in September - I am a resident of the east side of Ruxton Island, and our cell reception is very poor. We have, at great expense, installed a booster which helps some with the internet reception but does nothing for our cell phone reception. We would be thrilled to have better cell reception - our phones often cut out mid call or don't connect at all. Being able to contact emergency services quickly, whether it be the fire service or for medical assistance, is critical as we are a boat access only island. In the interests of safety adequate cell reception should be a priority for Telus. Thank you very much,			

BC109270								
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Derwyn Lea		[redacted]	email	19-Sep	To: Innovation, Science and Economic Development Canada c/o Cypress Land Services Sirs et Mesdames; We write in support of the cell phone tower proposed by TELUS at South Road, Gabriola Island - PID 009-734-902. My wife and I reside on DeCourcy Island – an area that will derive 2 huge benefits from the addition of the proposed cell tower. The west side of the island enjoys good to excellent cell reception as residents can access towers on Vancouver Island. At present, however, the east side of DeCourcy has virtually no reception, with rock formations in the centre of the island blocking the signal from the west. The closest tower to the east is on Bowen Island - a fair distance away for an effective and consistent signal. This lack of cell service poses a very serious safety issue - especially now that the use of cell phones is the major form of communication, particularly in cases of emergency. Can you imagine – our well-equipped fire hall and well-trained volunteers are located on the east side (near the marina) hence the fire brigade has no cell phone service to any location on the Island. This situation looms especially large every summer when the fire rating becomes extreme – it was at this level continuously for 3 months this past summer! Another serious risk resulting from our lack of available cell phone service is the inability to deal with medical emergencies. There are several seniors here – some with medical conditions – and a growing cohort of young grandchildren. Any emergency on the east side just cannot be dealt with effectively. Residents presently have to travel to the north end or south end of the island - in some cases, a distance of more than a mile. In order to mitigate the risks outlined above and to provide service that is basic to every household in the region we require the subject tower to be built. Yours truly ..... Derwyn & Janet Lea [redacted] Copies (email): Scott Colbourne	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876 E: publicconsultation@cypresslandservices.com | W: www.cypresslandservices.com	07-Oct
Phyllis Reeve	[redacted]	[redacted]	email	20-Sep	Thank you for the opportunity to comment on the proposed Telus telecommunications facility on Gabriola Island. This facility would provide much needed and long overdue service to "south end" Gabriola and nearby marine area. My own residence, in the centre island, enjoys excellent cell reception, but my family, business, clients and friends have long struggled with the gaps in service. The proposed location appears to have been chosen with a view to both maximum effectiveness and minimum community intrusion. I look forward to this happening. Phyllis Reeve [redacted] http://www.phyllisreeve.com http://pagesresortgroup.com/	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
			email	07-Oct	I am all the more supportive, as our business experienced a fire this morning and there was some delay in contacting first responders! Phyllis Reeve [redacted] http://www.phyllisreeve.com http://pagesresortgroup.com/		NA	NA
Tom Kendall	[redacted]	[redacted]	email	20-Sep	Attn, Tawny Verigin My wife and I are residents of DeCourcy Island and would like to express our support for installation of a tower at this site. Service has always been marginal on our side of the island and has steadily deteriorated over recent years. While cell service was once a novelty and possibly a luxury it has now become an essential service. We rely on connectivity to access emergency services and more and more to access both provincial and federal government services. It is also important for the operation of our volunteer fire department. Our island is "off the grid" with no "land line" or cable service so the only options for internet access are Satellite or the new Starlink service, both of which are expensive and strain our limited off grid electrical systems. Tom Kendall and Patty Rivard [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct

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Gregory Zembik			email	20-Sep	Good Day, As a part time resident of DeCourcy Island, my family and I are very much in support of this additional telecommunications equipment. Is there a rough schedule for when it could be in service? Thank you, Greg Zembik	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877 | Fax: 604 620 0876	07-Oct
Gloria Hatfield			email	20-Sep	Thank you for the opportunity to comment on the proposed Telus telecommunications facility on Gabriola Island. This facility would provide much needed and long overdue service to "south end" Gabriola and nearby marine area. My business and residence are on the south end and my clients and myself have long struggled with the gaps in service. The proposed location appears to have been chosen with a view to both maximum effectiveness and minimum community intrusion. I look forward to this happening. Gloria GLORIA HATFIELD, Owner & President A F A M I L Y B U S I N E S S 3350 Coast Road, Gabriola Island, BC V0R 1X7 VHF 66A | BUS: 250.247.8931 | CEL: 250.619.4137 www.pagesresortgroup.com | mail@pagesresort.com	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877 | Fax: 604 620 0876	07-Oct
Janet Edens			email	20-Sep	A cell tower is desperately needed to improve cell service for the South and North Gulf Islands. I own property on DeCourcy Island and the cell service is very poor and unreliable. In the case of an emergency it could be a real problem. My daughter lives on Gabriola and at her residence cell service is nonexistent. Looking forward to better cell service. Sincerely, Janet Edens	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877 | Fax: 604 620 0876	07-Oct
RON HARTMAN			email	21-Sep	Hello, I'd like to support the installation of a new cell tower on the south end of Gabriola Island. I'm a resident of the east side of DeCourcy Island, a member of the DeCourcy Island Volunteer Fire Department, and a dedicated off-grid resident. We currently have very poor service. This means we don't get fire service alerts, we can't readily access emergency services, and our eco-friendly lifestyle is much more difficult to pursue as we are uncomfortably disconnected from the world around us. We all are doing what we can to reduce our environmental footprint and having good coverage would enhance our safety, improve our ability to serve fellow islanders, and better enable our off grid lifestyle. Cheers, Ron Hartman	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877 | Fax: 604 620 0876	07-Oct
			email	03-Nov	Hi Tawny, Do you have any sense of where the process goes from here? Timelines? Cheers, Ron		Ron - we will be proceeding to request concurrence to construct the tower immediately and then it goes to a Islands Trust Board meeting for approval. This will take a few months and then TELUS will start planning/budgeting the installation. Chad	03-Nov

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Marc Johnson			comment sheet	22-Sep	1.Do you feel this is an appropriate location for the proposed facility? X Yes 0 No Comments 2.Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes 0 No Comments 3.Additional Comments	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	Fax: 604 620 0876	07-Oct
Kyle Clifford			email	23-Sep	Hi Tawny It was difficult to get through on your toll free line so I thought it more time effective to drop you a line. I would like to clearly indicate my support for a new cell tower and Smart Hub service on this Island. I am a long term member of the Gabriola Volunteer Fire Department and can attest to the current poor cell phone reception on large portions of the island and the negative impact that has on emergency services. There have been instances where someone driving down a road seeing a fire or motor vehicle accident and were unable to call in the incident due to a lack of reception. This has caused delays in emergency response as the person either drives away to find cell service or goes to a nearby house to use a landline. For emergency services alone, I think this new tower will be well received by emergency service providers like fire, ambulance and RCMP as well as the majority of Gabriolans. Should you wish to discuss this further, I can be reached at Kyle	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	Fax: 604 620 0876	07-Oct
Rich Poulin	.		email	23-Sep	I am writing to express my support for the construction of a tower at Telus Site BC109270, expanding the coverage of the network around Gabriola and surrounding Islands. We are on the East side of Ruxton and have been experiencing very low signal quality, despite a pole-mounted signal booster. As our kids grow old enough to stay home by themselves while we visit Ruxton, it would set my mind at ease to know that we could be reached easily by phone. Of course, it also means that I would have data service for the weekends and summer, allowing for a year-round work connection! A double-edged sword for sure, but I welcome the expended network. Best Regards, Rich Poulin	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	Fax: 604 620 0876	07-Oct
Jacquiline Buchanan			comment sheet	23-Sep	1.Do you feel this is an appropriate location for the proposed facility? X Yes 0 No Comments : Excellent Location 2.Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes 0 No Comments: To be expected, very satisfied 3.Additional Comments: This would improve 'smart hubs' as presently we have poor reception - constant buffering - slow!! Downloads and at times out smart hub blocks us and says we have moved it to another location? Which is completely untrue! So we look forward to proper service.	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	Fax: 604 620 0876	07-Oct

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Owen Anderson		[redacted]	email	23-Sep	Hi Tawny, I'm writing in favour of Telus site BC109280 Gabriola Island-South. We have limited service here and I welcome the new tower. Thanks, Owen	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
Stephen Phillips		[redacted]	email	23-Sep	Hi Tawny, I'm writing to express my support for the proposed telecommunications site on South Rd, Gabriola Island. This much needed tower will ensure the island has improved internet and communications coverage. This will not only help with emergency situations but it will also allow the residents to access telehealth, remote education and participate in the digital economy to name a few. Regards, Stephen Phillips Gabriola Island resident	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
Jo Felton	[redacted]	[redacted]	email	24-Sep	Hi I am writing in fervent support of a new cell tower at the south end of Gabriola which would cover the East coast of Mudge,DeCourcy,and Ruxton islands. I have been a part time resident of DeCourcy island since 2004. While the Telus coverage map lists the area as part of its 3G network my experience is that connection is occasional and mostly no service. If I am able to connect calls are dropped and texts do not go through This is a huge safety concern. I unable to call anyone for help in an emergency. DeCourcy community has worked hard to create a fire prevention network this is no use if I am unable to call any local number or emergency services for assistance. If there was a reliable service I would also be able to work from home which is currently impossible. Thank you for looking into a solution to this longstanding frustrating problem, Jo Felton 374 Long Island Loop, DeCourcy Island	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876 E: publicconsultation@cypresslandservices.com| W: www.cypresslandservices.com	07-Oct
			email	03-Oct	To whom it may concern, I am writing in fervent support of a new cell tower at the south end of Gabriola which would cover the East coast of Mudge,DeCourcy,and Ruxton islands. I have been a part time resident of DeCourcy island since 2004. While the Telus coverage map lists the area as part of its 3G network my experience is that connection is occasional and mostly no service. If I am able to connect calls are dropped and texts do not go through This is a huge safety concern. I unable to call anyone for help in an emergency. DeCourcy community has worked hard to create a fire prevention network this is no use if I am unable to call any local number or emergency services for assistance. If there was a reliable service I would also be able to work from home which is currently impossible. Thank you for looking into a solution to this longstanding frustrating problem, Jo Felton [redacted]			

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Nancy Huot		[redacted]	email	24-Sep	Hurry Up! For the years I have paid Telus a monthly fee for a non existent service. If I stand under an arbutus tree on the laneway I might get a signal, maybe if the stars are aligned, the month has an R in it etc. How Telus has paid their shareholders and not given a refund to us south enders on Gabriola shows what corporate greed can do. I hope you get your shovels in the ground fast. Sincerely, Nancy Huot	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
Dave Mottishaw		[redacted]	email	24-Sep	This letter is to fully support the proposed new cell tower on Gabriola island. Being a resident of the east side of Ruxton island, having good cell phone and internet reception would make our lives so much easier and safer in case of emergency. Please proceed with this project as soon as possible to bring cell service to the east side of many of these Gulf islands. Dave Mottishaw Sent from my iPhone	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
KAREN CAIN	[redacted]	[redacted]	email	25-Sep	To: Tawny Verigin Telus Communication Inc. re: see subject above I am very relieved that I will be able to have cell coverage at my address at the south end of Gabriola Island, when the Telus tower is constructed. Cell coverage is absolutely necessary for the south end of Gabriola Island and surrounding islands. These are the reasons why we need cell coverage: Medical emergency 911 calls Marine accidents Forest fire emergency House fire emergency Ambulance calls Home care services Police emergency Wind storms, power outages Neighbours contacting neighbours in these emergencies Ordering food to be delivered to the ill or shut in Without cell coverage we are unprotected. Also, the convenience of making important calls for appointments and meetings as well as connecting with family and friends. Weather, especially in the winter, causes outages and this is when we need reliable Cell coverage. I have lived in this location for 25 years and have had experiences where cell coverage would have made a difference. Sincerely, Karen Cain [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876 E: publicconsultation@cypresslandservices.com| W: www.cypresslandservices.com	07-Oct
Adrian Oliver		[redacted]	email	25-Sep	Hello, I'm reaching out to voice my support of the proposed Telus site, BC109270 on Gabriola Island-South. I'm a 38 year old tech worker in Vancouver, and due to housing prices in the area my wife and I have purchased land on DeCourcy Island. Our jobs allow both of us to work remotely and the only thing stopping us from moving full time to DeCourcy is the lack of appropriate cell & data services to allow my wife and I to work from home there. A 5G tower serving the area would be life changing for us! I will use service there as soon as it is available. Regards, Adrian Oliver	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct

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bruce Strome		[redacted]	email	26-Sep	Hello, My name is Bruce Strome and I have a Place on De Courcy Island. De Courcy has Spotty Cell Coverage on the East side of the Island. Please take into consideration the safety, emergency aspect when deciding on the proposed Cell Tower on the South end of Gabriola Island. Communications are vital in any kind of Medical Emergency and if there is better Cell Coverage on De Courcy, people would benefit, Life and Limb would be saved. Giving us a chance to transport people with a Medical Situation to Ladysmith is for Professional Help. This is an infrastructure to aid in any Emergency Situation, whether it be Fire, Accident or Medical. This is a reasoning of necessity, not just convenience. Thank You Bruce Strome	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876 E: publicconsultation@cypresslandservices.com | W: www.cypresslandservices.com	07-Oct
Dr. Ken Coates	[redacted]	[redacted]	email	27-Sep	To: Island Trust, Public Consultation cc. Scott Colbourne cc. Kees Langereis I am writing to add my voice to the resounding chorus of DeCourcy Islanders supporting the Telus application to build a transmission tower on Gabriola Island. This new equipment will allow for the provision of standard coverage on the east coast of DeCourcy, where cell phone service ranges from irregular to non-existent. We are in the last category. I regularly relocate to other places on DeCourcy Island in order to receive important phone calls. I have conducted dozens of Zoom meetings sitting in my truck in one of the places on the west side of the island that gets service. This is, at best, a serious inconvenience and, more often, a source of professional embarrassment. You will have heard from others the many reasons why the improvement of cell service in this part of the Gulf Islands is important: family safety, emergency communications, ready access to friends and colleagues, the ability to connect with Internet sites, etc. Most Canadians take these basic services for granted; on the east side of DeCourcy, we cannot not. Not a day goes by where I do not experience significant personal and/or professional difficulties and inconvenience resulting from the absence of an adequate cell phone connection. I urge the Islands Trust to support the Telus application and to allow the timely installation of the cell phone tower on Gabriola Island. Yours truly Dr. Ken Coates [redacted] Website: www.kencoates.com	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876 E: publicconsultation@cypresslandservices.com | W: www.cypresslandservices.com	07-Oct
John Reynolds		[redacted]	email	27-Sep	To whom it may concern, I am writing to express my strong support for construction of a Telus cell tower on the south end of Gabriola Island. My family owns a property on nearby Ruxton Island, where cell coverage is very poor over part of the island. Having better coverage would not only be more convenient, it would also greatly enhance peoples' safety, in case of emergencies (e.g. medical, fires). I will appreciate your efforts to build this tower. Sincerely, John Reynolds	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
Nadine Wong	[redacted]	[redacted]	email	27-Sep	I am in agreement for the proposed telecommunication facility site consisting of 63.0 metre self supported tower and ancillary radio equipment at the south end of Gabriola Island. As a property owner on Ruxton Island, in several locations and at various times of the day, I have limited or no cell reception. Having good cell service on a remote off the grid Island, in case of an emergency, is vital. Thank you for your consideration. Nadine Wong [redacted] Nadine Wong Art Escape Studio www.artescapestudio.blogspot.com www.livealifewell.blogspot.com	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct

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Dr. Vicky Scott			email	27-Sep	Telus Communications: I strongly advocate for the expanded cell service by Telus that would be provided by the construction of the new tower at the south end of Gabriola Island. This will bring much needed service to many people for emergency and general communication purposes. Dr. Vicky Scott Gabriola and Ruxton Island resident	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	07-Oct
Elizabeth Hurst	Epic V		email	27-Sep	Thank you for the opportunity to comment on this proposed tower. I am opposed to the construction of the tower and am opposed to the plan to extend cell phone and high speed internet service to southern Gabriola Island and the surrounding islands. Part of what makes island living unique is the opportunity to be completely away from cell phone service. To be off the grid if you so wish. There are fewer and fewer places where a person can experience this, particularly in North America. Even on an airplane, you can be connected now. The opportunity to visit and stay in an area without cell phone coverage offers an unique and increasingly rare opportunity and is a significant benefit, not a cost. I highly encourage Telus to identify areas where cell phone service will NOT be provided for the purpose of preserving a unique and increasing rare experience. For a digitally addicted population, these areas provide a safe refuge and opportunity for digital detox within reach of large urban areas. The value of this cannot be underestimated. Thank you for considering my comments and I encourage you to broaden the scope of your long term planning from purely providing internet and cell service for all to include space for those of us who wish to be free of any kind of cell service or internet. Elizabeth Hurst	non-support	Elizabeth, Thanks for taking the time to write in. While we appreciate your comments and desire for Gabriola to remain wireless free, it is not a wireless free area now. Many areas of the island have service and this installation will be an improvement to areas with poorer service. Your comments will be provided to Islands Trust in their review and consideration of the project. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877 Fax: 604 620 0876 Cell: 604 910 7310 Email: chad@cypresslandservices.com	29-Sep
				29-Sep	Thanks for your reply. To clarify, I do not expect Gabriola to be completely wireless free, I would like to preserve the areas that are currently not covered by cell phone coverage that exist on the island. To this end, a new tower to expand cell coverage is not necessary or desirable. I hope you will convey my comments in the correct context. No new additions to existing cell phone coverage on the island so that the areas that currently do not have service will continue to not have service. Thank you.		N/A	N/A
Patti Milne			email	29-Sep	Regarding the installation of a new telecommunications tower noted above, I would like it to be known that I support this project fully. Resident safety and access to services should be a major priority for our community. I am hopeful the approval of this installation will lead to more projects that will improve service for our whole island. Patti Milne	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	07-Oct
Joanna Vandenberg			email	29-Sep	Hello, as residents of Gabriola Island we strongly urge Telus to go ahead with the proposed cell tower. Currently our cell service is spotty, sub-standard and in a lot of areas non existing. This leads to inconvenient and sometimes dangerous situations. Thank you, Joanna and Bram Vandenberg Gabriola BC Sent from my iPad	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	07-Oct

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Catherine Embleton	C Embleton		email	29-Sep	Telus site BC109270 Gabriola Island Dear Sir/Madam, I would like to object to the proposed Telus tower and radio equipment on South road, Gabriola. I do not feel that another tower is necessary and for health reasons do not want it. If people feel the need for cell usage then move to areas that have it already and leave some space for the rest of us. The World Health Organisation's International Agency for Research on Cancer (IARC) says radiation from cellphone handsets and towers is "possibly carcinogenic to humans" and may cause glioma, a type of brain cancer. Towers are more dangerous than handsets because they emit greater-intensity radiation 24X7.Jul. 16, 2012 ttps://www.hindustantimes.com/health-and-fitness/is-mobile-phone-tower-radiation-a-health-hazard/story-U36Vsl3VpIBQOg043iyvBN.html Thank you for your time, Catherine Embleton	non-support	Catherine – thanks for taking the time to comment on the proposed new tower on Gabriola. The proposed site will be fully compliant with Health Canada regulation to ensure public safety. The actual energy emitted is very low. We appreciate you would rather not have improved service on the island. There are many community members that would prefer improved service. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877 Fax: 604 620 0876 Cell: 604 910 7310 Email: chad@cypresslandservices.com	08-Oct
Donna and Steve Myers			email	30-Sep	Just showing my support for a cell phone tower on Gabriola island. My husband and I have a cottage on DeCourcy Island and would really like to be able to get service for many obvious reasons, the main one being to be able to call someone for emergency purposes. At the moment the entire east side of the island gets near to no service, our islands population has seen huge growth in the last few years. Increased cell range will have a huge impact on our community. Thank you. Steve and Donna Myers DeCourcy Island Sent from my iPhone	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877 | Fax: 604 620 0876	07-Oct
Don and Lynne Craigdalllie			email	30-Sep	We support the installation of a self support tower and ancillary radio equipment to extend cellular and Smart hub service to Gabriola Island, DeCoucy Island and Ruxton Island. As long time property owners (47 years) on the east side of DeCourcy we are frustrated by our inability to reach emergency services both off DeCourcy and on the island itself. We are hopeful the present situation will be rectified soon. Don and Lynne Craigdalllie	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877 | Fax: 604 620 0876	07-Oct
Sophie Arthaud			email	30-Sep	From: Sophie Arthaud I hereby support the proposed Telus telecommunications facility on Gabriola Island, to extend cellular and smart hub services to Southern Gabriola, De Courcy Island, Ruxton Island (and surrounding waterways). It is no longer a question of mere convenience - as it may have been some 10 years ago - but of safety for people who live in the above areas. Not being able to communicate via such services is a great impediment in emergency situations (storms, fires, road closures, etc.) Hoping this proposal is approved, and that this installation starts soon to connect us. Sophie Arthaud	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877 | Fax: 604 620 0876	07-Oct
Sharon Hansen			email	30-Sep	I am adding my support for a cell tower on the south end of Gabriola Island. I currently have very little cell reception on my property on Ruxton Island and with the tower will be beneficial Thank you	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877 | Fax: 604 620 0876	07-Oct

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Bo Ashlie			email	01-Oct	I very much support this. I have aging parents that spend a significant amount of time on the east side of Ruxton Island. I continuously have trouble reaching them due to lack of cell service. From a safety perspective think this is very necessary. Thanks.	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
MICHAEL HIGGINS			email	01-Oct	I would like to add my support for a cell tower on the south side of Gabriola Island, it would greatly enhance reception to the east side of Mudge, DeCoursey and Ruxton islands as well as the marine traffic at Pirates Cove Marine park. This is a major safety issue as these islands are boat access only and information about weather is needed by everyone on the water! Michael Higgins Sent from my iPad	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
Michel Gloanec			email	01-Oct	To Whom it may Concern, As a property owner on the east side of Ruxton Island I am emailing to express my support for a proposed cell tower on the South Side of Gabriola Island. Communicating in the event of an emergency is always a concern, in particular as my wife and I age as well as now having grandchildren regularly joining us. Currently, we only have 4 grandchildren (2 three year old's and 2 one year old's, of whom has a heart condition). Currently adequate cell coverage is sorely lacking, however, the construction of the aforementioned tower would definitely increase our confidence and security. Sincerely, Michel Gloanec (	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
Cheryl Ashlie			email	01-Oct	To whom it may concern, In regards to requesting that the Island Trust and responsible stakeholders advocate for/approve the construction of a cell tower on Gabriola to increase service within the Gulf Islands, please accept my email as a request for the service to be provided. As a resident of Ruxton Island, my entire family is continually frustrated with the limited and intermittent cell and internet coverage on the east side of the island where we reside. I personally often have to walk to the other side of the island if I am going to conduct online business, which has become increasingly required due to COVID and the expectations of the public to have a virtual option for meetings. Further, I worry that in an emergency we will not be able to rely on our cell service to reach emergency support services without disruption, which may impact a life or death situation and outcome. As a whole, Ruxton is not provided services that are typically afforded typical island or mainland residents, as our island is considered "off grid". However, it is my understanding that even the most remote areas of BC are now accessing cell and internet services, so I would hope that the authorities would work with service providers to ensure that all of the Gulf Islands residents have equitable access to the same services. Please do not hesitate to contact me if you require examples of service interruptions, or if I need to speak with someone else to advocate for reliable service via a tower on Gabriola, which I believe is the required solution to the issue. Thank you for your attention to this matter. Cheryl Ashlie	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876 E: publicconsultation@cypresslandservices.com| W: www.cypresslandservices.com	07-Oct

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Don Knowles			email	01-Oct	I am in favor of a Telus cell tower being placed on Gabriola. Regards Don Knowles Sent from the all-new AOL app for Android	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	07-Oct
Tom and Christine Kirchmayer			email	01-Oct	To whom it may concern You most definitely have our support in this new cellular tower here on Gabriola . It has been a long time coming! Thank you for your efforts in bringing us south enders into the 21st century. Sincerely Tom and Christine Kirchmayer	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	07-Oct
Boshier, Roger			email	01-Oct	See the attached message Roger Boshier,	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	07-Oct
			email	10-Oct	Make sure you send me data attesting to the ability of that tower signal to reach the south end of Bath Island. What tests were done? By who? What did they show? Thank you, Roger		Roger – TELUS RF engineer has done some computer modeling and improvements to service on Bath Island are expected. Chad	27-Oct
Graham and Sue Miller			email	03-Oct	I would like to register my full support with regards to establishment of a tower in the proposed location. My support is provided on the basis of safety as we tend to lose landline communications during a power outage which leaves us unable to contact fire, police or ambulance services. Regards, Graham Miller,	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	07-Oct

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bruce Strome			email	03-Oct	Hello, My name is Bruce Strome and I have a Place on De Courcy Island. De Courcy has Spotty Cell Coverage on the East side of the Island. Please take into consideration the safety and emergency aspect when deciding on the proposed Cell Tower on the South end of Gabriola Island. Communications are vital in any kind of Medical Emergency and if there is better Cell Coverage on both Gabriola and De Courcy, people would benefit, Life and Limb would be saved. Giving us a better chance to transport people with a Medical Emergency off Island for Professional Help quickly and efficiently, with less confusion. This is an infrastructure to aid in any Emergency Situation, whether it be Fire, Accident or Medical on De Courcy and Gabriola. This is reasoning of necessity, not just convenience. Thank You Bruce Strome	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876 E: publicconsultation@cypresslandservices.com| W: www.cypresslandservices.com	07-Oct
			email	07-Oct	Hello Tawny Thank You for your reply. Good Luck. Happy Thanksgiving Weekend :) Bruce		NA	NA
Arleen and Grant Stiver			email	03-Oct	Dear Sirs or Madames: Please accept this letter as a strong endorsement for Telus to build a transmission tower at Coordinates N 49 136833 degrees, W 123.748860 on Gabriola Island BC (Legal: PID: 009-734-902). We have owned a cabin on Otter Bay, Lot 9, at Ruxton Island, facing north to the cliffs on Valdez Island since 1986, and have relied on Telus (we have been Telus customers for 30 years) to provide internet service. Unfortunately we have very poor and inconsistent internet and cellphone service there. In the event of an emergency, medical or other, and since we are senior citizens, it is critical that we have reliable cell phone reception. A new transmission tower at the above site would allow us to carry out effective wireless communications, and solve the problem of inconsistent emergency response. As long term customers we strongly urge Telus to build the Gabriola transmission tower at the above site. Arleen and Grant Stiver	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
Bill noon	Fire Dept		email	04-Oct	Please find attached letter from DeCourcy Island Volunteer Fire Department. Bill Noon Re; Public Consultation Proposed telecommunications facility site, Gabriola Island. Dear Towney Verigin: I am writing on behalf of the DeCourcy Island fire department. We are a volunteer Fire team that provides the only Emergency response capacity for Fire, Medical and emergency evacuations based on DeCourcy Island. I recently retired after 29 years as Fire Chief Whistler B.C. with considerable Emergency planning and experience in emergency response in a rural setting. Experience includes Planning for 2010 winter Olympics helping design the emergency response protocols in cooperation with other agencies such as Emergency Management BC, the RCMP and BC Ambulance. Our emergency planning assistant is Captain Bill Noon recently retired from the Canadian Coast Guard after 38 years as Senior Captain, he has extensive training and experience in Incident Command and emergency response in isolated areas. Our fire team is a growing department trying to cope with the rapid expansion and growth now being seen on the Gulf Islands. DeCourcy Island's full-time population is rapidly growing and includes families with children and many elderly persons living off the grid alone. The number of part-time residents in peak seasons is now significant. The NE side of DeCourcy Island facing Gabriola Island and Valdes Island generally has no telecommunications capability as it is not within the footprint of any reliable cellular coverage. For emergency planning, this presents almost insurmountable communications problems in the case of Emergencies. In the Alert Phases, we cannot reliably raise an alarm to first responders to even attend and proceed to an incident. For Evacuation planning, (this year's fire season became critical with risk), we have no means other than door-to-door attendance by volunteers to provide notice of evacuation. Most of the residents of the Northeast side of the Island have limited or no means raising the Alarm for any fire, medical or other emergency services. All the "on foot" notifications methods insert considerable delay to emergency responses. The Fire Hall has NO cellular coverage. The communications gaps are highlighted regularly on our Bi-weekly training/ exercise drills. We have improvised as best as possible given our experience and innovation, the risk of delayed emergency responses to the ever-increasing number of residents is now very high. The addition of a cellular tower on Gabriola to provide service DeCourcy and Ruxton Islands should be considered Urgent from a Public Safety perspective. Sheila Kirkwood Chief DeCourcy Island Volunteer Fire Department	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876 E: publicconsultation@cypresslandservices.com| W: www.cypresslandservices.com	07-Oct

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Brock Lumsden	[redacted]	[redacted]	email	05-Oct	To the Consultation service for proposed TELUS tower. I'm writing to offer my strong support for the TELUS cell phone tower proposed for South Gabriola island. I've seen the graphic for the proposed location and, for me, it makes absolute sense. We are a part of the DeCourcy island community. People who live and have places on the West side of the island have absolutely 0 signal. Not only is this an inconvenience, its somewhat of a risk. If there were a fire or medical emergency having a cell signal could a life saving amenity. Please register my strong vote in favour of this proposal. sincerely, Brock Lumsden [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	Fax: 604 620 0876	07-Oct
dawn and bill short	[redacted]	[redacted]	email	05-Oct	In regards to the above we are in support of the above cell tower being erected. Dawn and Bill Short [redacted] Sent from my iPad	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	Fax: 604 620 0876	07-Oct
Dave and Kathy Yardley		[redacted]	email	05-Oct	Good afternoon, We are writing in support of the proposed Telus tower to be built on Gabriola Island. We are full time residents of DeCourcy Island and are both volunteer firefighters on the island. The current cell coverage at our home on the NE side of the island is unacceptable. If we have a medical emergency it is likely we would not be able to get through to emergency services. Our fire hall has no cell coverage. In an fire or medical emergency we would be relying on door knocking to get help. We have worked very hard to provide fire and emergency care here on DeCourcy. Unfortunately we don't have the communication options that we desperately need to take care of potential emergencies wether they be health and safety or fire. Sincerely, Dave and Kathy Yardley [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	Fax: 604 620 0876	07-Oct
			comment sheet	05-Oct	1.Do you feel this is an appropriate location for the proposed facility? X Yes 0 No Comments : 2.Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes 0 No Comments: 3.Additional Comments: The emergency and health and safety services on DeCourcy, Mudge, Ruxton and Gabriola Islands are currently not able to support the residents as reception is not available to us. .		Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877	Fax: 604 620 0876	07-Oct

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Mamie and Robert Rymer		[redacted]	email	05-Oct	We are in favour of the proposed tower. Like many aging islanders, it is imperative we have the means to contact someone in the event of medical emergencies. We have been holidaying on DeCourcy Island for over 30 years and are dismayed at the lack of cell phone reception, especially on the east side of the island, where we and several family members have property. Your kind consideration and with any luck, implementation, would be greatly appreciated. Best regards Mamie and Robert Rymer	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
RON HARTMAN	[redacted]	[redacted]	email	05-Oct	TELUS Telecommunications Facility Proposal Address: SOUTH ROAD GABRIOLA BC Legal: PID: 009-734-902 Coordinates: N 49.136833°, W 123.748860 ° TELUS Site: BC109270 Gabriola Island-S Hello, I'd like to support the installation of a new cell tower on the south end of Gabriola Island. I'm a resident of the east side of DeCourcy Island, a member of the DeCourcy Island Volunteer Fire Department, and a dedicated off-grid resident. We currently have very poor service. This means we don't get fire service alerts, we can't readily access emergency services, and our eco-friendly lifestyle is much more difficult to pursue as we are uncomfortably disconnected from the world around us. We all are doing what we can to reduce our environmental footprint and having good coverage would enhance our safety, improve our ability to serve fellow islanders, and better enable our off grid lifestyle. Cheers, Ron Hartman [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876 E: publicconsultation@cypresslandservices.com | W: www.cypresslandservices.com	07-Oct
Jane Saxton		[redacted]	email	05-Oct	On behalf of my family I give my full support for the proposed TELUS cell tower on South Gabriola Island. As a part-time resident on the East side of DeCourcy Island for 50 years, the spotty and often lack of cell service has become increasingly problematic. Connection to emergency services, family and business is compromised. As our community grows, cell service needs to be reliable. For example, as a member of the volunteer fire brigade, an emergency first aid responder and a director on the DeCourcy Island Community Association I cannot receive or send information to my fellow islanders, or indeed to off-island resources, regarding potentially serious safety or health issues. If a call comes in to attend a fire I will not receive it. In fact, cell service at our fire hall is as unreliable as it is at my home. This situation is untenable. Please support TELUS's proposal to upgrade their service for security and safety. Thank you, Jane Saxton	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
John Bablitz		[redacted]	email	05-Oct	Hello, As a gulf islands resident, I would like to express support for the below project. This would greatly improve safety on our island by boosting access to emergency services (we do not currently have cell reception at our location). Kindly, John Bablitz TELUS Telecommunications Facility Proposal Address: SOUTH ROAD GABRIOLA BC Legal: PID: 009-734-902 Coordinates: N 49.136833°, W 123.748860 ° TELUS Site: BC109270 Gabriola Island-South	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct

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Lee-Anne Elaschuk		[redacted]	email	05-Oct	Hello, I would like to express my strong support for the proposed cellular tower on Gabriola Island. As residents of nearby DeCourcy Island, we have very poor cellular service, with some areas of the island having no service at all. Needless to say, this is a serious concern in the event of an emergency. This past summer we saw the first-hand effects of this problem when a boater was injured near the marina. Our highly trained first aid volunteers were out of cellular service range, and it was not until another resident drove to deliver the message in person, that they could respond. In the event of a fire, or medical emergency, a delay like this has severe consequences. Thank you for understanding the importance for improved cellular service to our area. Best regards, Lee-Anne Elaschuk	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
James Powsey		[redacted]	email	05-Oct	[redacted] rove of the proposed cell tower on Gabriola Island. I live on DeCourcy and would benefit greatly from improved cell coverage. Thank you. James Powsey	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
Carin Holroyd	[redacted]	[redacted]	email	05-Oct	October 5, 2021 To: Island Trust Consultation (publicconsultation@cypresslandservices.com) cc. Scott Colbourne - scolbourne@islandstrust.bc.ca cc. Kees Langereis - klangereis@islandstrust.bc.ca Re: Telus Application for a Transmission Tower on Gabriola Island I am writing in strong support of Telus' application for a cell phone transmission tower that will serve, among other areas, the east side of DeCourcy Island. At present, we are without cell service, despite our proximity to major population centres and in contrast to our neighbours on the west side of DeCourcy Island and almost all the Gulf Islands. It goes without saying that having access to reliable cell service has become a basic requirement for life and work in 21st century Canada. The absence of cell service on our part of the island is a major problem for our professional and personal lives. Along with the inconvenience of being out of touch with family and friends, there is the more serious problem of being unable to contact anyone for help if there were an emergency. We are not able to participate in DeCourcy Island's excellent cell phone-based emergency response system. With e-commerce playing an increasingly important role in our lives, the shift to cell phone-based Two Factor Verification has become a source of constant irritation and difficulty. There is no need to be without phone and text services when an easy, safe, ecologically sound and cost-effective solution is readily at hand. I urge the Island Trust to support the application from Telus for permission to build a transmission tower on Gabriola Island to better serve the Gabriola-Valdez-DeCourcy region. Those of us living on the east side of DeCourcy Island look forward to having the cell phone service that the vast majority of people in Southwest British Columbia take for granted. Yours truly Carin Holroyd [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876 E: publicconsultation@cypresslandservices.com| W: www.cypresslandservices.com	07-Oct
jeff rogers	[redacted]	[redacted]	email	05-Oct	my property I outside the 1000m notification radius but I support adding a cell tower BC109270 at the proposed location, and as proposed for design, on Gabriola Island to improve coverage. jeff rogers DeCourcy island land owner [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct

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Brett Murray	[redacted]	[redacted]	email	05-Oct	Hi, TELUS Telecommunications Facility Proposal Address: SOUTH ROAD GABRIOLA BC Legal: PID: 009-734-902 Coordinates: N 49.136833°, W 123.748860 ° TELUS Site: BC109270 Gabriola Island-South Please see attached comments sheet. Thanks Brett Murray Owner Superhero Grime Fighters Service Group Ltd. Get to know us - Watch this! [redacted] 1. Do you feel this is an appropriate location for the proposed facility? X Yes ☐ No Comments 2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes ☐ No Comments	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876 E: publicconsultation@cypresslandservices.com| W: www.cypresslandservices.com	07-Oct
Gary Whyte		[redacted]	email	05-Oct	1. Do you feel this is an appropriate location for the proposed facility? X Yes ☐ No Comments 2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes ☐ No Comments 3. Additional Comments: Most Definitely needed to add better communications for area	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
Barrie Forbes	[redacted]	[redacted]	email	05-Oct	To whom it may concern; I am writing in support of the installation of a cell tower on Gabriel Island. We have a home on DeCourcy island and are members of the volunteer fire department. Cellular coverage on the east side of the island is nonexistent and this has a significant impact on the ability to mobilize the volunteer fire department because the fire hall is on the east side of the island with no cell reception. I wholeheartedly support the installation of a cell tower that will give us coverage on DeCourcy Island. Please feel free to contact me if you have any questions. Barrie Barrie C. Forbes [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876 E: publicconsultation@cypresslandservices.com| W: www.cypresslandservices.com	07-Oct
Mary and Bruce Campbell	[redacted]	[redacted]	email	06-Oct	To Whom it may concern We are part time residence on DeCourcy Island BC. We live on the east side of the Island, and our cell service is next to nothing. We need to go to the South Beach to use our cell phones. Unfortunately this has been our problem, ever since cell phones were (invented)? It would be a great asset to have a cell tower added in order for us to receive and send anything from our phones. We understand that Gabriola Island has an opening for such a tower. We hope and support this by sending you our approval. Mary and Bruce Campbell [redacted] Get Outlook for Android	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct

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Jan and Murray Rogers			email	06-Oct	Do you feel this is an appropriate location for the proposed facility? Yes No Comments I am trusting that Telus will know better whether the location is appropriate to get a good signal to Mudge, DeCourcy and Ruxton Islands. 2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? Yes No Comments Yes. 3. Additional Comments I am a resident on DeCourcy Island and am very concerned with the lack of cellular service on the east side of the island where our marina and fire hall are situated. I have experienced first hand the inability to communicate with the east side of the island during a first aid emergency and during our fire practices where we do simulated fire scenarios and the different teams are out of hand held radio range and being out of cellular service range. I fear one day we will be faced with a tragic situation due to the poor communication .	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876 E: publicconsultation@cypresslandservices.com| W: www.cypresslandservices.com	07-Oct
Louise Beltgens			email	06-Oct	Hi, I'd like to express my support for the proposed cell tower on the south side of Gabriola. I have limited cell service at my location on the northeast side of Ruxton. Louise Beltgens, Sent from my iPad	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
Dr Nicola James			email	06-Oct	Dear Mesdames/Sirs, I am writing from DeCourcy Island in support of erecting a cell tower on Gabriola Island. I support it mainly for safety reasons as the east side of DeCourcy Island does not have reliable cell coverage. I am a retired Family Doctor with a strong interest in serving our community and for emergency purposes it is very desirable to have access to reliable cell service. Sincerely, (Dr) Nicola James	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876	07-Oct
Dave Stoddart			email	06-Oct	To whom it may concern, It is encouraging to hear that Telus is considering adding a new tower on Gabriola in an effort to improve cellular coverage in the nearby areas. On DeCourcy Island, the entire east side is a dead zone, and this has resulted in a number of problems and issues. In one incident, Gabriola RCMP were attempting to contact a fellow DeCourcy resident but because the coverage is so poor, they were unable to do so in a timely fashion and he lost $300 as a result. Many of our residents are older, and for emergency and health reasons they need to be able to use their phones and access data. Pirates Cove Marine Park is a popular anchorage for boaters, but cell coverage is terrible there. This is unfortunate for the boaters, but it also poses a safety risk because when DeCourcy folks need to be evacuated from the island for emergency reasons, it is impossible to remain in communication with emergency services operators while on the dock waiting to meet the incoming rescue craft. I understand that there is some opposition to the addition of the new tower, and I have listened to some of those concerns. But they seem vague, scientifically unfounded and generally uncompelling. Our principal concerns are safety-related. Please put the safety needs of our residents ahead of the political concerns of the naysayers. Thank you, Dave Stoddart	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc. Suite 1051 – 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604.620.0877 | Fax: 604.620.0876 E: publicconsultation@cypresslandservices.com| W: www.cypresslandservices.com	07-Oct

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Linda Gloanec	Lot 4	[redacted]	email	07-Oct	To whom it may concern: We own a cabin on Ruxton Island. Owning a cabin on a remote island has its advantages and disadvantages. One of the biggest disadvantages is the inability to communicate quickly in the event of an emergency at home on the mainland or on the island itself. It is very difficult to stay on Ruxton for lengthy periods of time due to work obligations as well. Working remotely would give our family many more options for spending time at the place we spend a lot of money to maintain. Sincerely, Linda Gloanec, [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Fiona Dyer		[redacted]	email	07-Oct	TELUS Telecommunications Facility Proposal Address: SOUTH ROAD GABRIOLA BC Legal: PID: 009-734-902 Coordinates: N 49.136833°, W 123.748860 ° TELUS Site: BC109270 Gabriola Island-South To whom it may concern, I am writing to voice my support for the proposed cell tower as detailed above. As a cabin owner on the east side of DeCourcy Island I feel that this tower is crucial to improve our cellular signal which is currently dismal at best. Improved cellular service is essential for emergency connection and information for all of the east side of the DeCourcy Islands group. Kind regards, Fiona Dyer	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Ken Coates		[redacted]	email	08-Oct	To: Island Trust, Public Consultation I am writing to add my voice to the resounding chorus of DeCourcy Islanders supporting the Telus application to build a transmission tower on Gabriola Island. This new equipment will allow for the provision of standard coverage on the east coast of DeCourcy, where cell phone service ranges from irregular to non-existent. We are in the last category. I regularly relocate to other places on DeCourcy Island in order to receive important phone calls. I have conducted dozens of Zoom meetings sitting in my truck in one of the places on the west side of the island that gets service. This is, at best, a serious inconvenience and, more often, a source of professional embarrassment. You will have heard from others the many reasons why the improvement of cell service in this part of the Gulf Islands is important: family safety, emergency communications, ready access to friends and colleagues, the ability to connect with Internet sites, etc. Most Canadians take these basic services for granted; on the east side of DeCourcy, we cannot not. Not a day goes by where I do not experience significant personal and/or professional difficulties and inconvenience resulting from the absence of an adequate cell phone connection. I urge the Islands Trust to support the Telus application and to allow the timely installation of the cell phone tower on Gabriola Island. Yours truly Dr. Ken Coates [redacted] -- Ken Coates Canada Research Chair in Regional Innovation Johnson-Shoyama Graduate School of Public Policy Room 181 -- 101 Diefenbaker Place	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Myles & Judy Mana		[redacted]	email	08-Oct	Hello. I've attached a comment sheet indicating my strong support for the proposed Telus tower. Thank you. Judy Mana. 1.Do you feel this is an appropriate location for the proposed facility? 1 Yes 0 No Comments The location is perfect to provide service to the area of South Gabriola, DeCourcy Island and Ruxton Island that are currently without reliable wireless service. The chosen location also appears to offer good screening from the view of area residents. 2.Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? 1 Yes 0 No Comments 3.Additional Comments. Having reliable communications services in the area will provide the ability to quickly and reliably contact emergency services (RCMP, ambulance and firefighting). Over the past few years we've had several emergency incidents where attempts to contact emergency services have been very difficult or failed altogether.	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct

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Crafty Butcher		[redacted]	email	08-Oct	I would like to include my approval of the cell tower proposal on Gabriola. As a resident on DeCourcy this would be great benefit to me. Thanks. James Powsey	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Heather Prochnicki		[redacted]	email	08-Oct	To whom it may concern, I am writing this letter to endorse the addition of a cell tower on south Gabriola. We are a full time family living on DeCourcy Island and are deeply affected by the lack of cellular service and poor cellular internet on our side of the island, which get little to no service. We have experienced emergencies on island and needed emergency services on island which has profoundly affected our ability to get help in those instances. It can contribute an unsafe environment for those who live or visit the island. The impacts are far reaching in regards to the lack of access to these services as well as common every day life. We fully support that this tower be put in place for the reason listed above and will engage in supporting this addition of the cell tower. Kind regards, Heather Prochnicki Get Outlook for iOS	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
PENNY HAWLEY		[redacted]	email	08-Oct	My husband and I are in full favour of this long overdue tower to service our area at the south end of Gabriola. Thank you. Penny Hawley Peter Theocharis [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
MikeandElaine Stern		[redacted]	email	08-Oct	Dear Sirs or Madams, I'm writing to give input on the following Proposal: TELUS Telecommunications Facility Proposal Address: SOUTH ROAD GABRIOLA BC Legal: PID: 009-734-902 Coordinates: N 49.136833°, W 123.748860 ° TELUS Site: BC109270 Gabriola Island-South My family are long-time summer residents of DeCourcy Island (Lot 3 near Pirates Cove). We've owned our property since Feb 2005. I'm extremely happy to have learned of this proposal, and frankly feel it is about time. With the world having been moved to a connected one long ago, it is hard to believe that there are areas not connected to wireless internet and voice systems (including texts). This area of Pylades channel has been disconnected for far too long. In fact, I thought there was a directive put out many years ago to enable web access to everyone. While the biggest benefit will come in the ability to handle emergency situations where a life can be saved, even the routine tasks most people take for granted, like checking weather and news, getting services, and flights/water taxis will be much improved. Please consider this input as full-hearted agreement on the proposal, and I look forward to hearing about any issues that prevent this from happening. Kind regards, Michael Stern, and also on behalf of Austin and Elaine Stern cell [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct

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Dave P		[redacted]	email	08-Oct	I am writing this note to support the proposed Telus tower at the south/east end of Gabriola. Having spent 20 years in the wireless industry, i am well aware of how important this service is to local populations, emergency services and for tourism reasons. As a long time owner of property on Ruxton Island, I would also like to share my thoughts on what it means in this particular area: - many boaters who use these inside waters do not have VHF radios. They are relying on cell service in case of emergency, - cabin owners along the east end of the north side of Ruxton (facing Valdez) have virtually no cell phone service. This is a major concern for emergency needs. Cell phone providers have the unique ability to locate users in emergency situations. Network 'pings" enable SAR to know the last time a phone reached the network... this can be invaluable info and can directly save lives. Our population of owners on Ruxton is aging and emergency needs are a growing priority for folks here. No longer is a cell phone a "nice to have"..it is an invaluable tool that can save peoples lives. I hope that this application is improved for everyone's safety. Thanks, David Patterson.	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
sean Brereton		[redacted]	email	08-Oct	To whom it may concern, I'm writing this email in support of the proposed cell tower to be installed on Gabriola Island. As a land owner on DeCourcy Island, the increase in cell coverage would be a welcome addition to our quality of life. Cell coverage has become an essential service in today's world, and coverage on DeCourcy is spotty. I appreciate your consideration, Thank you, Sean Brereton	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Kathryn Hobbs	[redacted]	[redacted]	email	09-Oct	Good morning, We write to express our support for the proposed TELUS telecommunication facility on Gabriola Island. As residents of the south end of Gabriola Island, we feel the improvements to internet and communication would be a huge benefit to this community, and have been a long time coming. With the current global affairs, the need for reliable internet and communication services in rural areas has greatly increased to allow people to work remotely. The current internet coverage is seriously lacking, and is preventing this from begin a possibility for many folks. This proposed telecommunication facility would be a solution to this issue by bringing TELUS Smart hub services to the area. In addition, the increased cellular coverage in the area would be a safety benefit for residence and visitors who explore the south end of Gabriola as well as the surrounding islands and waters. We truly hope to see this proposal move forward to the next stages of development. Sincerely, Kathryn and Morgan Hobbs [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Linda Harrison	[redacted]	[redacted]	email	09-Oct	ciate the opportunity to express my support for a cell tower on the south end of Gabriola. We live on 5, mostly cleared, acres near the South end of the island and no where on this property do we receive any cell coverage. We also have two properties on the north end of Valdes Island which also have very limited coverage, in other words taking a hike to find a spot where we can see Vancouver Island. I pay over $100.00 a month for the privilege of having a cell phone that only works when I'm away from home. As a result, I don't give my cell number out because I don't receive calls or voicemail until I leave home which is certainly not every day. I also transit the local waterways on a very regular basis in my small boat. Not being able to call for assistance if I break down is most aggravating. Most people have come to rely on their cell phones so it comes as a shock when they have a problem on the water and reach for their phone to call for assistance only to find the message 'No Service'. In this day and age it's hard to believe we live in an area with no coverage especially when we are a populated area. Since we live near the ocean and are frequently on it, it seems a shame that we will not have an Emergency Alert in the event of a tsunami. Unless we get a cell tower the first I'll learn about the danger is when I'm riding the wave. This seems grossly unfair not only to me but to all boaters in the area. Since I have lived in this area a long time I am aware that there is a small but vocal group opposed to a cell tower for a variety of reasons. I venture to say that many of those individuals already have cell service and it is simply not fair for them to deprive us of the same service which they already enjoy. It is my greatest hope that the proposed cell tower soon becomes a reality. Sincerely Linda Harrison [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct

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Gina Meijer		[redacted]	email	09-Oct	October 9, 2021 Tawny Verigin Telus Communications c/o Cypress Land Services publicconsultation@cypresslandservices.com Re: Telus Site: BC109270 Gabriola Island-South Dear Telus: This is a letter of support for the extension of cellular and Smart Hub service to southern Gabriola Island, De Courcy Island and Ruxton Island, to be provisioned by the proposed telecommunications facility site BC109270. We are property owners on the east side of Ruxton Island and currently have very poor communications service. It seems that the signal availability has worsened over the past 1 ½ years. There is 1 bar of access from the shoreline when the tide is out but little to no service from within the cabin or other parts of our almost 1 acre property. We are concerned about this for safety reasons: medical emergency, fire, weather, family emergency, etc. As well, we do not have a choice to work remotely from our island home because of lack of internet service. Improvements to both cellular and internet service are welcomed and will be used! Thank-you. Sincerely, Gina & Paul Meijer [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Colin Campbell		[redacted]	email	09-Oct	Additional cell coverage in the Gabriola , DeCourcy Island area would be hugely beneficial from a community safety and convenience standpoint. I strongly urge that the proposed additional cell tower be installed. Sincerely, Colin T. Campbell [redacted] [redacted] Sent from my iPhone	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Donna and Steve Myers		[redacted]	email	11-Oct	1.Do you feel this is an appropriate location for the proposed facility? X Yes 0 No Comments: AS a 1/2 resident of DeCourcy Island al fell this location will meet this needs of everyone who desperately need it. Very discrete location 2.Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes 0 No Comments 3.Additional Comments. My husband and I are always concerned about how to contact someone in case of an emergency from out cabin on the east side of DeCourcy which next to no reception currently. We would love better service	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Keith Service	[redacted]	[redacted]	email	12-Oct	We are writing to support the Telus proposal for a Communications Facility at: Address: South Road, Gabriola, B.C. Legal PID: 009-734-902 Coordinates: N49.136833, W123.748860 Telus site: BC109270 Gabriola Island South We have a seasonal residence on the east side of DeCourcy Island, facing Gabriola Island South, and we believe that the proposed communications facility which is intended to "provide improved wireless services to southern areas on Gabriola Island" would also improve wireless services on DeCourcy Island. We are particularly concerned that we do not now have reliable cell phone coverage in an emergency. Although there is reliable cell phone service on the south and west of DeCourcy Island, existing wireless services on the east side are very unreliable and we feel that we would be isolated in an emergency. Most of the time we can neither call out nor receive incoming cell phone calls. We are not even able to communicate with first responders on DeCourcy in an emergency. It's not an issue of slow or erratic service, it's basically no service. Improved wireless services would enhance our enjoyment of our seasonal residence but the critical issue is reliable communication if there is a medical or other emergency. Please pass on to Telus our enthusiastic support for this communications facility. Yours sincerely, Patricia and Keith Service [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct

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Elizabeth Ross			email	12-Oct	I am writing this in support of TELUS site application BC109270 Gabriola Island-South for a new tower on the south end of Gabriola Island. Our family are long time owners of property on Ruxton island. Our property is on the southeast side of the island. We were early adopters of cell phone for communication and emergency services while on the island. When the service was analog it was not perfect but we could get a call out in an emergency. Over the last few years, the cell phone signal has degraded to the point that we are concerned that we cannot get a call out for emergency services, receive emergency alerts, check the marine weather or receive text messages. The West side of the island has good cell phone service and the tower is in Ladysmith. The tower that services us over the hill on our side of the island is that same tower. As Telus has developed more services for those of us in outlying communities more people are using that tower and we have noticed a huge degradation of the signal over the last two years. We spend a good portion of the winter on the island especially during Covid. Please for the safety of islanders who live remotely and have no other options approve this tower. Thank you, Elizabeth Ross	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Maureen McQuarrie			email	12-Oct	To whom it may concern Re: public consultation process for tower on South Road, Gabriola BC (pid 009-734-902) I fully support the proposal for a cell tower to be installed at the above mentioned location. We have had a cabin on the north-east corner of DeCourcy Island since 1975 and cannot rely on the current signal that we intermittently receive. The signal, or lack thereof, is spotty at best for the Southern side of Gabriola, DeCourcy, and, Ruxton. This is absolutely not acceptable in 2021 where most everyone relies on a cell phone for their main source of communication. Some benefits of installing the tower (and not limited to): - ability to use a cell phone for emergency purposes such as a medical emergency, structure/forest fire, boating accident - ability to be notified on the emergency broadcast system in the event of an abduction, fire or other public emergency event - reliable communication with family, friends, and loved ones - ability to use your smart phone as a 'tool' and look up assistance, guidance, or instruction in the event of an accident or emergency This consultation is long overdue. It is time that we approve this tower and move out of the dark ages.	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Dave Ross			email	12-Oct	To whom it may concern, As a resident of the south end of Ruxton Island I am writing in support of the proposed Telus tower on the south end of Gabriola Island. I have been a Telus cell customer for over 20 years and find the service to be currently not as reliable as it was in the past. It is critical that residents of the Gulf Islands to have adequate service to be able to contact emergency services such as ambulance and fire. Thanks Dave Ross	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Todd Ballantyne			email	12-Oct	Dear Tawny, We are emailing in support this project: TELUS Telecommunications Facility Proposal Address: SOUTH ROAD GABRIOLA BC Legal: PID: 009-734-902 Coordinates: N 49.136833°, W 123.748860 ° TELUS Site: BC109270 Gabriola Island-South We are property owners on DeCourcy Island and this tower would vastly improve our cell service. Our current cell signal quality on DeCourcy is very poor as we are located on the Gabriola facing side of DeCourcy. Regards, Todd	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Mike Ross			email	12-Oct	Hello, I am writing to support the proposed Telus telecommunications tower on Gabriola Island. Cell service south of Gabriola Island among the DeCourcy Group of Islands is poor to non-existent. Cellular phones are the main method of communication and without proper service, residents and users of the islands and surrounding waterways are at a greater risk of danger. It is a remote area and one slip on a rock could be fatal if there is no way to call for help. A new cell tower on Gabriola is essential for public safety. Please approve the proposal. Sincerely, Mike Ross	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct

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David Whyte	[redacted]	[redacted]	email	12-Oct	1.Do you feel this is an appropriate location for the proposed facility? X Yes 0 No Comments: 2.Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes 0 No Comments	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Gary Whyte		[redacted]	email	12-Oct	I am writing to support a cell tower being constructed on Gabriola Island. There is next to no service south of Gabriola. On Ruxton island, the southeast corner is especially bad for service. Given the increasing number of permanent residents, it is essentially that predictable service be available all the time so that medical and other emergencies (e.g., wildfire) can be addressed when needed. Ian Ross [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Ian Ross		[redacted]	email	12-Oct	I am writing to support a cell tower being constructed on Gabriola Island. There is next to no service south of Gabriola. On Ruxton island, the southeast corner is especially bad for service. Given the increasing number of permanent residents, it is essentially that predictable service be available all the time so that medical and other emergencies (e.g., wildfire) can be addressed when needed. Ian Ross [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Amanda Pounder & David Bird	[redacted]		comment sheet	12-Oct	1.Do you feel this is an appropriate location for the proposed facility? O Yes X No Comments: We do not feel that our island is an appropriate location for the facility, We want to see the natural environment preserved to the greatest extend possible and do not want to see it with a tower as proposed 2.Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? O Yes X No Comments: The only satisfying design for the proposed tower would be on that is made complete invisible. This in not possible there should be no tower. 3.Additional Comments. We have lived on the island for several years and are satisfies with the internet service that we currently have. It is adequate for a rural eminent, we accept hat we cannot expect urban level service its the price you pay for living here - there is no need for this in my	non-support	Hello, I wanted to take a moment to confirm that we received your comments regarding the proposed TELUS tower on Gabriola. I appreciate you are not interested in improved services and the tower itself. I just wanted to point out that there is a tower on the island on the western side facing Vancouver Island that TELUS currently uses but it is not properly located to service all of the island. The proposed new location is at a quarry and will result in minimal ground disturbance. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877 Fax: 604 620 0876 Cell: 604 910 7310 Email: chad@cypresslandservices.com	28-Oct
Naomi Hunter		[redacted]	email	12-Oct	Hi, I'm a land owner and part time resident on De Courcy Island, and I'm in support of the proposed Telus tower on Gabriola. Lack of reliable internet is the only reason my family can't spend more time on De Courcy. With a closer cell tower we may be able to work remotely and spend less on housing in Vancouver. Thanks!	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct

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Steve Jefferson		[redacted]	email	12-Oct	As a senior who spends weeks every year on Ruxton Island , I am in full support of the proposed tower on South Road, Gabriola B.C. Steve Jefferson [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Larry Laban	[redacted]	[redacted]	email	13-Oct	1.Do you feel this is an appropriate location for the proposed facility? O Yes X No Comments: The location appears to be ideal for both cell coverage reel lines to DeCourcy Island where we are located as well as in an area suitable for such a structure 2.Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? O Yes X No Comments: 3.Additional Comments. I believe this service to be critical to the residents of DeCourcy Island as many especially on the east side and central island have no cell coverage. Including our fire hall and marina, the two locations where emergency extraction of persons or arrival of assistance would be	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Cheryl Henry		[redacted]	email	13-Oct	This is a letter of support for the proposed cell tower on Gabriola Island. My husband and I own property on DeCourcy Island. We are volunteer firefighters and I am a certified emergency first responder. The lack of cell coverage on DeCourcy Island has a tremendous impact on our ability to protect the island in the event of a fire or respond to medical emergencies. We have an excellent training program, a large functional and fully supplied Firehall. The only problem is we can't communicate in the event of an emergency. One example involved a fire on a neighbouring island. We were prepared to assist but only able to do so because our fire chief stayed at home, where she had cell coverage on the south side of DeCourcy, and then relayed between the crew and the neighbouring island. Another example is a recent medical emergency involving a person aboard a boat anchored in Pirates Cove Marine Park, DeCourcy Island. A nearby boat knew somebody who knew somebody and a text was sent. I attended with another first responder. Although the initial text went through we were subsequently unable to use telecommunications. Fortunately, the Coast Guard was able to respond via VHF. Overall, our emergency response is seriously impacted by the poor to non-existent telecommunication available on this island. I fear that it is only a matter of time before a life is lost as a result. Sincerely, Cheryl Henry and Bradley Dale	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Karen Ross		[redacted]	email	14-Oct	Hello, I am writing to support the proposed Telus telecommunications tower on Gabriola Island. Cell service south of Gabriola Island among the DeCourcy Group of Islands is poor to non-existent. Cellular phones are the main method of communication and without proper service, residents and users of the islands and surrounding waterways are at a greater risk of danger. It is a remote area and one slip on a rock could be fatal if there is no way to call for help. A new cell tower on Gabriola is essential for public safety. Please approve the proposal. Sincerely, Karen Ross [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Mary Bowman		[redacted]	email	14-Oct	1.Do you feel this is an appropriate location for the proposed facility? X Yes O No Comments: This location appears to be in a spot that would cover the East side of DeCourcy Island, which is in dire need of better communications. The Fire hall where our fire fighting equipment is stored, and where we would muster in case of an emergency, does not presently have cellular service. 2.Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes O No Comments: 3.Additional Comments. The many residents on the East side of DeCourcy and Ruxton, islands and people using the marine park in Pirates Cove would benefit from a cellular signal	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct

BC109270								
Name of Resident	**Address**	**Email**	**Email, Letter, Comment Sheet or Voice Message**	**Date**	**Comment or Question**	**Support / non-support / neutral**	**Response to Comment or Question**	**Date Response Sent**
			email	14-Oct	To whom it may concern, I am writing in support of the building of a Telus communications tower on the South side of Gabriola Island. I have lived on DeCourcy Island full-time since 1994 and greatly value the cell service that I can access, as imperfect as it is. It has allowed me to communicate with emergency services a few times, and given peace of mind. My neighbour's locations, at a slightly different angle, have no reception. Worse, our Fire Dept, located close to Pirates Cove Provincial Marine Park, has been hampered in its ability to serve this community because there is no cellular signal available there. Please add my name to the list of those who would benefit from and strongly support this Telus communications tower proposal. Thank you, Mary Bowman		Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Mitchell, Stephen	[redacted]	[redacted]	email	14-Oct	TELUS c/o Cypress Land Services Inc. October 14, 2021 Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2 Attention: Tawny Verigin, Manager of Government Affairs Email: publicconsultation@cypresslandservices.com Re: Proposed Telus Communications Tower - BC109270 Gabriola Island-South Dear Ms. Verigin, We would like to express our strong support for the Gabriola South Telus Communications Tower proposal. We have a house on the south end of DeCourcy Island and keep our boat in the Pirates Cove marina. Cell phone coverage is spotty at our property, and poor to non-existent in the vicinity of Pirates Cove and along the east side of the island, including at the DeCourcy Island Community Fire Hall. We are semi-retired with some health issues, and having reliable cellular and wireless communication is essential to our wellbeing - and that of our neighbours on DeCourcy. The wildfires in rural BC, including Ladysmith, this past summer reminded all of us of the need for quick and reliable means of communication with emergency officials and within the community in the event of a fire, extreme weather event or earthquake. DeCourcy is off-grid and accessible only by private boat. As boaters, we have responded to on-water emergencies in the waters between Gabriola and DeCourcy and once again, quick and reliable communication is critical for everyone's safety. The proposed tower is long overdue, and we hope that it will be built quickly and be designed to improve coverage for the small islands and marine waterways south of Gabriola. Please feel free to contact us about this, Steve and Janet Mitchell [redacted] cc: Scott Colbourne - scolbourne@islandstrust.bc.ca Kees Langereis - klangereis@islandstrust.bc.ca	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
PJ and Leo Halliday		[redacted]	email	14-Oct	Please see attached letter regarding cell service to this area. Thank you for your time on this. PJ and Leo Halliday [redacted] October 14, 2021 - To whom it may concern. RE: TELUS Tower to support the Cottagers of Ruton Island. We are writing in support of a tower io improve cell service to the east side dwellers of Ruston Island, Our little recreation property has expanded to have visits from friends and a growing family. Along with that grows safety concerns. Emergency producers are limited on this rural, mostly residential island. Guaranteed cell service would bring added comfort and security. The full time islanders on the East side of the island may also appreciate the addition. Along with the DeCourcy Island Association and the Fire Committee we went to add our support to the endeavor. Leo and PJ Halliday[redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Kate and Dennis Rutherford [redacted]		[redacted]	email	14-Oct	Tawny Verigin c/o Cypress Land Services Agents to TELUS Communications Inc. Suite 1051, 409 Granville Street Vancouver, BC V6C 1T2 Dear Ms. Verigin, we are writing to strongly support the proposed telecommunications facility site: BC 109270 Gabriola Island – South, that will extend cellular service to Gabriola, De Courcy, and Ruxton Islands and the surrounding waterways. We are both long time Telus Mobility customers and long time property owners on Ruxton Island and have been frustrated with the poor quality of cellular service, particularly in the last several years. Cellular phones are our only means of communication and there are many areas of Ruxton Island with limited, intermittent or no coverage. In the case of an emergency there is a risk of not being able to contact the required assistance which could lead to serious outcomes. We look forward to the addition of the site and the improved service that it will provide. Sincerely, Kate and Dennis Rutherford [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct

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Mike Bunch and Lori Winkler	[redacted]	[redacted]	email	15-Oct	As long term owners on Ruxton Island, located in Otter Bay, my wife and I are fully in support of the proposed cell tower. We see it as a much needed upgrade to the safety and security of ourselves and our neighbors. Currently the cell phone communication, data receipt and transmission capabilities are poor and inconsistent on the east side of Ruxton, where we reside. We very much look forward to improved communication and peace of mind that would be afforded by this cell tower addition. Thank you Mike Bunch and Lori Winkler [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Colin Fraser		[redacted]	email	15-Oct	To whom it may concern, I support Telus's application to the province of BC to build a communication tower on a parcel of crown land at the South end of Gabriola Island. I have a summer home on Ruxton Island ; Lot 17, Plan 17982, Sec 31. My family and I spend all summer at this location. I have emergency safety concerns for my family and friends while on Ruxton. Presently communication with cell phones is extremely poor. Sometimes it takes hours to make a call. Sometimes I walk to various places on Ruxton just to get a connection. Often, once we do make a connection, for some reason the call is dropped. A tower on Gabriola would greatly improve our ability to stay connected with the world and emergency response personnel. Thank you for Your consideration, Colin Fraser	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Ian Parkinson		[redacted]	email	15-Oct	As President of the DeCourcy Island Community Association, I wish to register our very strong support for the proposed Telus cell tower at the south end of Gabriola Island. Many of our property owners and island residents have little to no cell service. This is more than just an inconvenience to the people who live here, particularly the fulltime residents. The lack of reliable cell service is also a matter of safety and security. As an off-grid island, with zero municipal services, we have had to become very self reliant and to depend on one another for basic health and safety requirements, including fire protection and medical emergency response. This is extremely difficult without proper communications systems in place. Our fire hall, which serves as the focus of most of these necessary activities, has no cell service whatsoever, making it very challenging for our community to coordinate responses to any emergency situations on the island. The proposed cell tower on Gabriola could provide a strong and reliable signal to our entire island, alleviating the problems that we are currently facing. This is an important concern for us and we wholeheartedly support Telus in their application. Sincerely, Ian Parkinson President, DeCourcy Island Community Association [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
Laurie MacBride		[redacted]	email	15-Oct	To whom it may concern: We write regarding the proposal by Telus to build a telecommunications facility on Gabriola Island, to service southern Gabriola and DeCourcy Islands with cellular and smart hub service. We strongly support this proposal. We have long been frustrated and concerned about the lack of cell service where we live, and by the very slow internet speeds we have through our Telus account. Despite Telus Mobility cellular service maps which would indicate that our address is serviced by a cell signal, this is not the case. I have tried many times over the last half dozen years to get a cell signal on our property, without success (other than on a few very rare occasions, for just a fleeting moment, when I've managed to get a tiny bit of signal from a spot far away from our house). Most of the time I am not even successful at getting "Emergency Service only" - there is simply no signal, despite what the maps might suggest. We have many power outages where we live, and we have even had multi-days outages of our land-line phone link to the world, leaving us with no way to call for help or text anyone. As seniors living quite isolated from neighbours, it could be a life and death matter if we had a medical emergency and no way to reach 911. Emergencies aside, the lack of a cellular signal causes us considerable inconvenience and frustration on a regular basis. For example, to reach service providers on the island who rely on cell phones is challenging - if they are working in the south end, they cannot receive our calls or reply to us, and if they are driving, calls get dropped as soon as they enter the unserved area. We are also unable to use text messaging because we lack a cell signal. This means that we cannot even do the two-step verification that so many websites and services - and even password managers - insist on nowadays. As a result, our online accounts and passwords are likely much less secure than we would wish. Because we have no cellular signal, we have to date declined Telus' offers to install Smart Hub technology to speed up our very slow internet, since that technology relies on a cellular signal and so it would seem a waste of everyone's time to try to install it at our house. This adds to our frustration, as our internet remains unacceptably slow (download speed 7.64 Mbps, upload 1.09 Mbps). Our internet service is also unreliable - we are frequently bumped offline while we are using the internet.	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct

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Dorothy Murrell			email	15-Oct	Dear Sir/Madame: We have a residence on Ruxton Island and in the last two years have found cellular and data service to be increasingly spotty and unreliable. We have heard that Telus is planning a new cell tower at the south end of Gabriola Island, and we would like to add our voices of encouragement for this venture. It will help us a great deal. Thank you. Dorothy Murrell and William Nash Dorothy Murrell	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct
ALLEN DARLING			email	15-Oct	Telus c/o Cypress Land Services Attn: Tawny Verigin Re: communications tower proposal Oct. 15, 2021 Please accept this email as feedback that you requested by mail from residents nearby this proposal. I have not used your brief questionnaire because I don't feel I have enough information to comment on the limited questions as presented. More importantly I don't think two yes or no questions and a small space for additional comments constitutes serious or meaningful public consultation. Your mailout may meet minimum requirements for notification but raises more questions then it answers. Specifically, but not limited to: •Will there be noise pollution or hum generated from this installation? •What alternative sites, if any, are available or considered? - Where has this proposal originated? Is it response to publicly identified need or response to Telus' profit or corporate competitiveness need? - Will the public have any input or control of future uses including rental to other users that are mentioned but not defined? - Are there ANY health concerns associated with this proposal? Though perhaps I could accept this proposal in time, until these and other questions community members may have are addressed in a more open and thorough public consultation process I am NOT supportive of it. You state in your mailout that the purpose of it is "satisfying the Island's Trust consultation requirements". The goal of those requirements though is , I think, meaningful public consultation that your questionnaire does not fully provide. Until this occurs I will withhold my support and I urge my IT representatives to do the same. Allen Darling	non-support	Allen – thanks for your comments, below in red are responses/answers to your questions. There is a small fan/havoc at the base of the tower similar to a residential fan. This would not be heard from any surrounding property. This site was selected as it meets the needs of TELUS to service the area, is a quarry, is heavily forested to screen the tower and is well setback from any residential homes. I have enquired with TELUS is they looked at alternative sites and will get back to you on this. This area has been underserviced for a number of years. TELUS regularly gets complaints from locals to improve the service. This proposal is in response to that. If the infrastructure needs to be increase in height significantly to meet an additional users needs, the public would be notified. The RF energy from the antenna installation is very low energy and will exceed Health Canada's safety requirements that are in place to ensure public safety.	27-Oct
Dr. Vic Dowling			email	15-Oct	Dear Telus I am a full time resident of DeCourcy Island and I would like to speak to the need of an additional tower on Gabriola to service the southern section of Gabriola and the east side of DeCourcy Island. This tower is absolutely essential. It is unthinkable that this entire area has no cell service. DeCourcy being an off grid Island has no alternative, there are no land lines. I am 78 years old and live alone in my own home on DeCourcy, cell service is not just for convenience it is a serious safety issue. I hope this tower can be installed and made operational as quickly as possible. Yours truly Dr. Vic Dowling Sent from my iPad	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc. Cypress Land Services Inc.	15-Oct

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Kerry and Karen Owen			email	15-Oct	Attention: Telus Communications Inc.at Tawny Verigin c/o Cypress Land Services, Agents for Telus Please note that as a resident of Gabriola Island, I oppose the construction of a 62m (203 ft.) Telus communication tower off of South Road Gabriola Island BC (Legal PID: 009-734-902) Telus Site:BC109270 Gabriola Island-South I am not in favour of this application, as a Gulf Island is not an appropriate location for a tower of this size. The appeal of this natural area will be ruined, and what will the environmental impacts be to the wildlife in the area? The visual impact of this tower will alter the aesthetic of a forested neighbourhood. This is a rural area with natural beauty which is why people have moved here and purchased homes in natural surroundings. How much land will be used for this facility? How many trees will be removed? Will blasting or drilling be required to amend the existing road, and site? I am concerned about financial depreciation of the properties near the proposed tower. Regarding the proposed tower, what is the maximum number of antennas, drums and increased height that can be added in the future? Is there a limit to the number of 3rd party antenna/drum attachments? Is there a possibility for a second tower at the proposed site to be required without public consultation? Will Telus be upgrading and increasing the heights of existing towers on Gabriola, or adding more tower locations?? Will you be adding 5G capabilities for all or some of Gabriola? Will residents be notified? How can you assure residents that there will be no long term effects of the towers electromagnetic frequencies? There is no evidence to say communication towers are absolutely safe for people and animals. Unfortunately "Safety Code 6" is very outdated considering the rapid advancement of the Telecommunication Industry. Telus should explore other alternative areas on the mainland to facilitate the needs of DeCourcy, Ruxton and surrounding waterways. Would fibre optic cable be more suitable for Gulf Island communities?	non-support	Please see my responses to your comments within your email below. Should you have any further questions please feel free to follow up. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2 The property is comprised of forested areas and a quarry. Towers are commonly located in forested area and coexist with wildlife. The area used for the tower is relatively small (a footprint smaller than a typical home on the island). Visibility of the tower from street level will be minimal given the tree cover and distance of the tower upslope. That said, there will be various locations from throughout the community that the tower may be visible above the treeline. Its not uncommon for towers to be locate in rural residential areas and are located on many golf islands. The facility will use 20 by 20 metres of land, there may be a couple of trees removed though the tower is proposed at the south end of the existing quarry where access already exists. Many folks prefer to have wireless services which typically result in increases to property values. The maximum proposed equipment loading for this tower by TELUS is 12 antennas and 2 microwave dishes. The property owner would have to agree eot a second tower and there would be a similar public consultation process. This is the only tower/upgrade planned at this time, that said wireless networks are constantly evolving and equipment is updated as a result. 5G will either be added to the tower initially or in the not to distant future. Residents will be notified is new tower infrastructure is required. The proposed site will always be in compliance with Health Canada's Safety Code 6 requirements. It is the Federal governments responsibility to ensure standards are up to date and they regularly review all scientific studies to ensure they are up to date. There are towers on the mainland and they do not service the areas this tower will. Similarly towers on neighbouring islands will not service this area. Fibre optic services will not provide wireless mobility services. Will zoning in this area need to be changed to accommodate this tower? No this is not required. Will First Nations be consulted regarding the placement of this tower? Yes There is no public information to be held. There is no meeting so there will be no one notified. This proposal has received a very large amount of support.	27-Oct
			email	28-Oct	Hi Chad, In your correspondence responding to my questions regarding the tower, you added the statement: "We have heard form over a hundred folks during this consultation looking forward to improved services." and made it appear that it was part of my initial email. Please correct this (should have been in red - your comment) and resend this email to myself and all others that were previously cc'd. Then I will review and proceed with any additional questions I may have. Thanks, K.Owen		N/A	N/A
Bob McKechnie			email	15-Oct	I very much against this cell tower . . . at least until Telus proves the emr emanating from it will be safe for living organisms. For me doing so will mean explaining at least three things: 1. Why ISED's implication that electromagnetic radiation (emr) is safe as long as it is within Safety Code 6 limits (which considers only thermal effects), this being a claim that has been proven false by numerous credible studies, all of which show that damage to living organisms occurs at emr levels far below those specified by SC 6, 2. Assuming emr from the proposed cell tower will meet ISED's SC 6 requirements, why the additional emr coming from the proposed cell tower will not combine with other emr nearby citizens are presently bathed in (coming from other cell towers, BC Hydro's smart meters, wireless networks, satellites, etc.) to produce emr levels higher than those specified by SC 6 and therefore not safe; 3. How the U.S. Court of Appeals for the US District of Columbia got things wrong in concluding the US Federal Communications Commission failed to provide a reasoned explanation for its determination that its current guidelines (similar to SC 6) adequately protect against harmful effects of exposure to emr, per http://stopsmartmetersbc.com/. As well I wish to hear what Telus has to say about other problems with cell towers and emr as described in the following links: * https://www.appel5gappeal.ca/eng/fact-checker.php * https://stopsmartmetersbc.com/wp-content/uploads/2021/06/Opposition-to-Qualicum-Bay-Telus-Comm-Tower-BC106547-Cochrane-Rd-Delegation-PowerPoint-to-RDN-by-Melanie-Young-R.N.-June-22-2021.pdf. Furthermore, if Telus is going to insist that the new tower will provide better emergency communications service to parts of Gabriola and neighbouring islands, I'd like an explanation of what will be better about its service compared to other emergency communications means that are currently available to these areas; e.g. - by satellite and by means of repeaters on Mt. Benson and in other strategic locations. Sincerely, Bob McKechnie	non-support	Bob, Its not uncommon for community members to express concern regarding health and safety and the operation of antenna installations. Please know, the radio frequency power output of the proposed antennas is very low. Antenna installations are commonly located where people live, work and play. Among other places, antenna installations are safety operated at most hospitals, universities, shopping centres and the rooftops of residential and commercial buildings. TELUS relies on experts to set standards for the safe operation of antenna installations. TELUS strictly complies with these standards as a condition of their operating license. In Canada, Health Canada is the expert and has established Safety Code 6 (SC6). It is their job to ensure public safety relative to radio frequency emissions. The limits specified in Health Canada's radio frequency exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. The RF output from this tower (and cumulative towers servicing the area) will be far below the allowable limits established in Health Canada's SC6. Telecommunication operators propose to locate antennas where service is needed – providing access to 911 and other wireless services in areas that do not currently have reliable service or that need enhanced service. As far as improved access to emergency services, there are parts of the Gabriola, surrounding islands and out on the water that do not have access to a wireless network whereby e911 calls can be made in times of emergencies. The repeater you referenced does not provide service many of the areas this tower will. When it comes to satellite services, very few individuals have access to affordable satellite service and therefore would not have access to calling in times of emergencies. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2	25-Oct

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Name of Resident	**Address**	**Email**	**Email, Letter, Comment Sheet or Voice Message**	**Date**	**Comment or Question**	**Support / non-support / neutral**	**Response to Comment or Question**	**Date Response Sent**
Alice MacGillivray			email	15-Oct	I oppose the construction of the tower. I expect you have heard from people with more knowledge than I about 5G implications and other concerns. I thought there had already been a public process that resulted in a decision to not build towers. I'm not writing from an elitist stance. I pay for a cell phone I rarely use because of poor coverage. Please document me in your statistics as a definite no. I am including one of several links describing why I am using the precautionary principle here: https://www.appel5gappeal.ca/eng/fact-checker.php Alice MacGillivray	non-support	Alice, Its not uncommon for community members to express concern regarding health and safety and the operation of antenna installations. Please know, the radio frequency power output of the proposed antennas is very low (even with 5G included). Antenna installations are commonly located where people live, work and play. Among other places, antenna installations are safety operated at most hospitals, universities, shopping centres and the rooftops of residential and commercial buildings. TELUS relies on experts to set standards for the safe operation of antenna installations. TELUS strictly complies with these standards as a condition of their operating license. In Canada, Health Canada is the expert and has established Safety Code 6 (SC6). It is their job to ensure public safety relative to radio frequency emissions. The limits specified in Health Canada's radio frequency exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. The RF output from this tower (and cumulative towers servicing the area) will be far below the allowable limits established in Health Canada's SC6. Telecommunication operators propose to locate antennas where service is needed – providing access to 911 and other wireless services in areas that do not currently have reliable service or that need enhanced service. As far as improved access to emergency services, there are parts of the Gabriola, surrounding islands and out on the water that do not have access to a wireless network whereby e911 calls can be made in times of emergencies. The repeater you referenced does not provide service many of the areas this tower will. When it comes to satellite services, very few individuals have access to affordable satellite service and therefore would not have access to calling in times of emergencies. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2	25-Oct
Melinda Wilde			email	15-Oct	I wish to state my opinion against the cell tower proposed at the south end of Gabriola. There are many scientific peer reviewed studies that show irreparable damage to living organisms occur at emr (electromagnetic radiation) levels far below those specified in ISED's Safety Code 6 requirements. Please see the links below to confirm this statement. https://www.appel5gappeal.ca/eng/fact-checker.php https://stopsmartmetersbc.com/wp-content/uploads/2021/06/Opposition-to-Qualicum-Bay-Telus-Comm-Tower-BC106547-Cochrane-Rd-Delegation-PowerPoint-to-RDN-by-Melanie-Young-R.N.-June-22-2021.pdf I sincerely hope you consider the damage that will occur should you erect this tower. Melinda Wilde	non-support	Melinda, Its not uncommon for community members to express concern regarding health and safety and the operation of antenna installations. Please know, the radio frequency power output of the proposed antennas is very low. Antenna installations are commonly located where people live, work and play. Among other places, antenna installations are safety operated at most hospitals, universities, shopping centres and the rooftops of residential and commercial buildings. TELUS relies on experts to set standards for the safe operation of antenna installations. TELUS strictly complies with these standards as a condition of their operating license. In Canada, Health Canada is the expert and has established Safety Code 6 (SC6). It is their job to ensure public safety relative to radio frequency emissions. The limits specified in Health Canada's radio frequency exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. The RF output from this tower (and cumulative towers servicing the area) will be far below the allowable limits established in Health Canada's SC6. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2	25-Oct
			email	02-Nov	Thank you for your reply. However, it seems the science can be slanted two ways and while you say the out put is safe, from what I have read, I simply don't agree. So I want it noted that I oppose this installation. sincerely, Melinda Wilde		Thanks – this will be noted. Chad	
Fay Weller			email	15-Oct	I would like to register my disagreement with the proposed 60 m cell tower planned for Gabriola. I disagree with a tower that height being put on Gabriola. Fay Weller	non-support	Fay - thank you for your comment. In order to provide adequate service to the area a structure this height is required due to large trees and the local terrain. Regards, Chad	25-Oct
			email	25-Oct	I believe that Gabriola already has adequate service and so doesn't need a cell tower.		N/A	N/A
Larry Ross			email	15-Oct	RE:TELUS site application BC109270 Gabriola Island-South Good Afternoon, Currently myself and a number of Ruxton Islanders have limited or no cell reception on the east side of the island. There have been several instances of emergencies on our Island that have occurred in the past which had delayed help because of poor service. A number of years ago my father had a heart attack on Ruxton Island. My mother was able to use an analogue cell phone to reach help and my father was transported quickly to Nanaimo and survived. However if that were to happen today I would hate to think what would happen, because the cell phone reception at our cabin is now close to nonexistent. It is extremely important that TELUS constructs this tower. It is obviously a matter of time before this becomes a life and death situation. I am writing to strongly support the construction of this tower on Gabriola Island. This would dramatically increase the prompt access for both personal safety services and fire protection. Yours very truly, Larry Ross	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc.	26-Oct

BC109270								
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Anine Vonkeman		[redacted]	email	15-Oct	Hello, As a full-time resident of nearby Ruxton Island, and a TELUS customer, I support the construction of a tower on Gabriola to help provide more reliable connection for our phone and internet use. In addition to providing safety for all residents, I work online and reliable connectivity is vital to my business. Thank you for your consideration, Anine Vonkeman Graphic Designer & Communications Strategist one match fire design & communications [redacted] I acknowledge that I live and work on traditional unceded Coast Salish lands, and acknowledge the Lyackson, Penelakut, Stz'uminus, Cowichan, Snuneymuxw and other Hul'q'umi'num' people for whom this area has always been home. The website Native-Land.ca provides great insight	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc.	26-Oct
Alan Jensen	[redacted]		email	15-Oct	I am very much against this cell tower	non-support	Thank you for you comment – it will form part of the public record. Chad	25-Oct
			email	15-Oct	. . . at least until Telus proves the emr emanating from it will be safe for living organisms. For me doing so will mean explaining at least three things: 1. Why ISED's implication that electromagnetic radiation (emr) is safe as long as it is within Safety Code 6 limits (which considers only thermal effects) makes sense given that this claim has been proven false by numerous credible studies, all of which show that damage to living organisms occurs at emr levels far below those specified by SC 6, 2. Assuming emr from the proposed cell tower will meet ISED's SC 6 requirements, why the additional emr coming from the proposed cell tower will not combine with other emr nearby citizens are presently bathed in (coming from other cell towers, BC Hydro's smart meters, wireless networks, satellites, etc.) to produce emr levels higher than those specified by SC 6 and are therefore not safe; 3. How the U.S. Court of Appeals for the US District of Columbia got things wrong in concluding the US Federal Communications Commission failed to provide a reasoned explanation for its determination that its current guidelines (similar to those of ISED) adequately protect against harmful effects of exposure to emr, per http://stopsmartmetersbc.com/. As well I wish to hear what Telus has to say about other problems with cell towers and emr as described in the following links: * https://www.appel5gappeal.ca/eng/fact-checker.php * https://stopsmartmetersbc.com/wp-content/uploads/2021/06/Opposition-to-Qualicum-Bay-Telus-Comm-Tower-BC106547-Cochrane-Rd-Delegation-PowerPoint-to-RDN-by-Melanie-Young-R.N.-June-22-2021.pdf. Furthermore, if Telus is going to insist that the new tower will provide better emergency communications service to parts of Gabriola and neighbouring islands, I'd like an explanation of what will be better about its service compared to other emergency communications means that are currently available to these areas; e.g. - by satellite and by means of repeaters on Mt. Benson and in other strategic locations. Sincerely, Alan Jensen Resident Al		Its not uncommon for community members to express concern regarding health and safety and the operation of antenna installations. Please know, the radio frequency power output of the proposed antennas is very low. Antenna installations are commonly located where people live, work and play. Among other places, antenna installations are safety operated at most hospitals, universities, shopping centres and the rooftops of residential and commercial buildings. TELUS relies on experts to set standards for the safe operation of antenna installations. TELUS strictly complies with these standards as a condition of their operating license. In Canada, Health Canada is the expert and has established Safety Code 6 (SC6). It is their job to ensure public safety relative to radio frequency emissions. The limits specified in Health Canada's radio frequency exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. The RF output from this tower (and cumulative towers servicing the area) will be far below the allowable limits established in Health Canada's SC6. Telecommunication operators propose to locate antennas where service is needed – providing access to 911 and other wireless services in areas that do not currently have reliable service or that need enhanced service. As far as improved access to emergency services, there are parts of the Gabriola, surrounding islands and out on the water that do not have access to a wireless network whereby e911 calls can be made in times of emergencies. The repeater you referenced does not provide service many of the areas this tower will. When it comes to satellite services, very few individuals have access to affordable satellite service and therefore would not have access to calling in times of emergencies. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877 Fax: 604 620 0876 Cell: 604 910 7310 Email: chad@cypresslandservices.com	25-Oct
			email	27-Oct	You obviously didn't read what I wrote. Safety code 6 is hopelessly outdated and many many other countries have a much stricter code. I was the proud recipient of a cell phone in the mid 90s. Threw away my pager. Then I discovered 15 seconds on the phone left me with a 15 minute headache. When wifry came along, it was the same problem. Like carbon monoxide exposure, it is cumulative, so myself and others who are affected get worse as time goes on because it is impossible to avoid it completely. This is today's asbestos and cigarettes. These too, were not hurting anyone(according to industry) until the statistics showed otherwise and the lawsuits mounted. Al Sent from my wired computer. Blake Levitt said in 2015, "An individual's right to use wireless tech stops where someone else's DNA begins."		N/A	N/A

BC109270								
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Ted MacGillivray			email	15-Oct	October 14, 2021 Re: TELUS proposal for another transmitting tower on Gabriola Island Dear Madams and Sirs, I simply can't understand the intent of the humans behind this proposed project. As a long-term worker in the radio-television, communications electronics, theatre, music and advertising industries, I'm aware of how the implicant physical and mental electro-magnetic radiation damage has ruined the health of so many workers who spent 15-or-so years exposed to the invisible field electro-magnetic radiation in which they worked. Yet the cloud of electro-magnetic radiation in which they lived was trivial compared to the mass of EMF which the majority of today's citizens are exposed to. An antenna tower sixty-something feet high?? To service a modest Island? With a modern sub-division a spit's distance away? I suggest that the proposed tower could be a used as a powerful weapon. Neither we nor Telus need it. Yours very truly, tm	non-support	Ted, I am not sure if you are aware or not, but areas of Gabriola already have wireless services and this proposed installation will improve areas that do not. Most community members expect to have adequate wireless services where they live, work and in times of emergency. Its not uncommon for community members to express concern regarding health and safety and the operation of antenna installations. Please know, the radio frequency power output of the proposed antennas is very low. Antenna installations are commonly located where people live, work and play. Among other places, antenna installations are safety operated at most hospitals, universities, shopping centres and the rooftops of residential and commercial buildings. TELUS relies on experts to set standards for the safe operation of antenna installations. TELUS strictly complies with these standards as a condition of their operating license. In Canada, Health Canada is the expert and has established Safety Code 6 (SC6). It is their job to ensure public safety relative to radio frequency emissions. The limits specified in Health Canada's radio frequency exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. The RF output from this tower (and cumulative towers servicing the area) will be far below the allowable limits established in Health Canada's SC6. Telecommunication operators propose to locate antennas where service is needed – providing access to 911 and other wireless services in areas that do not currently have reliable service or that need enhanced service. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2	26-Oct
Joan Hafeez			email	15-Oct	Dear Sirs/Madam: Please be advised that I do not want a Telus cell tower built on Gabriola Island. It is not needed here nor wanted. Sincerely, Joan Hafeez _____ This email has been checked for viruses by Avast antivirus software. www.avast.com	non-support	Thank you for your comments they will be added to the public record. Regards, Chad	25-Oct
Ken Roggeman			email	15-Oct	Attention: Tawny Verigin, Manager of Government Affairs Attached, please find two documents in support of the above noted proposal. Thank you, -- Ken Note: I am in a bit of a remote location. Phone, text messages and email can take a day to reach me. 1. Do you feel this is an appropriate location for the proposed facility? X Yes No Comments 2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes No	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc.	26-Oct

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Name of Resident	**Address**	**Email**	**Email, Letter, Comment Sheet or Voice Message**	**Date**	**Comment or Question**	**Support / non-support / neutral**	**Response to Comment or Question**	**Date Response Sent**
			email	15-Oct	TELUS c/o Tawny Verigin of Cypress Land Services, Agents for TELUS Suite 1051, 409 Granville Street Vancouver, BC V6C 1T2 Dear Tawny Verigin: Re: TELUS Telecommunications Facility Proposal Address: SOUTH ROAD GABRIOLA BC, Legal: PID: 009-734-902 Coordinates: N 49.136833°, W 123.748860 ° TELUS Site: BC109270 Gabriola Island-South Thank you for the opportunity to comment. I am a full time resident of DeCourcy Island and support the above noted telecommunications facility. The East side of DeCourcy Island along with other areas on Mudge, Ruxton and Valdez islands (the islands) are populated by families throughout the year and have little or no mobile phone or internet service. There are no land line services on most of the islands. I support the proposal for the following reasons. Public Safety DeCourcy Island has an equipped and trained fire rescue team. Reliable mobile phone service will provide a timely and effective means to notify, coordinate and deploy resources in response to fire and medical emergencies. We do not have a practical alternative at this time. DeCourcy Island includes Pirates Cove Marine Provincial Park. The Provincial Park area is used as a recreational anchorage and for land based camping. Fire and medical emergencies with park users occur from time to time. Most users are accustomed to reliable mobile phone service and might not have others means to communicate emergency needs. A timely response can be critical to saving a life or preventing the destruction of an entire island by fire. Administering Our Daily Lives For better or for worse, internet and online resources are required more and more for the daily administration of our lives. At the same time, live person and paper based resources are becoming scarcer. Internet access is essential for all Canadians, no matter where they live. It is a requirement for telework, online medicine, distance learning and, to participate in the digital economy. Five years ago Canadian Radio-television and Telecommunications Commission (CRTC) declared broadband internet access a basic service across the country. I support this proposal for the reasons noted above and urge Islands Trust to consider the importance of access to basic services that could be achieved by this proposal. Sincerely, Kenneth Boggeman		Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc.	26-Oct
Brad Shipley	[redacted]		email	15-Oct	Hello, I am very much against this cell tower . . . at least until Telus proves the emr emanating from it will be safe for living organisms. For me doing so will mean explaining at least three things: 1. Why ISED's implication that electromagnetic radiation (emr) is safe as long as it is within Safety Code 6 limits (which considers only thermal effects) makes sense given that this claim has been proven false by numerous credible studies, all of which show that damage to living organisms occurs at emr levels far below those specified by SC 6, 2. Assuming emr from the proposed cell tower will meet ISED's SC 6 requirements, why the additional emr coming from the proposed cell tower will not combine with other emr nearby citizens are presently bathed in (coming from other cell towers, BC Hydro's smart meters, wireless networks, satellites, etc.) to produce emr levels higher than those specified by SC 6 and are therefore not safe; 3. How the U.S. Court of Appeals for the US District of Columbia got things wrong in concluding the US Federal Communications Commission failed to provide a reasoned explanation for its determination that its current guidelines (similar to those of ISED) adequately protect against harmful effects of exposure to emr, per http://stopsmartmetersbc.com/. As well I wish to hear what Telus has to say about other problems with cell towers and emr as described in the following links: * https://www.appel5gappeal.ca/eng/fact-checker.php * https://stopsmartmetersbc.com/wp-content/uploads/2021/06/Opposition-to-Qualicum-Bay-Telus-Comm-Tower-BC106547-Cochrane-Rd-Delegation-PowerPoint-to-RDN-by-Melanie-Young-R.N.-June-22-2021.pdf. Furthermore, if Telus is going to insist that the new tower will provide better emergency communications service to parts of Gabriola and neighbouring islands, I'd like an explanation of what will be better about its service compared to other emergency communications means that are currently available to these areas; e.g. - by satellite and by means of repeaters on Mt. Benson and in other strategic locations. Sincerely,	non-support	Brad, Its not uncommon for community members to express concern regarding health and safety and the operation of antenna installations. Please know, the radio frequency power output of the proposed antennas is very low (even with 5G included). Antenna installations are commonly located where people live, work and play. Among other places, antenna installations are safety operated at most hospitals, universities, shopping centres and the rooftops of residential and commercial buildings. TELUS relies on experts to set standards for the safe operation of antenna installations. TELUS strictly complies with these standards as a condition of their operating license. In Canada, Health Canada is the expert and has established Safety Code 6 (SC6). It is their job to ensure public safety relative to radio frequency emissions. The limits specified in Health Canada's radio frequency exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. The RF output from this tower (and cumulative towers servicing the area) will be far below the allowable limits established in Health Canada's SC6. Telecommunication operators propose to locate antennas where service is needed – providing access to 911 and other wireless services in areas that do not currently have reliable service or that need enhanced service. As far as improved access to emergency services, there are parts of the Gabriola, surrounding islands and out on the water that do not have access to a wireless network whereby e911 calls can be made in times of emergencies. The repeater you referenced does not provide service many of the areas this tower will. When it comes to satellite services, very few individuals have access to affordable satellite service and therefore would not have access to calling in times of emergencies. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2	28-Oct

BC109270								
Name of Resident	**Address**	**Email**	**Email, Letter, Comment Sheet or Voice Message**	**Date**	**Comment or Question**	**Support / non-support / neutral**	**Response to Comment or Question**	**Date Response Sent**
SUSAN YEEND			email	15-Oct	I am very much against this cell tower . . . at least until Telus proves the emr emanating from it will be safe for living organisms. For me doing so will mean explaining at least three things: 1. Why ISED's implication that electromagnetic radiation (emr) is safe as long as it is within Safety Code 6 limits (which considers only thermal effects) makes sense given that this claim has been proven false by numerous credible studies, all of which show that damage to living organisms occurs at emr levels far below those specified by SC 6, 2. Assuming emr from the proposed cell tower will meet ISED's SC 6 requirements, why the additional emr coming from the proposed cell tower will not combine with other emr nearby citizens are presently bathed in (coming from other cell towers, BC Hydro's smart meters, wireless networks, satellites, etc.) to produce emr levels higher than those specified by SC 6 and are therefore not safe; 3. How the U.S. Court of Appeals for the US District of Columbia got things wrong in concluding the US Federal Communications Commission failed to provide a reasoned explanation for its determination that its current guidelines (similar to those of ISED) adequately protect against harmful effects of exposure to emr, per http://stopsmartmetersbc.com/. As well I wish to hear what Telus has to say about other problems with cell towers and emr as described in the following links: * https://www.appel5gappeal.ca/eng/fact-checker.php * https://stopsmartmetersbc.com/wp-content/uploads/2021/06/Opposition-to-Qualicum-Bay-Telus-Comm-Tower-BC106547-Cochrane-Rd-Delegation-PowerPoint-to-RDN-by-Melanie-Young-R.N.-June-22-2021.pdf. Furthermore, if Telus is going to insist that the new tower will provide better emergency communications service to parts of Gabriola and neighbouring islands, I'd like an explanation of what will be better about its service compared to other emergency communications means that are currently available to these areas; e.g. - by satellite and by means of repeaters on Mt. Benson and in other strategic locations.	non-support	Susan, Its not uncommon for community members to express concern regarding health and safety and the operation of antenna installations. Please know, the radio frequency power output of the proposed antennas is very low (even with 5G included). Antenna installations are commonly located where people live, work and play. Among other places, antenna installations are safety operated at most hospitals, universities, shopping centres and the rooftops of residential and commercial buildings. TELUS relies on experts to set standards for the safe operation of antenna installations. TELUS strictly complies with these standards as a condition of their operating license. In Canada, Health Canada is the expert and has established Safety Code 6 (SC6). It is their job to ensure public safety relative to radio frequency emissions. The limits specified in Health Canada's radio frequency exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. The RF output from this tower (and cumulative towers servicing the area) will be far below the allowable limits established in Health Canada's SC6. Telecommunication operators propose to locate antennas where service is needed – providing access to 911 and other wireless services in areas that do not currently have reliable service or that need enhanced service. As far as improved access to emergency services, there are parts of the Gabriola, surrounding islands and out on the water that do not have access to a wireless network whereby e911 calls can be made in times of emergencies. The repeater you referenced does not provide service many of the areas this tower will. When it comes to satellite services, very few individuals have access to affordable satellite service and therefore would not have access to calling in times of emergencies. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2	27-Oct
Kaamran Hafeez			email	15-Oct	I am opposed to this cell tower for the following reasons (from the Bio initiative Report 2012): It documented that chronic exposure to electromagnetic fields (EMF) is associated in some scientific studies with increased health risks that vary from impaired learning, headaches, mental confusion, skin rashes, tinnitus and disorientation to a variety of cancers, and neurological diseases like amyotrophic lateral sclerosis (ALS) and Alzheimer's. Sources of concern may include but are not limited to power lines, cell and cordless phones, cell towers, WI-FI, WiMax and wireless internet. Strong concern has been voiced by scientists and public health and environmental policy experts, that the deployment of technologies that expose billions of people worldwide to new sources of EMF may pose a pervasive risk to public health. Such exposures did not exist before the age of industry and information. Prolonged exposure appears to disrupt biological processes that are fundamental to plant, animal and human growth and health. Life on earth did not evolve with biological protections or adaptive biological responses to these EMF exposures. A rapidly accumulating body of scientific evidence of harm to health and well- being constitute warnings that adverse health effects can occur with prolonged exposures to very low-intensity EMF at biologically active frequencies or frequency combinations. Best regards,	non-support	Kaamran – I am not sure if you are aware but, there are wireless antennas systems on Gabriola and surrounding areas that service the Island. This new installation will be similar to the existing antenna installations. We do comply with Health Canada requirements for RF energy output. We appreciate receiving your comments. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2	27-Oct
Emanuel Bocancea Gabriola resident			email	15-Oct	I am against this new proposed tower. I have honeybees and the EMR is known to affect these most useful insects and all wild pollinators like mason bees and bumblebees. The higher frequency will certainly put pressure on the small creatures that out food so much depend on. If I take my mobile phone on me when working on my hives I noticed that the bees get disturbed. Am still on 4G and have sketchy reception at the hives but the bees don't like it nevertheless. Once 5G will be deployed, I am sure that our insects and everything that depend on them will struggle even more. That includes plants like fruit trees and shrubs that need the pollination, birds that feed on bugs, others up the chain that feed on birds and us, who feed on all. We need less smog, not more. We need less, not more penetration! Sanity is affected by EMR in many ways! Please keep Gabriola clean from all kinds of pollution, electromagnetic kind included. Thank you for your consideration. Emanuel Bocancea Gabriola resident	non-support	Emanual – thanks for your comments. A few years back there was some reference/suggestion that wireless base station emf was possibly impacting bees, this was not the case. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2	25-Oct

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			email	27-Oct	Chad, Please pay attention to the content of the linked docs http://r.mail.cellphonetaskforce.org/mk/cl/f/vSoJe9nn_gfJRoEEn0VspF-uV-cv294CGi5p_6Xum9DKxHQQkShGrNn4dveJQ5ZG8k3N-R5T3KO8Qyg8ql7ccMmDQBSZX-LyVlwfPzhUNFKPPQc5E1OR8Ey_E-4t582hBst0Tj-gkwcRvEfFm3obojfzNJwHaRblU7jtigaDAtpHF2kmhT4e_PsZVHQZ85wlncErf8wYCWXJ7JQ-BW3W7jDZG6koZLy5QZ8e7xT7WxbQJ2IwJ97ApB90GvF7VN737Rwx7OiBI8LiXCIT2-kpl3421Jo0kQMHhh_X4weIn3Svabx_B6GDZ6YZI8oZ4nFSP-0pLUoew28SSGoN-14 You will learn details that you cannot dismiss even if are paid to do so... I will forward the text in a diff mail to you! Sorry - am not falling for your approach! Too superficial!		N/A	N/A
			email	27-Oct	Please read not just the text but all references mentioned within! Thanks and regards, Emanuel		N/A	N/A
Adam Velsen / VELSEN HOMES	[redacted]		email	15-Oct	I am very much against this cell tower . . . at least until Telus proves the emr emanating from it will be safe for living organisms. For me doing so will mean explaining at least three things: 1. Why ISED's implication that electromagnetic radiation (emr) is safe as long as it is within Safety Code 6 limits (which considers only thermal effects) makes sense given that this claim has been proven false by numerous credible studies, all of which show that damage to living organisms occurs at emr levels far below those specified by SC 6, 2. Assuming emr from the proposed cell tower will meet ISED's SC 6 requirements, why the additional emr coming from the proposed cell tower will not combine with other emr nearby citizens are presently bathed in (coming from other cell towers, BC Hydro's smart meters, wireless networks, satellites, etc.) to produce emr levels higher than those specified by SC 6 and are therefore not safe; 3. How the U.S. Court of Appeals for the US District of Columbia got things wrong in concluding the US Federal Communications Commission failed to provide a reasoned explanation for its determination that its current guidelines (similar to those of ISED) adequately protect against harmful effects of exposure to emr, per http://stopsmartmetersbc.com/. As well I wish to hear what Telus has to say about other problems with cell towers and emr as described in the following links: * https://www.appel5gappeal.ca/eng/fact-checker.php * https://stopsmartmetersbc.com/wp-content/uploads/2021/06/Opposition-to-Qualicum-Bay-Telus-Comm-Tower-BC106547-Cochrane-Rd-Delegation-PowerPoint-to-RDN-by-Melanie-Young-R.N.-June-22-2021.pdf. Furthermore, if Telus is going to insist that the new tower will provide better emergency communications service to parts of Gabriola and neighbouring islands, I'd like an explanation of what will be better about its service compared to other emergency communications means that are currently available to these areas; e.g. - by satellite and by means of repeaters on Mt. Benson and in other strategic locations. Thanks, Adam -- ADAM VELSEN	non-support	Adam – thanks for your comments. Its not uncommon for community members to express concern regarding health and safety and the operation of antenna installations. Please know, the radio frequency power output of the proposed antennas is very low. Antenna installations are commonly located where people live, work and play. Among other places, antenna installations are safety operated at most hospitals, universities, shopping centres and the rooftops of residential and commercial buildings. TELUS relies on experts to set standards for the safe operation of antenna installations. TELUS strictly complies with these standards as a condition of their operating license. In Canada, Health Canada is the expert and has established Safety Code 6 (SC6). It is their job to ensure public safety relative to radio frequency emissions. The limits specified in Health Canada's radio frequency exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. The RF output from this tower (and cumulative towers servicing the area) will be far below the allowable limits established in Health Canada's SC6. Telecommunication operators propose to locate antennas where service is needed – providing access to 911 and other wireless services in areas that do not currently have reliable service or that need enhanced service. As far as improved access to emergency services, there are parts of the Gabriola, surrounding islands and out on the water that do not have access to a wireless network whereby e911 calls can be made in times of emergencies. The repeater you referenced does not provide service many of the areas this tower will. When it comes to satellite services, very few individuals have access to affordable satellite service and therefore would not have access to calling in times of emergencies. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2	25-Oct
Josee Velsen	[redacted]		email	15-Oct	I am very much against this cell tower . . . at least until Telus proves the emr emanating from it will be safe for living organisms. For me doing so will mean explaining at least three things: 1. Why ISED's implication that electromagnetic radiation (emr) is safe as long as it is within Safety Code 6 limits (which considers only thermal effects) makes sense given that this claim has been proven false by numerous credible studies, all of which show that damage to living organisms occurs at emr levels far below those specified by SC 6, 2. Assuming emr from the proposed cell tower will meet ISED's SC 6 requirements, why the additional emr coming from the proposed cell tower will not combine with other emr nearby citizens are presently bathed in (coming from other cell towers, BC Hydro's smart meters, wireless networks, satellites, etc.) to produce emr levels higher than those specified by SC 6 and are therefore not safe; 3. How the U.S. Court of Appeals for the US District of Columbia got things wrong in concluding the US Federal Communications Commission failed to provide a reasoned explanation for its determination that its current guidelines (similar to those of ISED) adequately protect against harmful effects of exposure to emr, per http://stopsmartmetersbc.com/. As well I wish to hear what Telus has to say about other problems with cell towers and emr as described in the following links: * https://www.appel5gappeal.ca/eng/fact-checker.php * https://stopsmartmetersbc.com/wp-content/uploads/2021/06/Opposition-to-Qualicum-Bay-Telus-Comm-Tower-BC106547-Cochrane-Rd-Delegation-PowerPoint-to-RDN-by-Melanie-Young-R.N.-June-22-2021.pdf. Furthermore, if Telus is going to insist that the new tower will provide better emergency communications service to parts of Gabriola and neighbouring islands, I'd like an explanation of what will be better about its service compared to other emergency communications means that are currently available to these areas; e.g. - by satellite and by means of repeaters on Mt. Benson and in other strategic locations.	non-support	Josee, Thanks for your comments. Its not uncommon for community members to express concern regarding health and safety and the operation of antenna installations. Please know, the radio frequency power output of the proposed antennas is very low. Antenna installations are commonly located where people live, work and play. Among other places, antenna installations are safety operated at most hospitals, universities, shopping centres and the rooftops of residential and commercial buildings. TELUS relies on experts to set standards for the safe operation of antenna installations. TELUS strictly complies with these standards as a condition of their operating license. In Canada, Health Canada is the expert and has established Safety Code 6 (SC6). It is their job to ensure public safety relative to radio frequency emissions. The limits specified in Health Canada's radio frequency exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. The RF output from this tower (and cumulative towers servicing the area) will be far below the allowable limits established in Health Canada's SC6. Telecommunication operators propose to locate antennas where service is needed – providing access to 911 and other wireless services in areas that do not currently have reliable service or that need enhanced service. As far as improved access to emergency services, there are parts of the Gabriola, surrounding islands and out on the water that do not have access to a wireless network whereby e911 calls can be made in times of emergencies. The repeater you referenced does not provide service many of the areas this tower will. When it comes to satellite services, very few individuals have access to affordable satellite service and therefore would not have access to calling in times of emergencies. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2	26-Oct

BC109270								
Name of Resident	**Address**	**Email**	**Email, Letter, Comment Sheet or Voice Message**	**Date**	**Comment or Question**	**Support / non-support / neutral**	**Response to Comment or Question**	**Date Response Sent**
Liz Ciocea	[redacted]		email	15-Oct	To Whom It May Concern. I am against the proposed Telus Cell Tower for Gabriola Island. I feel Telus has not explained who this will benefit. I also worry about effect on health as this is a very high 5G system Liz Ciocea [redacted] Sent from my iPad	non-support	Liz - thanks for your comments. Telecommunication operators propose to locate antennas where service is needed – providing access to 911 and other wireless services in areas that do not currently have reliable service or that need enhanced service. This tower will provide improved wireless services to parts of the Gabriola, surrounding islands and out on the waterways. Its not uncommon for community members to express concern regarding health and safety and the operation of antenna installations. Please know, the radio frequency power output of the proposed antennas is very low. Antenna installations are commonly located where people live, work and play. Among other places, antenna installations are safety operated at most hospitals, universities, shopping centres and the rooftops of residential and commercial buildings. TELUS relies on experts to set standards for the safe operation of antenna installations. TELUS strictly complies with these standards as a condition of their operating license. In Canada, Health Canada is the expert and has established Safety Code 6 (SC6). It is their job to ensure public safety relative to radio frequency emissions. The limits specified in Health Canada's radio frequency exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2	25-Oct
Kerry Marcus	[redacted]	[redacted]	email	15-Oct	To whom it may concern, I understand there is an application is progress to install a new cell tower in the southeast area of Gabriola Island. As a south end resident for almost 40 years with no cell service available at home, I fully support this application. In our rapidly changing communications world where the majority of people carry a cell phone, it has become less and less convenient to have no cell service and also very poor Telus internet service in rural areas. As I live relatively near the proposed site I am hopeful that this addition will mean cell service for me. Two personal experiences over the last few years have illustrated how cell service can contribute to our health and safety. In both cases an accident occurred requiring ambulance service where locating a land line was difficult. It is not an overstatement that prompt access by cell phone could save lives. I am also hopeful that cell service will allow me to take advantage of Telus's booster technology to improve my very slow internet service. In spite of the pitiful speed, Telus is the most reliable land phone and internet provider, as it really is disabled when the power goes out. Increased speed will make it more possible for those who work from home to be able to do so, and also maintain reliable Telus land line service. Thank you, Kerry Marcus [redacted]	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc.	26-Oct
Mike Dunn		[redacted]	email	15-Oct	Just voicing my support for the new cell tower proposal on Gabriola . As much as I'm against it , it is needed for both safety and security with the growing number of thefts on the gulf islands it will allow us to install security cameras to better protect our property's. Mike Dunn	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs	26-Oct
chalise giosia	[redacted]		email	15-Oct	Good morning, I am very much against this cell tower . . . at least until Telus proves the emr emanating from it will be safe for living organisms. For me doing so will mean explaining at least three things: 1. Why ISED's implication that electromagnetic radiation (emr) is safe as long as it is within Safety Code 6 limits (which considers only thermal effects) makes sense given that this claim has been proven false by numerous credible studies, all of which show that damage to living organisms occurs at emr levels far below those specified by SC 6, 2. Assuming emr from the proposed cell tower will meet ISED's SC 6 requirements, why the additional emr coming from the proposed cell tower will not combine with other emr nearby citizens are presently bathed in (coming from other cell towers, BC Hydro's smart meters, wireless networks, satellites, etc.) to produce emr levels higher than those specified by SC 6 and are therefore not safe; 3. How the U.S. Court of Appeals for the US District of Columbia got things wrong in concluding the US Federal Communications Commission failed to provide a reasoned explanation for its determination that its current guidelines (similar to those of ISED) adequately protect against harmful effects of exposure to emr, per http://stopsmartmetersbc.com/. thank you	non-support	Thanks for your comments. Its not uncommon for community members to express concern regarding health and safety and the operation of antenna installations. Please know, the radio frequency power output of the proposed antennas is very low. Antenna installations are commonly located where people live, work and play. Among other places, antenna installations are safety operated at most hospitals, universities, shopping centres and the rooftops of residential and commercial buildings. TELUS relies on experts to set standards for the safe operation of antenna installations. TELUS strictly complies with these standards as a condition of their operating license. In Canada, Health Canada is the expert and has established Safety Code 6 (SC6). It is their job to ensure public safety relative to radio frequency emissions. The limits specified in Health Canada's radio frequency exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. The RF output from this tower (and cumulative towers servicing the area) will be far below the allowable limits established in Health Canada's SC6. Telecommunication operators propose to locate antennas where service is needed – providing access to 911 and other wireless services in areas that do not currently have reliable service or that need enhanced service. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS	25-Oct

BC109270								
Name of Resident	**Address**	**Email**	**Email, Letter, Comment Sheet or Voice Message**	**Date**	**Comment or Question**	**Support / non-support / neutral**	**Response to Comment or Question**	**Date Response Sent**
Paul Collens			email	15-Oct	Hi I totally support a cell tower on the south side of Gabriola. I am a home owner and will be a full time resident on the east side of Ruxton Island in Otter Bay starting in the Spring 2022. We have had our cabin there for 13 years and used to get cell service. Right now our cell service reception is 1 or zero bars. 95% of the time we can't call out or receive texts calls or emails. This poses a serious safety issue for my wife and I as we are sometimes by ourselves in the Bay and if there is an accident or serious injury we would not be able to contact emergency services for help. I am also a volunteer for the Ruxton Fire Department and would not be aware if there was a fire on the island or at a cabin as I would not get any alerts from our call out list to a potentially serious fire threat on the island. Thanks for your attention to this email Paul Collens	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs Agent to TELUS Communications Inc.	26-Oct
Randy Rauch			email	15-Oct	I am very much against this cell tower . . . at least until Telus proves the emr emanating from it will be safe for living organisms. For me doing so will mean explaining at least three things: 1. Why ISED's implication that electromagnetic radiation (emr) is safe as long as it is within Safety Code 6 limits (which considers only thermal effects) makes sense given that this claim has been proven false by numerous credible studies, all of which show that damage to living organisms occurs at emr levels far below those specified by SC 6, 2. Assuming emr from the proposed cell tower will meet ISED's SC 6 requirements, why the additional emr coming from the proposed cell tower will not combine with other emr nearby citizens are presently bathed in (coming from other cell towers, BC Hydro's smart meters, wireless networks, satellites, etc.) to produce emr levels higher than those specified by SC 6 and are therefore not safe; 3. How the U.S. Court of Appeals for the US District of Columbia got things wrong in concluding the US Federal Communications Commission failed to provide a reasoned explanation for its determination that its current guidelines (similar to those of ISED) adequately protect against harmful effects of exposure to emr, per http://stopsmartmetersbc.com/. As well I wish to hear what Telus has to say about other problems with cell towers and emr as described in the following links: * https://www.appel5gappeal.ca/eng/fact-checker.php * https://stopsmartmetersbc.com/wp-content/uploads/2021/06/Opposition-to-Qualicum-Bay-Telus-Comm-Tower-BC106547-Cochrane-Rd-Delegation-PowerPoint-to-RDN-by-Melanie-Young-R.N.-June-22-2021.pdf. Furthermore, if Telus is going to insist that the new tower will provide better emergency communications service to parts of Gabriola and neighbouring islands, I'd like an explanation of what will be better about its service compared to other emergency communications means that are currently available to these areas; e.g. - by satellite and by means of repeaters on Mt. Benson and in other strategic locations.	non-support	Randy, Its not uncommon for community members to express concern regarding health and safety and the operation of antenna installations. Please know, the radio frequency power output of the proposed antennas is very low. Antenna installations are commonly located where people live, work and play. Among other places, antenna installations are safety operated at most hospitals, universities, shopping centres and the rooftops of residential and commercial buildings. TELUS relies on experts to set standards for the safe operation of antenna installations. TELUS strictly complies with these standards as a condition of their operating license. In Canada, Health Canada is the expert and has established Safety Code 6 (SC6). It is their job to ensure public safety relative to radio frequency emissions. The limits specified in Health Canada's radio frequency exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. The RF output from this tower (and cumulative towers servicing the area) will be far below the allowable limits established in Health Canada's SC6. Telecommunication operators propose to locate antennas where service is needed – providing access to 911 and other wireless services in areas that do not currently have reliable service or that need enhanced service. As far as improved access to emergency services, there are parts of the Gabriola, surrounding islands and out on the water that do not have access to a wireless network whereby e911 calls can be made in times of emergencies. The repeater you referenced does not provide service many of the areas this tower will. When it comes to satellite services, very few individuals have access to affordable satellite service and therefore would not have access to calling in times of emergencies. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2	25-Oct
Zulis			email	15-Oct	Dear Sir/Mesdames I am very much against this cell tower . . . at least until Telus proves the emr emanating from it will be safe for living organisms. For me doing so will mean explaining at least three things: 1. Why ISED's implication that electromagnetic radiation (emr) is safe as long as it is within Safety Code 6 limits (which considers only thermal effects) makes sense given that this claim has been proven false by numerous credible studies, all of which show that damage to living organisms occurs at emr levels far below those specified by SC 6, 2. Assuming emr from the proposed cell tower will meet ISED's SC 6 requirements, why the additional emr coming from the proposed cell tower will not combine with other emr nearby citizens are presently bathed in (coming from other cell towers, BC Hydro's smart meters, wireless networks, satellites, etc.) to produce emr levels higher than those specified by SC 6 and are therefore not safe; 3. How the U.S. Court of Appeals for the US District of Columbia got things wrong in concluding the US Federal Communications Commission failed to provide a reasoned explanation for its determination that its current guidelines (similar to those of ISED) adequately protect against harmful effects of exposure to emr, per http://stopsmartmetersbc.com/. As well I wish to hear what Telus has to say about other problems with cell towers and emr as described in the following links: * https://www.appel5gappeal.ca/eng/fact-checker.php * https://stopsmartmetersbc.com/wp-content/uploads/2021/06/Opposition-to-Qualicum-Bay-Telus-Comm-Tower-BC106547-Cochrane-Rd-Delegation-PowerPoint-to-RDN-by-Melanie-Young-R.N.-June-22-2021.pdf. Furthermore, if Telus is going to insist that the new tower will provide better emergency communications service to parts of Gabriola and neighbouring islands, I'd like an explanation of what will be better about its service compared to other emergency communications means that are currently available to these areas; e.g. - by satellite and by means of repeaters on Mt. Benson and in other strategic locations.	non-support	Zulius, Its not uncommon for community members to express concern regarding health and safety and the operation of antenna installations. Please know, the radio frequency power output of the proposed antennas is very low. Antenna installations are commonly located where people live, work and play. Among other places, antenna installations are safety operated at most hospitals, universities, shopping centres and the rooftops of residential and commercial buildings. TELUS relies on experts to set standards for the safe operation of antenna installations. TELUS strictly complies with these standards as a condition of their operating license. In Canada, Health Canada is the expert and has established Safety Code 6 (SC6). It is their job to ensure public safety relative to radio frequency emissions. The limits specified in Health Canada's radio frequency exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. The RF output from this tower (and cumulative towers servicing the area) will be far below the allowable limits established in Health Canada's SC6. Telecommunication operators propose to locate antennas where service is needed – providing access to 911 and other wireless services in areas that do not currently have reliable service or that need enhanced service. As far as improved access to emergency services, there are parts of the Gabriola, surrounding islands and out on the water that do not have access to a wireless network whereby e911 calls can be made in times of emergencies. The repeater you referenced does not provide service many of the areas this tower will. When it comes to satellite services, very few individuals have access to affordable satellite service and therefore would not have access to calling in times of emergencies. Regards, Chad Marlatt Cypress Land Services – Agents for TELUS Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2 Office: 604 620 0877 Fax: 604 620 0876 Cell: 604 910 7310 Email: chad@cypresslandservices.com	25-Oct

BC109270								
Name of Resident	**Address**	**Email**	**Email, Letter, Comment Sheet or Voice Message**	**Date**	**Comment or Question**	**Support / non-support / neutral**	**Response to Comment or Question**	**Date Response Sent**
Marlana Smith		[redacted]	email	22-Oct	I am completely in support of an additional cell tower on Gabriola Island. Lack of coverage is a safety issue here, especially during winter power outages. Marlana Smith	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs	26-Oct
Sharon Snell		[redacted]	email	25-Oct	Hi I live on Cresta Roca Rd on Gabriola and have no cell phone service. Being a senior, I am very apprehensive when the power goes off, to not be able to access 911 service. I see no reason that Gabriola should not have cell service over the entire island. Your truly Sharon Snell Sent from Mail for Windows	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs	26-Oct
Oliver Woolcock		[redacted]	email	28-Oct	Being a resident that would benefit from this installation I wholeheartedly support it. During winter months particularly we have power outages that can also affect telephone service. As I am a senior over eighty years old I feel vulnerable not being able to contact emergency services should I need them. This installation would make me feel much safer during such outages. Oliver Woolcock	support	Good day, Thank you for providing us with your comments of support regarding the proposed TELUS wireless communications facility at SOUTH RD GABRIOLA BC (PID: 009-734-902). We appreciate your positive feedback and will share your comments with Gabriola Islands Trust for consideration. Should you have additional comments, please respond within the next 21 days. Sincerely, Tawny Verigin Manager of Government Affairs	28-Oct

non-support	22
support	123
neutral	1
	146

Appendix 5: Sample Resolution

Resolution

WHEREAS TELUS proposes to install a wireless communication facility located at:
Address: SOUTH RD GABRIOLA BC
Legal: PID: 009-734-902
Coordinates: N 49.136833°, W 123.748860 °
TELUS Site: BC109270 Gabriola Island-South

AND WHEREAS proponents of telecommunication installations are regulated by Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada on behalf of the Government of Canada and as part of their approval, ISED requires proponents to consult with land use authorities as provided for in CPC-2-0-03;

AND WHEREAS TELUS has consulted with the GABRIOLA ISLANDS TRUST and the GABRIOLA ISLANDS TRUST planning staff have no objection to the proposed telecommunications installation;

AND WHEREAS TELUS notified all property owners and occupants within a radius of 1000 metres and TELUS has provided more than thirty (30) days for written public comment in addition to placing a notice in the local newspaper;

AND WHEREAS there are no significant land use issues identified by the consultation;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Clerk be instructed to advise TELUS that:

    a) TELUS has satisfactorily completed its consultation with the GABRIOLA ISLANDS TRUST;
    b) The GABRIOLA ISLANDS TRUST is satisfied with TELUS's public consultation process and does not require any further consultation with the public; and
    c) The GABRIOLA ISLANDS TRUST concurs with TELUS's proposal to construct a wireless telecommunications facility provided it is constructed substantially in accordance with the plans submitted to the Islands Trust Local Planning Services.

From: Jacinthe [redacted]
Sent: Saturday, December 11, 2021 9:49 AM
To: Gabriola Island Local Trust Committee <GabriolaIslandLocalTrustCommittee@islandstrust.bc.ca>
Cc: Sonja Zupanec <szupanec@islandstrust.bc.ca>
Subject: Three questions looking for answers

Dear Trustees,

This is a letter to be included on the Agenda of the Gabriola Island Local Trust Committee business meeting of January 27, 2022.

1. What was the cost of the "Gabriola Island Development Potential 2021 project?

2. How do you explain the 2000 persons+ discrepancy between the built-out number provided the Housing Matter Group Report and the built-out number provided by Trustee Langereis on page 194 of the June 17 Agenda Package and by Former Trustee Gisele Rudischer on page 209 of the same Agenda package?

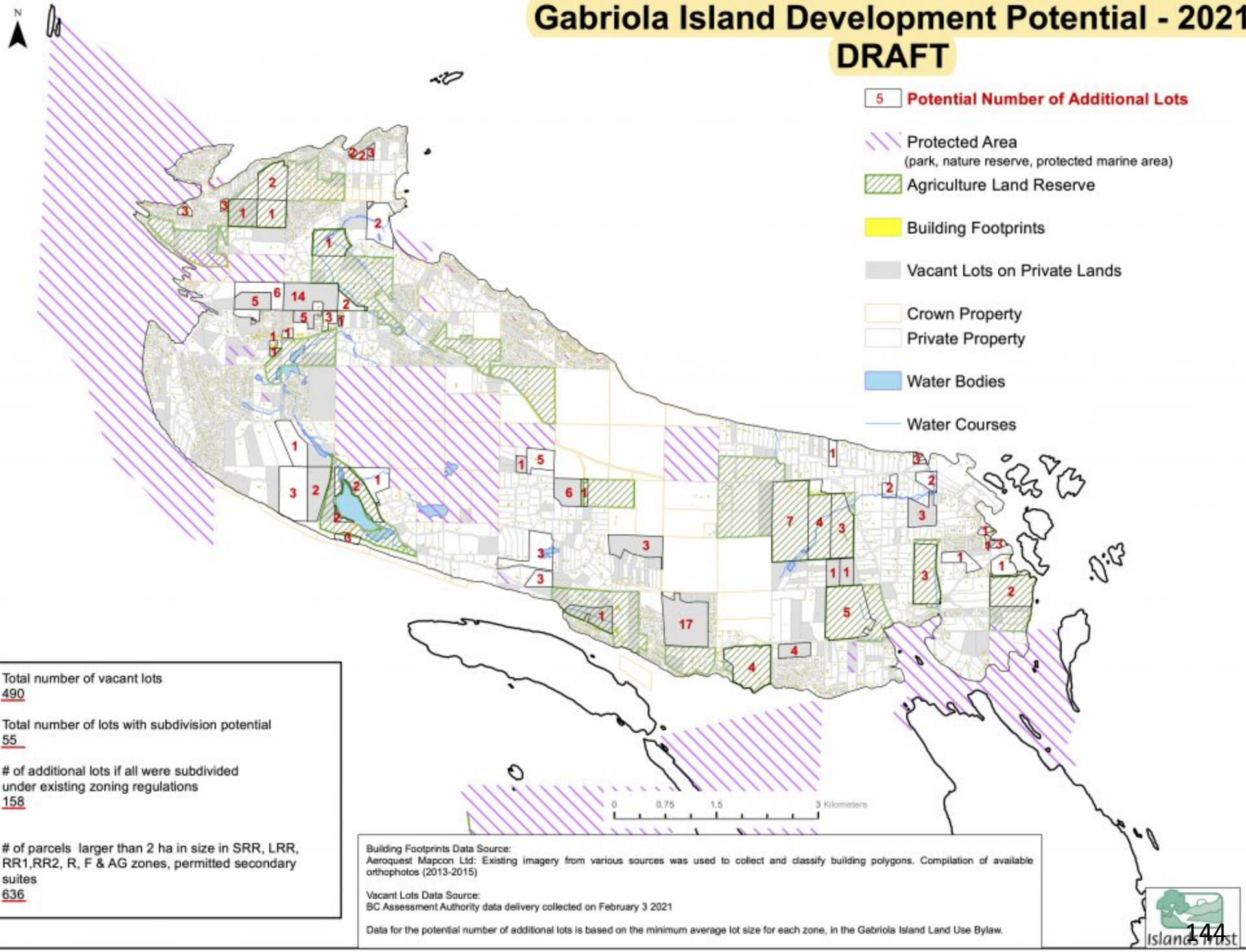
3. What is Staff 'built-out" number for Gabriola? The "Gabriola Island Development Potential 2021- Draft" (aka built-out mapping) does not reveal this information. Please resolve to ask Staff to include in the attached Draft, the total potential population growth Gabriola Island is committed to, based on the information provided in the draft itself and based on the Census 2016 - 1.9 resident per residential unit.

I am sure that you will agree that this would complete the information for the readers of the Draft,

Thanking you for your consideration, and looking forward to receiving a written reply,
Regards,

Jacinthe Eastick
[redacted]
Gabriola Island

Gabriola Island Development Potential - 2021
DRAFT



Total number of vacant lots
490

Total number of lots with subdivision potential
55

# of additional lots if all were subdivided under existing zoning regulations
158

# of parcels larger than 2 ha in size in SRR, LRR, RR1,RR2, R, F & AG zones, permitted secondary suites
636

Building Footprints Data Source:
Aeroquest Mapcon Ltd: Existing imagery from various sources was used to collect and classify building polygons. Compilation of available orthophotos (2013-2015)

Vacant Lots Data Source:
BC Assessment Authority data delivery collected on February 3 2021

Data for the potential number of additional lots is based on the minimum average lot size for each zone, in the Gabriola Island Land Use Bylaw.

Islands Trust

From: Brad Nixon [redacted]
Sent: Wednesday, December 1, 2021 2:27 PM
To: Scott Colbourne; Kees Langereis
Subject: RE: Degnen Bay degeneration

Hello Scott and Kees…in the absence of a response I would ask that this and previous correspondence on this subject be considered at the next meeting of the Trustees. Thank you, Brad Nixon

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From: Brad Nixon
Sent: November 29, 2021 2:00 PM
To: Scott Colbourne <scolbourne@islandstrust.bc.ca>; klangereis@islandstrust.bc.ca
Subject: Degnen Bay degeneration

Hello Scott and Kees. What you see below is only one of at least seven permanent occupants of Degnen Bay (see the smoke coming from the chimney).

These occupants are clearly illegal - see your Island Trust bylaw. Yet the bylaw officer says a successful prosecution will be difficult and take two years.

And their cars are permanently parked on Degnen Bay Road (despite No Parking signs) - a situation which greatly concerns the Fire Chief.

Recently a new live aboard occupant arrived from Nanaimo (the Miss Sandy) notwithstanding the Minister of Lands recent prohibition on new moorages in the Gulf Islands. I'm referring to Ministerial Order M329.

Many of the boats and the float house have not moved for years. Meanwhile the human waste continues to contaminate the Bay. The DFO has already issued a contamination closure order. The eel grass beds are being destroyed.

So why isn't the Island Trust vigorously pursuing a solution to this problem? Your inaction is encouraging others to adopt this tax free lifestyle. Please do something other than directing me to other levels of government. It is your bylaws which are being broken and scoffed at.

I look forward to your response.

Brad Nixon

Sent from my iPhone



From: gavin coford [redacted]

Sent: Monday, February 21, 2022 3:32 PM

To: Peter Luckham; Dan Rogers; Kees Langereis; Scott Colbourne

Subject: Fwd: Destruction of marine ecosystem Degnen Bay

Attachments: IMG_8181.jpeg; ATT00001.htm; PXL_20210722_173507866.jpeg; ATT00002.htm; PXL_20210722_173929128.jpeg; ATT00003.htm; Gabriola-eastEG.pdf; ATT00004.htm; 13_Valdes Island__Gabriola Passage copy.pdf; ATT00005.htm

Hello Peter, Dan, Kees and Scott

I would like the following letter included in the next Gabriola Islands trust meeting.

The destruction of the marine environment in Degnen Bay continues unabated.

Bylaws of the Gabriola islands trust 263 and 177, section B.1.2.1(d) section D.5.1.1 and D5.1.2 are not being upheld through IslandsTrust Bylaw enforcement.

Degnen Bay is being polluted by live a-boards dumping waste into the ocean.

An illegal dwelling and marina has been created around a float house. Flotsam and jetsam line the banks and surface of the water in Degnen Bay.

Refer to the pictures below.

When is the Gabriola IslandsTrust going to take this matter seriously?

These are your Bylaws being mocked and ignored!

Many future generations will have to clean up the mess if action is not taken soon.

Degnen Bay is part of Rockfish conservation zone 17. As well as a large eelgrass area.

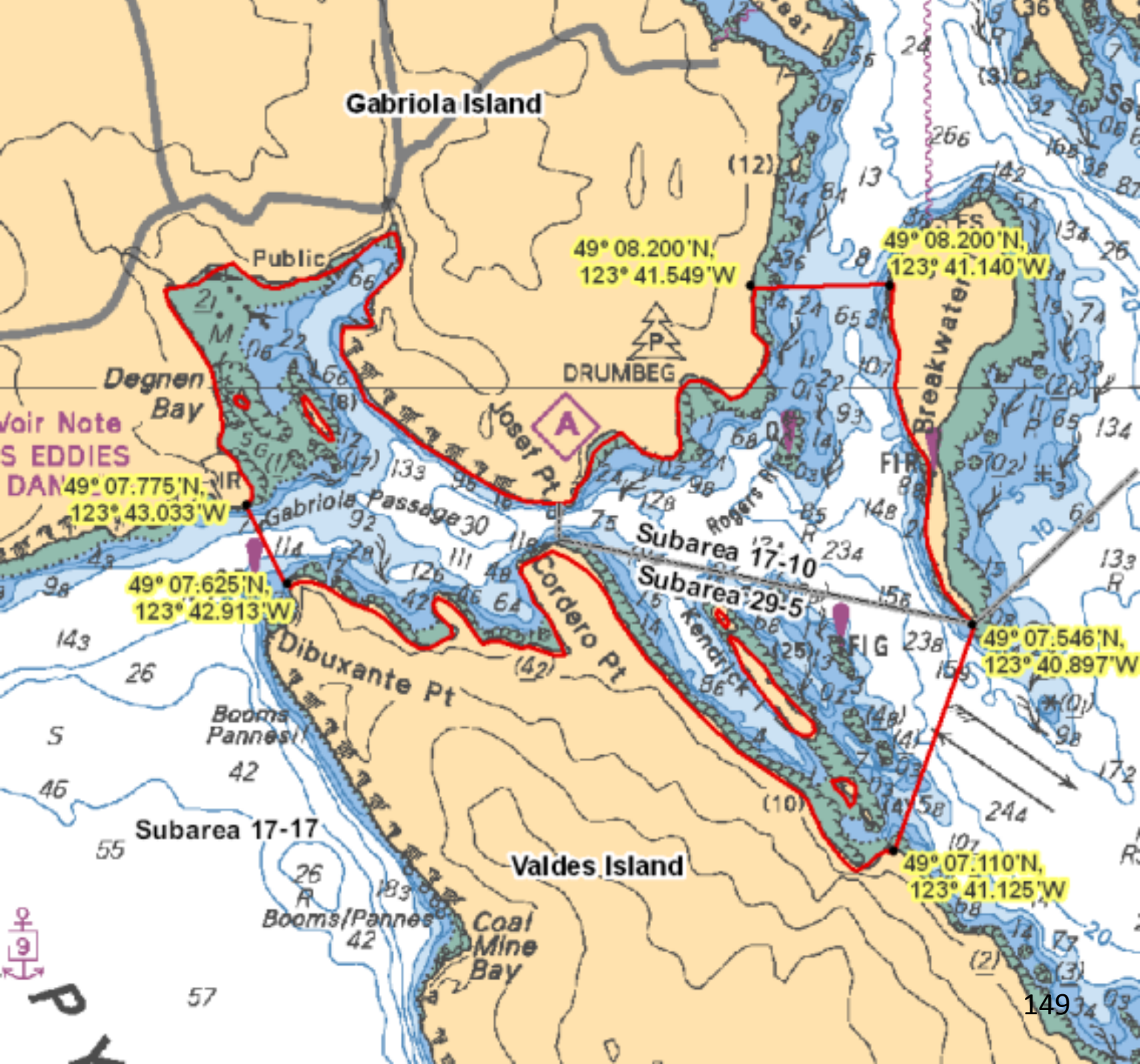
Refer to the maps below.

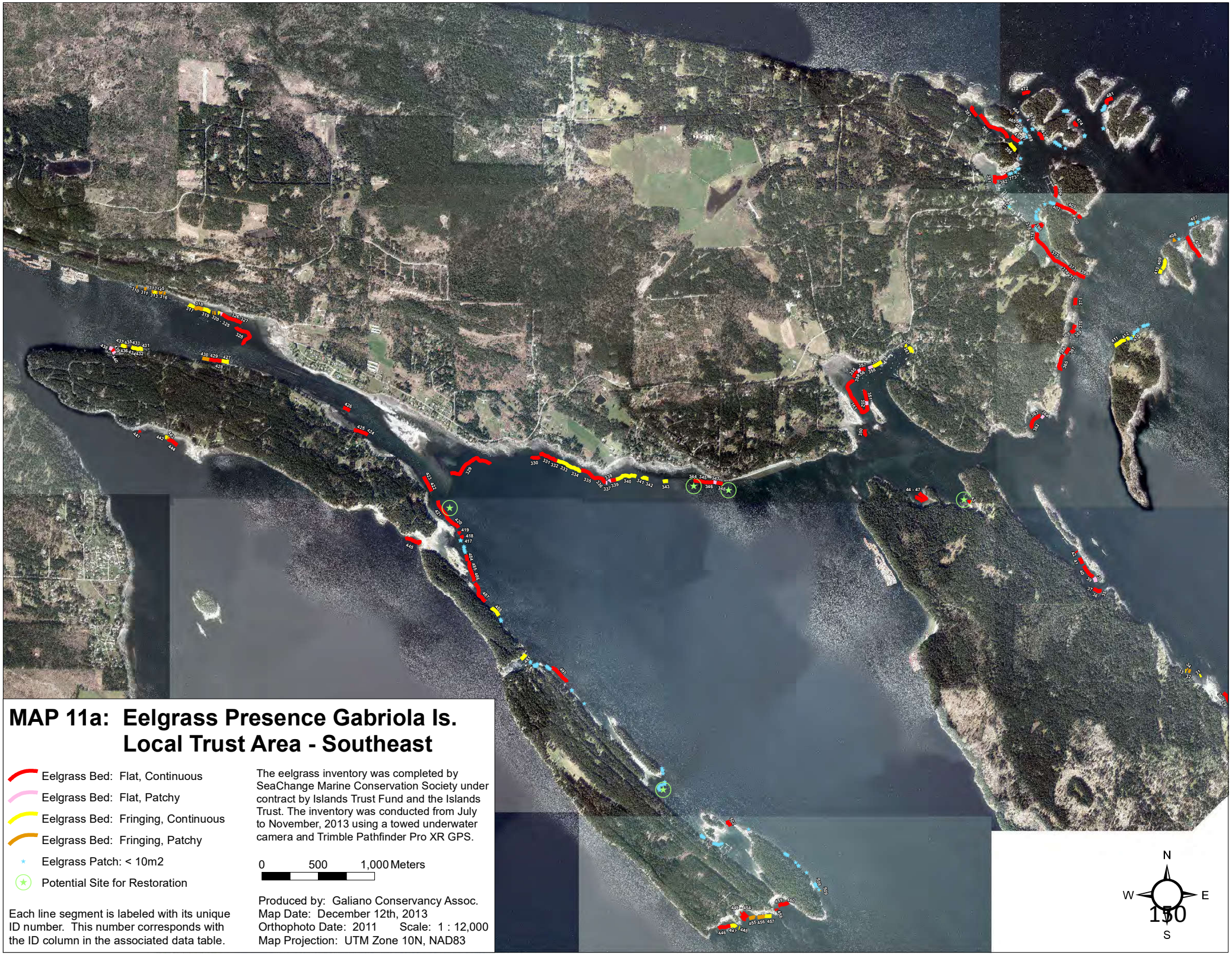
Surely the wellbeing of the marine environment supersedes these people who have hijacked Degnen Bay.

Please take action and live up to the preserve and protect mandate so strongly advocated by the Islands Trust.

Yours Sincerely

Gavin Coford


Gabriola Island
49° 08.200'N,
123° 41.549'W
49° 08.200'N,
123° 41.140'W
Public
DRUMBEG
Degnen Bay
Joset Pt
Breakwater
Gabriola Passage
49° 07.775'N,
123° 43.033'W
49° 07.625'N,
123° 42.913'W
Subarea 17-10
Subarea 29-5
Cordero Pt
Dibuxante Pt
49° 07.546'N,
123° 40.897'W
Booms Pannes
Subarea 17-17
Valdes Island
49° 07.110'N,
123° 41.125'W
Coal Mine Bay
Booms/Pannes



MAP 11a: Eelgrass Presence Gabriola Is. Local Trust Area - Southeast

- Eelgrass Bed: Flat, Continuous
- Eelgrass Bed: Flat, Patchy
- Eelgrass Bed: Fringing, Continuous
- Eelgrass Bed: Fringing, Patchy
- Eelgrass Patch: < 10m2
- Potential Site for Restoration

Each line segment is labeled with its unique ID number. This number corresponds with the ID column in the associated data table.

The eelgrass inventory was completed by SeaChange Marine Conservation Society under contract by Islands Trust Fund and the Islands Trust. The inventory was conducted from July to November, 2013 using a towed underwater camera and Trimble Pathfinder Pro XR GPS.

0 500 1,000 Meters

Produced by: Galiano Conservancy Assoc.
Map Date: December 12th, 2013
Orthophoto Date: 2011 Scale: 1 : 12,000
Map Projection: UTM Zone 10N, NAD83

N
W E
S

IMG_8181.jpeg



PXL_20210722_173507866.jpeg



PXL_20210722_173929128.jpeg



February 9, 2022

Dan Rogers
Chair, Gabriola Island Local Trust Committee
700 North Road
Gabriola Island, BC V0R 1X3

Dear Chair Rogers,

There is no question that 2021 was challenging for British Columbians. The province continued to struggle with the pandemic, economic consequences of the pandemic and multiple adverse weather events from the heat dome to floods and fire.

BC farmers and farmer's markets across the province were on the frontlines, doing the work to remain open, supporting our communities with food, and our farmers with a strong source of income.

BC Association of Farmers' Markets worked diligently with the Province of BC's Ministry of Health to deliver, for the 10th year, the BC Farmers' Market Nutrition Coupon Program across the province. We are extremely proud of its deep impact on both people and farmers across British Columbia. This valued program connected with **86** communities making fresh, healthy, local foods more accessible to over **19,000** lower-income British Columbians and directly benefited **1,125** farmers across British Columbia.

In **Gabriola Island,** residents redeemed **$18,747** with local farmers at the **Gabriola Agricultural Co-Op** and we proudly partnered with **People for a Healthy Community.**

This community partner provided lower-income pregnant people, families and seniors with coupons to purchase fresh fruits, vegetables, cheese, eggs, nuts, fish, meat and herbs from farmers at your local farmers' market.

Over 67 lower-income residents from Gabriola Island ate more local foods, learned about healthy eating, and felt connected to their community. At the same time, the local food system was strengthened with farmers in your community benefitting from additional revenue to sustain their farms.

Our Request To You
Our community partners, participants and farmers are grateful for this Program in Gabriola Island. If you agree, we kindly ask you to send a letter to the Minister of Health Adrian Dix. Your encouragement and feedback can strengthen support for ongoing funding for the Farmers' Market Nutrition Coupon Program and ensure we continue to build healthier BC communities together.

We are ready to roll up our sleeves and work with your community again in 2022!

With gratitude,

Heather O'Hara
Executive Director

Vickey Brown
President, Board of Directors

BC Association of Farmers' Markets
208 - 1089 West Broadway Vancouver, BC V6H 1E5
604-734-9797 | bcfarmersmarket.org | bcfarmersmarkettrail.com

PORT of vancouver | Vancouver Fraser Port Authority

January 31, 2022

Dan Rogers
Chair
Gabriola Island Local Trust Committee
700 N Rd, Gabriola
Gabriola, BC V0R 1X3

Re: Notice of planning for potential changes to vessel traffic management in the Port of Vancouver

Dear Dan Rogers:

In August 2021, Transport Canada announced that the Vancouver Fraser Port Authority would lead the development of a new active vessel traffic management system to optimize the gateway. We are designing this new collaborative system to manage traffic flow at the Port of Vancouver and in southern British Columbia. This work is being done in cooperation with supply chain partners and industry stakeholders. We are also seeking input from Indigenous groups, various levels of government, and community stakeholders.

To support of our vision for the Port of Vancouver to be the world's most sustainable port, we are exploring a range of opportunities to increase port efficiency and to help better manage the effects of vessel traffic on local communities. This includes initiatives such as active vessel traffic management and port optimization and digitalization. The port authority is in the early stages of this exploration process, and we are currently seeking initial engagement opportunities with municipalities.

We are writing to advise Gabriola Island Local Trust Committee of this process as it will affect anchorage management in the Southern Gulf Islands area, and to offer you an opportunity to meet with members of the port authority team in the coming months to learn more about the scope and opportunities for municipal participation. We would like to understand your municipality's potential interest in being involved in the process.

Background

The Vancouver Fraser Port Authority is the federal agency responsible for the stewardship of the lands and waters that make up the Port of Vancouver, Canada's largest port. As a Canada Port Authority, our mandate is to enable Canada's trade through the Port of Vancouver, while protecting the environment, and considering local communities.

Located on the southwest coast of British Columbia, the Port of Vancouver extends from Roberts Bank and the Fraser River up to and including Burrard Inlet. The Port of Vancouver includes more than 16,000 hectares of water, more than 1,500 hectares of land, and hundreds of kilometres of shoreline, bordering 16 municipalities and intersecting the traditional territories and treaty lands of several Indigenous groups.

Our role as a port authority is to ensure goods move safely, efficiently, and sustainably. We do this through an interconnected set of activities that includes building, maintaining, and/or developing

roadways throughout the port and the land on which terminals are located. Additionally, we ensure navigation channels and anchorages are safe and available, and we set vessel and traffic control measures. This includes administrating the use of Southern Gulf Island anchorages. We also monitor all operations within our jurisdiction through our 24/7 operations centre and on-water harbour patrol fleet.

For more information about the port authority role, please visit https://www.portvancouver.com/about-us/.

Possible opportunities for "future state" operations

Active vessel traffic management is the system by which we prioritize and optimize how piloted vessels and tug-and-barge traffic move within the port authority's jurisdiction for vessel safety and environmental protection.

The new system is intended to strengthen marine safety, make the flow of goods more efficient, and manage environmental impacts, as well as negative social impacts (like ambient noise and light pollution). Concurrently, the port authority plans to optimize and digitalize port operations to improve safety, security, compliance, efficiency, and shipping trade service quality within the Port of Vancouver. We have initiated technical work to study potential opportunities and technical constraints.

We intend to engage with Indigenous groups, municipalities, and the public this year to share what we have learned in the early stages of this exploration process and invite input.

More information about the goals for this process review and the potential opportunities we are exploring is attached.

2022 engagement process

To help us better understand the potential opportunities and technical constraints of a new program, we have sought input from key industry stakeholders regarding critical program requirements. This technical engagement with industry will continue in 2022.

With this preliminary input from technical engagement with industry, the port authority is now commencing discussions with Indigenous groups, various levels of government, and community stakeholders. Further engagement opportunities with these groups and the public are anticipated throughout the year.

I will follow up with you to advise when we are ready to begin public engagement. Until then, please connect with me at your convenience if you have any questions, would like to arrange a meeting, or would like to share ideas on behalf of your municipality. I can be reached at naomi.horsford@portvancouver.com or 778.231.0426.

Best regards,

Naomi Horsford
Manager, Municipal and Stakeholder Relations
Vancouver Fraser Port Authority

encl (1)



Port of Vancouver optimization initiatives

Digitalization and process improvements to increase efficiency and better manage the effects of vessel traffic on local communities

The Vancouver Fraser Port Authority is the federal agency responsible for the stewardship of the lands and waters that make up the Port of Vancouver, Canada's largest port. As a Canada Port Authority, our mandate is to enable Canada's trade through the Port of Vancouver, while protecting the environment, and considering local communities.

As cargo volumes in the Port of Vancouver continue to grow, the port authority is working to improve the way we manage vessel traffic within the port to support our vision for the Port of Vancouver to be the world's most sustainable port. Through collaboration with industry and engagement with Indigenous groups, municipalities, and the public the following initiatives will explore a range of opportunities to increase efficiency and to help better manage the effects of marine vessel traffic on local communities.

Active vessel traffic management

Active vessel traffic management is the system by which we prioritize and optimize how piloted vessels and tug-and-barge traffic move within the port authority's jurisdiction for vessel safety and environmental protection. The port authority is designing this new collaborative system to manage marine traffic flow at the Port of Vancouver and in southern British Columbia. This work is being done in cooperation with supply chain partners and industry stakeholders. We are also seeking input from Indigenous groups, various levels of government, and community stakeholders.

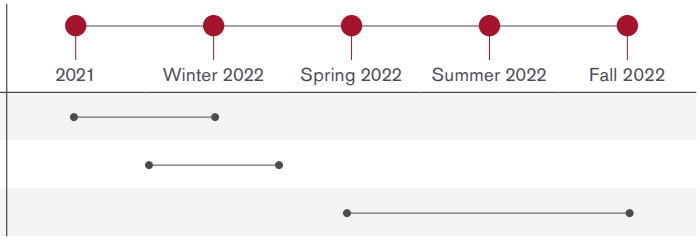
The new system is intended to strengthen marine safety, make the flow of goods more efficient, and manage environmental impacts, as well as negative social impacts (like ambient noise and light pollution). It will complement safety and navigation services that the Canadian Coast Guard's Marine Communications and Traffic Services provide.



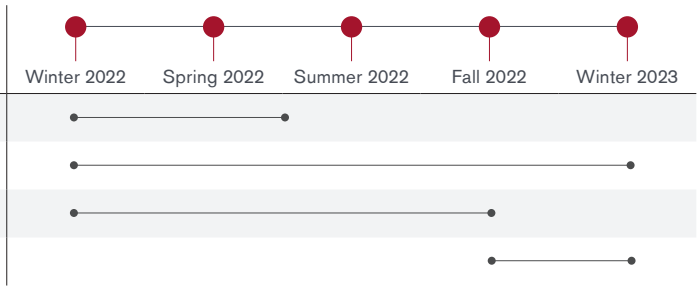
TRAFFIC CONTROL ZONE OVERVIEW

Timelines

Engagement process



Implementation 2022



**In August 2021, Transport Canada announced that the Vancouver Fraser Port Authority would lead the development of a new active vessel traffic management system to optimize the gateway.*

Port optimization and digitalization

Concurrently, the port authority plans to optimize and digitalize port operations to improve safety, security, compliance, efficiency, and shipping trade service quality within the Port of Vancouver. This could include:

- Coordinated data management across the supply chain to support improved end-to-end goods movement planning
- Better analytical tools to help improve cargo movement efficiency
- Identifying and procuring new digital tools to further improve efficiency, service levels, and supply-chain collaboration within the Port of Vancouver
- Process innovation to incorporate leading practices and emerging technology

For more information

Visit and register for updates:
portvancouver.com/marine-operations/avtm

Email: AVTM@portvancouver.com

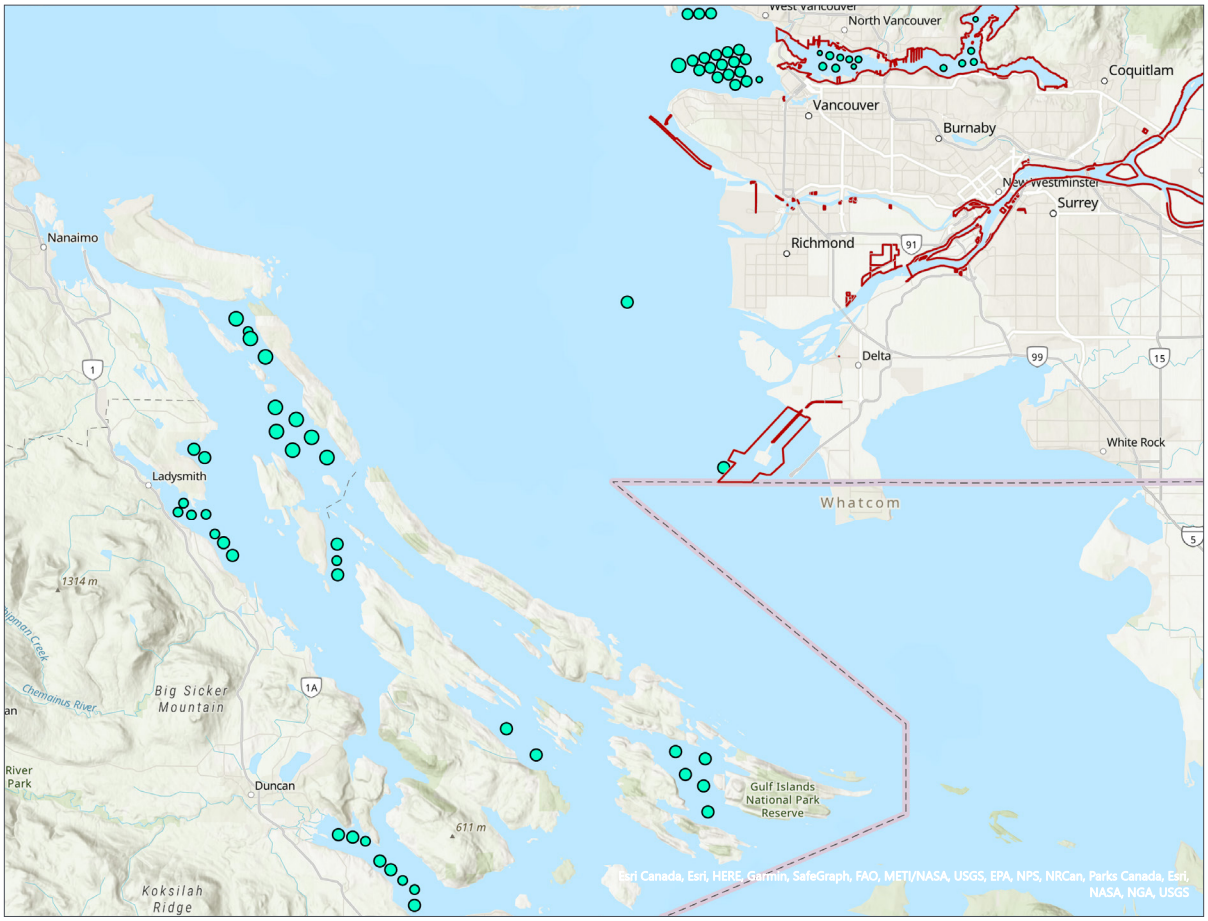
Intended benefits

- Strengthen marine safety: reduce congestion in the busiest, most confined waters by changing how we prioritize marine vessel movement in and out of the port; and improve compliance and monitoring
- Reduce environmental impacts: limit unnecessary vessel movements to reduce noise impacts in southern resident killer whale habitat
- Make the movement of goods more efficient and reliable: optimize linkages between road, rail, and marine traffic and reduce vessel wait times at anchorages
- Reduce social impacts: implement measures to reduce noise, light, and other community-disruptive activity of vessels at anchor
- Maintain port competitiveness: improve port service quality with better tools and infrastructure that add value for customers, and continue to sustain the 115,300 jobs that rely on the Vancouver Gateway

Vessel anchorages

Outside a port authority's jurisdiction, ships of any size have the right to navigate and anchor wherever it is safe to do so, including around the Gulf Islands. Waterways beyond a Canada Port Authority are a federal responsibility, so the Vancouver Fraser Port Authority does not normally have direct influence when it comes to managing ships that may be anchored in those areas. However, in 2018, Transport Canada introduced a temporary protocol and asked us to assist by assigning anchorages around the Gulf Islands, with the objective of balancing usage and ensuring an equitable rotation.

To learn more about anchorage management, please visit Transport Canada's website.
To find out more about the port authority's role in anchorage management, visit our topic of interest.



ANCHORAGES ADMINISTERED BY THE VANCOUVER FRASER PORT AUTHORITY

Port of Nanaimo and Port of Victoria anchorages not pictured

BRIEFING

To:	Local Trust Committees	**For the Meeting of:**	TBA
From:	**David Marlor, Director, Local Planning Services**	**Date Prepared:**	December 15, 2021
SUBJECT:	**Shoreline Protection Model Bylaw Report**		

PURPOSE:

The purpose of this briefing is to provide the subject report to each local trust committee.

BACKGROUND:

Trust Council passed a resolution in September, 2021 requesting that Staff forward the Shoreline Protection Model Bylaw Report dated March 2021 to local trust committees and Bowen Island Municipality for information.

This report was undertaken by the Regional Planning Committee in accordance with Islands Trust Strategic Plan Item 2.3. "Undertake a review of Local Trust Committee- Bowen Islands Municipality foreshore policies and regulatory bylaws and develop model policy and regulatory bylaws for the protection of the foreshore and nearshore."

This report undertakes a review of official community plan and land use bylaw provisions for shoreline protection in the Islands Trust Area as well as examples from outside the Islands Trust Area, and provides recommendations for local trust committees and Bowen Island Municipality to consider when developing new, or updating existing shoreline policies and regulations.

ATTACHMENT(S):

1. Shoreline Protection Model Bylaw Report

FOLLOW-UP:

A requested by the local trust committee. Note that any work on shoreline would be a project of the local trust committee with relevant consideration of staff and budget resources.

Prepared By: **David Marlor, Director, Local Trust Committees**

Reviewed By/Date:



Islands Trust

Shoreline Protection Model Bylaw Report
March 2021

ACKNOWLEDGEMENTS

This Report is possible through the financial support of the Islands Trust.

We would like to thank all those who participated in the Islands Trust Shoreline Review Model Bylaw Project.

Islands Trust

Laura Busheikin
Denman Island Local Trustee
Chair, Islands Trust Council Regional Planning Committee

Islands Trust Staff

David Marlor, MCIP RPP, Director of Local Planning Services
Lisa Wilcox, kwakwemtenaat, Senior Intergovernmental Policy Advisor
Robert Kojima, Regional Planning Manager, Southern Team
Heather Kauer, RPP, MCIP, AICP, Regional Planning Manager, Northern Team
Sonja Zupanec, RPP, MCIP, Island Planner, Northern Team
Jaime Dubyna, MSc.Pl., Planner 2, Northern Office
Kristine Mayes, Planner 1, Salt Spring Island

Consulting Team

Jean Porteous, MCIP RPP Fraser Simpson Consulting Inc.
Serena Klaver, MCIP Klaver Strategic Planning
Sharon Horsburgh, MCIP RPP Bayshore Planning Inc.

It is a privilege to write this guide and we acknowledge the lands described in this report are within the ancestral territory of the Coast Salish people and as a reminder we are all connected.

We are in a sacred relationship with all things in the natural world – the land, waters, and air, and all of the plants and animals we live with. Respect for the spirit and life in each of these, and the intricate relationships and interconnectedness we are all in together is a key value and principle of our culture.



TABLE OF CONTENTS

OVERVIEW *5*

HERITAGE AND CULTURAL CONSIDERATIONS *7*

GREEN SHORES *12*

GUIDELINES ON MITIGATION AND ADAPTATION TO SEA LEVEL RISE *13*

BC MARINE COASTAL SHORELINES JURISDICTION *15*

LEGISLATIVE FRAMEWORK FOR SHORELINE PROTECTION STRATEGIES *18*

RECOMMENDATIONS *29*

APPENDICES *32*

REGULATIONS – ISLANDS TRUST AND OTHER EXAMPLES *32*

REFERENCES *43*

OVERVIEW

Located in the islands and waters of the Salish Sea, between the British Columbia mainland and southern Vancouver Island, the Islands Trust encompasses 13 major and more than 450 smaller islands, covering 5,200 square kilometers. The area is home to the highest density of species at risk in Canada and some of the most diverse and sensitive marine ecosystems in the world. The region's rich forests, soils, wetlands, and ocean vegetation act as important carbon sinks, mitigating greenhouse gas emissions and buffering communities against the impacts of climate change. The ecological significance and sensitivity of the region, and the need for protective measures, were internationally recognized in 1973.

The Islands Trust Area is located within the Coast Salish territory and is the homeland to over 28,000 Coast Salish Peoples who have called this place home since time immemorial. In 2019, Islands Trust Council passed a Reconciliation Declaration and committed to a Reconciliation Action Plan as per the Truth and Reconciliation Commission (TRC) Calls to Action. WeIslands Trust is committed to building meaningful relationships with First Nations in the Trust Area, protecting cultural heritage, and upholding the principles embodied within the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), the BC Declaration on the Rights of Indigenous Peoples Act (DRIPA); the Truth and Reconciliation Commission (TRC) Calls to Action; and the Missing and Murdered Indigenous Women and Girls (MMIWG) Calls for Justice. Islands Trust Council recognizes that the work of reconciliation is key to preserving and protecting this place for generations to come.

The Islands Trust Council adopted a Strategic Plan for the 2018-2022 term. Item six of the Strategic Plan is to: Undertake a review of Local Trust Committees and Bowen Islands Municipality foreshore policies and regulatory bylaws and develop model policy and regulatory bylaws for the protection of the foreshore and nearshore. This is a community planning project that is being advanced by Islands Trust Council Regional Planning Committee. The work will be consolidated into a template of standard bylaws that will be available for local trust committees and Bowen Island Municipality to use when developing policy and regulation along the shoreline.

Project Deliverables:

- Review all 21 existing Official Community Plans and 21 Land Use Bylaws in the Islands Trust Area on foreshore and nearshore policies and regulations, and a selection of other BC coastal jurisdictions and San Juan County. Selection should have relevance to the Trust Area with similar shorelines and upland uses.
- Discussion with Islands Trust Senior Intergovernmental Policy Advisor on consideration of First Nations interests in the options and recommendations.
- Review Provincial guidelines on mitigation and adaptation to sea level rise.
- Review Islands Trust Policy Statement for compliance of any proposed policies and regulations.

- Develop options and make recommendations on model official community plan policy and land use bylaw regulations to protect foreshore and nearshore,

Islands Trust Initiatives:

The Islands Trust acknowledges the value of Indigenous traditional knowledge and perspectives as part of its decision-making processes.

Some of the recent Official Community Plans (OCP) reviews included references to Heritage and Archaeological Resources. To guide development the Saturna, South Pender and Thetis Island OCPs include the following objectives:

1. To encourage the identification, protection, and conservation of archaeological sites, buildings and sites associated with early settlement, and natural heritage features.
2. To protect archaeological sites from damage due to development, land alteration or human use.
3. To increase public awareness of the Island's heritage resources.
4. To recognize first nations past and current presence on Thetis Island, its foreshore, and surrounding waters, and to protect archaeological and other cultural heritage resources in cooperation with First Nations.

The Saturna Island OCP also includes a Heritage designation which identifies known heritage sites and areas of historical or cultural significance. The objective is to preserve places of historical or cultural significance from destruction. These places are to be identified and means for their preservation should be sought. Furthermore, the Saturna Island Local Trust Committee may create a Heritage Commission to study and recommend sites, areas, landmarks, buildings, roads, trails, and other features of historical or cultural significance for inclusion together with sites that are on a registry in a Heritage designation under the Local Government Act and archeological sites protected under section 13 of the Heritage Conservation Act.

The Heritage Commission may:

a) develop a Community Heritage Registry to identify island heritage buildings or other heritage and archaeological sites and features;

b) develop heritage conservation areas for inclusion in the plan;

c) require heritage alteration permits for heritage features identified in the Community Heritage Registry and heritage conservation areas;

d) require heritage impact assessments for designated heritage features and archaeological sites protected under section 13 of the Heritage Conservation Act.;

e) encourage heritage conservation covenants to protect heritage features; and

f) encourage dedication or donation of heritage features for long-term protection.

Furthermore, the Saturna Island Local Trust Committee shall encourage and support creation of a community heritage museum on Saturna Island to maintain and display heritage artifacts originally located within the Area.

South Pender Island heritage cultural resources include the archaeological evidence of First Nations use and buildings

associated with the island's more recent settlement. There are registered archaeological sites on South Pender Island, mostly midden deposits, and these are afforded protection from disturbance under the provisions of the Heritage Conservation Act.

South Pender Island OCP Heritage Cultural Resources Objectives include: a) To increase awareness and appreciation of the island's ancient and recent cultural heritage.

b) To encourage and support measures that identify, inventory, and protect heritage cultural resources.

c) To recognize First Nations presence on South Pender Island and to protect archaeological and other cultural heritage resources in cooperation with First Nations.

Heritage Cultural Resources Policies:

a) The Local Trust Committee is to encourage the formation of a Community Heritage Commission to provide it and the community with advice and assistance regarding:

i) criteria for determining community heritage values, e.g., archeological evidence, historical significance, socio-cultural context, and architectural relevance;

ii) identification, inventory, and information compilation regarding sites, artifacts, structures, buildings, and persons of interest;

iii) measures to increase general awareness and appreciation of the island's cultural heritage; and

iv) methods of securing protection for the island's cultural heritage resources.

b) Roads or portions thereof identified as Scenic/Heritage Road are not to be altered without consultation,

c) All development applications shall be reviewed for the presence of known and recorded archaeological sites. Applicants should modify or revise proposed development plans to avoid archaeological site impacts as the best means of preserving archaeological resources. Alteration of a protected archaeological site requires a Provincial Heritage Alteration Permit prior to land altering activities.

d) The Local Trust Committee should not approve applications that would result in disturbance to an archaeological site unless there are unavoidable conflicts with significant archaeological sites or other known First Nations cultural sites. If this is the case, the LTC should require measures to manage the impacts.

e) Recognizing the inter-relationship of community interests and services between North and South Pender Islands, the Local Trust Committee is to encourage opportunities for mutually beneficial co-operative efforts relating to heritage cultural resources.

f) The Local Trust Committee may consider designation of a Heritage Conservation Area or adoption of Heritage Bylaws to protect heritage cultural resources.

The Salt Spring Island Official Community Plan includes a General Community Objective designed to "identify and protect important components of our island's heritage, including archaeological and First Nations cultural sites, whether they are reminders of past or present lifestyles." *(Source: SSI OCP Volume 1 Section A4 Objective 15)*

Provincial Archaeological Requirements:

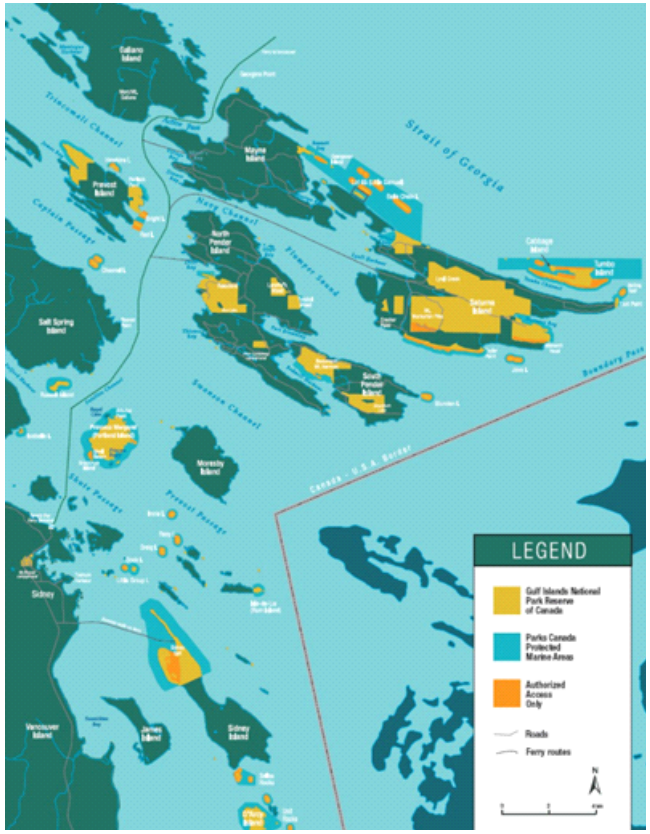
The protection of archaeological and heritage sites afforded under the Heritage Conservation Act is acknowledged by all the Local Trust Committees. The LTC recognizes that there are other buildings and landscapes of heritage value to Island residents and to the First Nations with a long and continuing history of life on the island. http://www.islandstrust.bc.ca/trust-council/first-nations-reconciliation/

This recognizes that marine shorelines were well used by First Nations people and as a result it is not uncommon for these areas to contain significant cultural sites and remnants. Any development activity along the marine shoreline must understand that there is a strong potential that these cultural remnants could exist on or below the surface. The BC Heritage Conservation Act governs the processes by which any development activity can occur in and around archeological sites and any indication of archeological artifacts requires adherence to this legislation.

It should be noted that information pertaining to archaeological sites is not available publicly, and Islands Trust planning staff are not authorized to share this information. Individual property owners can petition the BC Archaeology Branch for information regarding archaeological sites on their property, as the Archaeology Branch is responsible for maintaining and distributing archaeological information; however, the Archaeology Branch may not release data that could potentially damage archaeological sites. Property owners are encouraged to contact the Archaeology Branch for more information.

Federal Government Initiatives:

The Federal Government's Gulf Islands National Park Reserve (GINPR) comprises approximately 31 square kilometers of land and intertidal areas scattered over 15 of the southernmost Islands. The following map provides an overview of the national parks in the Gulf Islands.



(Source: Camping - Gulf Islands National Park Reserve (pc.gc.ca)

Parks Canada is responsible for the management of about six square kilometers of marine area located offshore of waterfront portions and around islets of the national park reserve.

The southern Gulf Islands embody a rich human history stretching from thousands of years ago to the present. Coast Salish people have occupied the region since time immemorial and continue to live and use these islands.

These parklands help maintain a deep spiritual connection to the area and traditional use continues today. First Nations archaeological sites as well as historical features from other groups provide tangible evidence of the history of the region's inhabitants who lived out their lives in this ecologically diverse landscape.

GINPR lies within the Dry Coastal Douglas-fir ecosystem—one of Canada's most at risk ecosystems. Although the national park reserve contains examples of many of the various components found within the Coastal Douglas-fir ecosystem, younger forest ecosystems make up the majority of the reserve, with significantly smaller amounts of mature forest and Garry Oak and associated ecosystems. To protect these ecosystems the Federal Government implemented the legislation to protect Species at Risk.

The Species at Risk Act (SARA) prohibits individuals and applies to species listed. All critical habitat in national parks and national historic sites must be legally protected within 180 days of being identified.

Recovery measures for species at risk will be integrated within the framework of Parks Canada's ongoing ecological integrity and management programs. The species-directed measures outlined in this plan will contribute to maintaining and improving ecological integrity of GINPR by improving the conservation status of native species and their habitat and maintaining biodiversity.

Provincial Initiatives

There are a number of Provincial recovery strategies and plans that complement the GINPR and provide guidance for the recovery of individual species, including strategic directions, recovery objectives, critical habitat, and threats. Multi agency cooperation links strategies and plans for more successful outcomes.

The measures presented in the action plan for GINPR could result in positive impacts on biodiversity and the value individuals place on preserving biodiversity (Federal, Provincial, Territorial Governments of Canada, 2014).

Intergovernmental collaboration and support will benefit park reserve visitors, local residents and Coast Salish groups. Voluntary stewardship opportunities will help build community knowledge which is an important consideration for species at risk management in GINPR. Some activities may create opportunities for local residents to become involved in the recovery of species at risk and for community partnerships to enhance recovery for Species at Risk. Benefits should be relatively evenly distributed across individuals in local communities. These include opportunities to learn about and take part in the recovery of culturally important species at risk, opportunities for integration of Coast Salish traditional knowledge into conservation issues in GINPR, and greater awareness of Coast Salish values and culture among local residents and visitors to the park reserve. Clam food harvesting brings communities together. This activity crosses cultural boundaries and is vital to BC coastal communities to have access to healthy Shell-Fish harvests.

Clam Garden Restoration

First Nations governance and inter-generational knowledge sharing helps to deepen knowledge. The Clam Garden Network is a is a group of First Nations, academics, researchers, and resource managers from coastal British Columbia, Washington State, and Alaska. Through collaborations across communities and disciplines participants explore the cultural and ecological importance of traditional clam management practices and features to enhance regeneration of clam gardens.

Eelgrass Restoration

The Sea Change Society based in Brentwood Bay, Victoria, BC initiated coast-wide eelgrass mapping, restoration, and monitoring. Sea Change Society works with First Nations communities on Southern Vancouver Island including the Gulf Islands. Their strategy is to locate and restore sites that historically supported eelgrass. Sea Change transplants between 500 and 1000 eelgrass shoots into a test plot. If restoration is successful, the transplant areas are expanded with additional eelgrass shoots.
Source: Home - SeaChange Marine Conservation Society (seachangesociety.com)



Source: Mapping in the Salish Sea (islandstrustconservancy.ca)

Local organizations such as Green Shores use ecological methods to protect shorelines from erosion and to address the impacts of climate change. The use of Eelgrass mapping as a planning tool is proving to be an effective method to consider erosion control.

GREEN SHORES

Green Shores is a program of the Stewardship Centre for British Columbia that promotes sustainable shoreline ecosystems for commercial, residential, institutional and park properties. It supports a broader vision for Canada's waterfront communities to increase capacity to minimize impacts of shoreline development and climate change while preserving or enhancing shoreline ecology and ecosystem services. Climate change is expected to impact the rate and nature of change across Canada's shorelines and affect its ecosystems. Green Shores incentivizes and provides a guideline for climate change adaptation and incorporates the most recent estimates of sea level rise to increase shoreline resilience for both ecosystems and property developments. The Green Shores guiding principles are to:

1. Preserve the integrity and connectivity of shoreline processes;
2. Maintain and enhance shoreline habitat diversity and function;
3. Minimize and reduce pollutants to the shoreline environment;
4. Reduce and reverse cumulative impacts to shoreline systems.

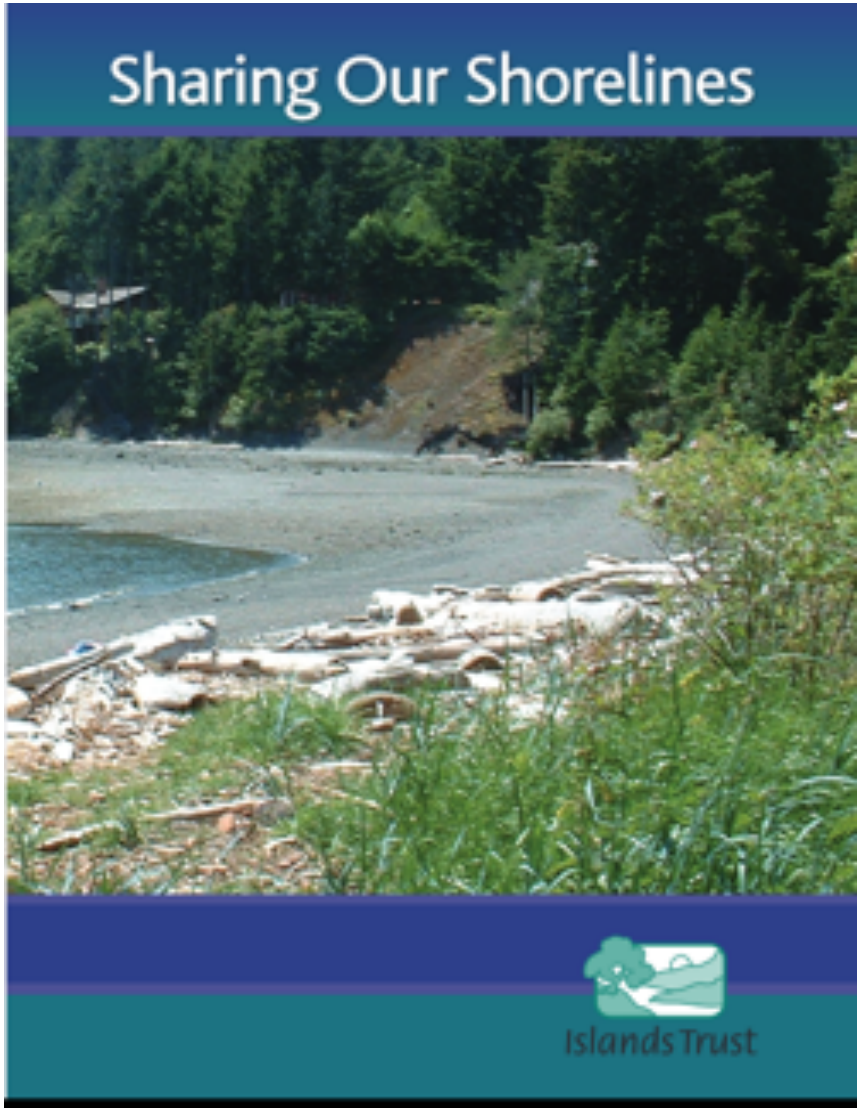
The Islands Trust promotes the Green Shores programs to the development community.

There are two programs –

Green Shores for Development provides a Credit and Ratings Guide for commercial, multi-family residential, subdivision, park, and institutional waterfront development.

Green Shores for Homes Program which is based on the four guiding principles:

1. Preserve or restore physical processes—the natural actions of water and sediment movement that maintain healthy shorelines.



2. Maintain or enhance habitat function and diversity along the shoreline.
3. Prevent or reduce pollutants entering the aquatic environment.
4. Avoid or reduce cumulative impacts—small individual effects that add up to large impacts on shoreline environments. (*Source:*

Green Shores for Homes - Stewardship Centre for BC (stewardshipcentrebc.ca) and Care for my Shoreline (islandstrust.bc.ca))

Examples of related policies include Salt Spring Island Official Community Plan B.9.2. shoreline conservation designation policy which states: shoreline conservation designation is encouraged to help owners to implement best practices for shoreline development, such as green shores.

GUIDELINES ON MITIGATION AND ADAPTATION TO SEA LEVEL RISE

B.C.'s climate is changing, and climate scientists are projecting further changes over the next decades. Climate change mitigation and adaptation involves preparing for these changes and the impacts they will have on natural systems and communities. Communities are experiencing the impacts of climate change including more frequent and intense storms, increasing temperatures, drought, wildfire, sea level rise and flooding.

- Mitigations deal with how we can reduce the greenhouse gases that are the root cause of human caused climate changes.
- Adaptations are behavioral. Physical changes we make in our use of natural resources deal with the results of changing climate.

Mitigations

Mitigations in climate change can be undertaken by the Islands Trust by either reducing carbon dioxide emissions or increasing carbon sequestration (the amount of atmospheric carbon fixed into plants or other solid materials). Energy use is a key issue around reducing emissions. Maintaining forest cover is important for carbon sequestration. Several resources are available to help us with mitigation efforts such as:

- Plug in BC - https://pluginbc.ca/
- Climate Action to Go Kits - https://www.crd.bc.ca/education/climate-action/at-home/climate-action-to-go-kits
- Efficiency BC - https://betterhomesbc.ca/ to carbon sequestration by island, Here's a link http://www.islandstrust.bc.ca/media/346674/cdf-toolkit-final-web.pdf

The Islands Trust is committed to becoming a carbon neutral organization with no net increase in greenhouse gas emissions from its operations. Carbon neutrality has been achieved since 2012 through these steps:

- Performing an emissions inventory of our operations.
- Implementing an action plan to reduce emissions;
- Purchasing carbon offsets to counteract emissions that cannot be readily reduced.
- Improving transportation networks that are low carbon such as bike paths or other trail networks or installing EV stations.
- All Local Trust Committee Official Community Plans contain targets and policies related to Green House Gas (GHG) emission reduction.

Local Trust Committees have the following tools available for addressing climate change mitigation efforts:

• GHG Reduction Targets- Section 473 of the Local Government Act – required content for official community plans, inclusion of targets and policies with respect to reducing greenhouse gas emissions.
• Zoning Authority – Section 479 of the Local Government Act could cluster development, protect areas for conservation, limit extent of development, establish building size limits, and prohibit uses that contribute the most to GHG production.
• Development Permit Area to Promote Energy Conservation– Section488(1)(h) of the Local Government Act can be used to reduce heating and cooling requirements through building siting, systems, and landscaping.
• Development Permit Area to Promote the Reduction of Greenhouse Gas Emissions - Section 488(1)(j) of the Local Government Act.
• Off-street Parking and Loading Regulations - Section 525 of the Local Government Act – establish parking requirements, electric vehicle and active transportation parking, surfacing and landscaping of parking areas.
• Impacts of climate change include sea level rise, possible saltwater intrusion into groundwater aquafer, warmer winters and summers, dryer summers, more intense storm events, and wildfire potential. Adaptations to changes resulting from climate warming include a wide variety of options. Such adaptations could be behavioural (e.g., Educating people to reduce food waste and drive less) or structural measures (e.g., Requiring water storage for household and fire suppression use).

The Province of B.C. has developed a Climate Change Secretariat to address climate change adaptations and has begun to produce numerous resources for communities to deal with climate change adaptations. These include:
• The site of climate change resources - https://www2.gov.bc.ca/gov/content/environment/climatechange
• The climate action toolkit - https://www.toolkit.bc.ca/taking-action/community-wide Local Trust Committees are being supported in understanding potential adaptations through staff reports.

A review of Islands Trust policies revealed a commitment to addressing climate change demonstrated by the islands of North Pender, South Pender, Galiano, Mayne and Saturna that are collaborating on a project to assess groundwater and establish water budgets.
Tools to support Local Trust Committees in understanding possible adaptations include:
• Zoning Authority - Section 479 of the Local Government Act require setback from the sea and water bodies, building location and size, appropriate uses, and density.
• Runoff Control Bylaw - Section 523 of the Local Government Act Regulations to address increased rain events.
• Development Permit Area to Protect Development from Hazardous Conditions – Section 488(1)(b) of the Local Government Act. Flood plain regulations along foreshore, rivers, and lakes. Tree and vegetation retention in areas prone to land slip.
• Development Permit Area to Promote Energy Conservation- Section488(1)(h) of the Local Government Act. Siting, landscaping, and flooding.

Shoreline Management Plans: Oak Harbour. WA. U.S. Oak Harbour SMP

Shoreline Environment Designations
The basic intent of a shoreline environment designation is to preserve and enhance shoreline ecological functions and to encourage development that will enhance the present or desired future character of the shoreline as described in the

Comprehensive Plan, other adopted plans and the Shoreline Management Plan. To accomplish this, shoreline segments are given an environmental designation based on existing development patterns, biological capabilities and limitations, and community objectives. This Master Program establishes seven shoreline environments for the City of Oak Harbor. These shoreline environments shall include the shorelines of the City of Oak Harbor, including shorelands, surface waters, and bed lands. These environments are derived from and based on policy direction contained in the Oak Harbor Shoreline Inventory and Characterization Report, the Oak Harbor Comprehensive Plan, the Shoreline Management Act, and the Shoreline Master Program Guidelines. The seven Oak Harbor shoreline environment designations are: Maritime, Urban Mixed Use, Residential, Residential - Bluff Conservancy, Urban Public Facility, Conservancy, and Aquatic.



Storm surge flooding, Victoria. Photo: B.C. Ministry of Environment

The Summary List of Recommended Actions Appendix A: Summary List of Recommended Actions Page 1 (washington-apa.org) includes a number of options that LTC could use to outline how protection of marine ecology will be managed.

BC MARINE COASTAL SHORELINES JURISDICTION

Jurisdiction over coastal areas in B.C. is split among federal, provincial, and local governments, depending on the location along the coast and the relationship to the shore.

Within the Islands Trust Communities there are six types of shorelines that are shaped by complex processes that connect the land to the sea.



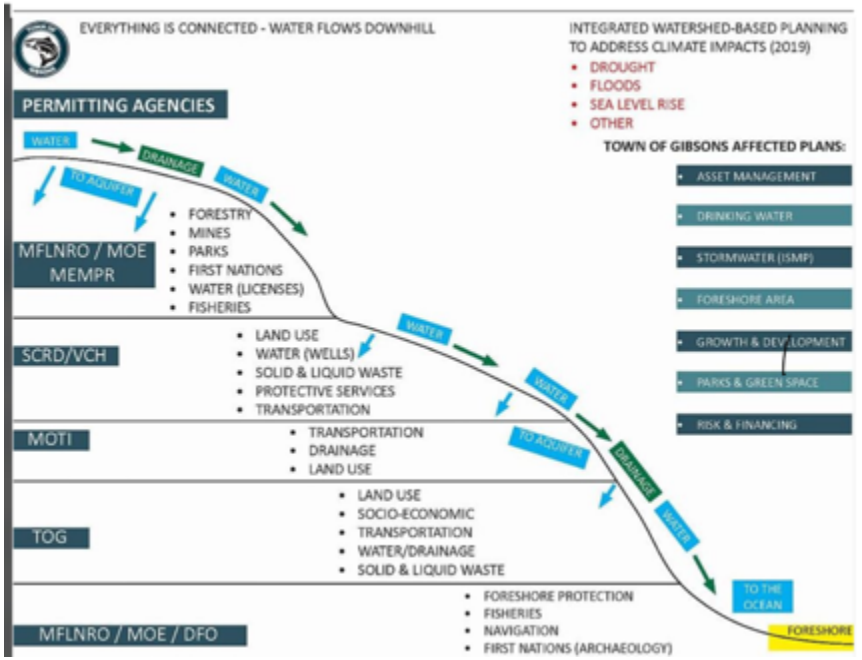
The land and surrounding environment protect the natural processes that form the shoreline. Marine and terrestrial habitat, as well as sensitive habitat and features exist, which are important to support a vibrant marine ecosystem.

The Islands Trust interactive mapping (MapIT) application is available online and provides more information about regulations. Although mapping is informative, it cannot replace observations made by walking the site and surrounding areas, particularly noticing seasonal and other changes over time.

It is important to note that while the following points refer to ownership and jurisdiction, all of B.C.'s coast is subject to aboriginal claims based on traditional use by First Nations and constitutional recognition of Aboriginal Title and Rights.

To highlight the multiple jurisdictions that regulate water the following water model in Figure 1 highlights how watershed planning can help to address climate impacts such as droughts, floods, and sea level rise.

Figure 1: Permitting Agencies | Integrated Watershed Model



Source: 2020-07-28 Gibson's Source to Sea Project.pdf (civicweb.net)

The federal government has jurisdiction over offshore waters – from the low water mark out to 12 nautical miles along the outer coast. The Federal Department of Fisheries and Oceans (DFO) is responsible for fisheries protection provisions to prevent serious harm to commercial, recreational, and Aboriginal fisheries under the *Fisheries Act*, including shoreline "riparian" habitats, as well as for maintaining maritime safety through the Coast Guard. Transport Canada is responsible for preserving the public right of navigation under the *Navigation Protection Act* (2014) in waters listed in the schedule to that Act. The public right of navigation

will continue to be recognized in common law for navigable waters not listed in the Act. Port Authorities are also established under federal legislation to manage major harbours and facilities that are federal Crown lands, such as Victoria, Metro Vancouver, Port Alberni, Prince Rupert, and Nanaimo harbours.

On B.C.'s coast, the area between high tide and low tide (the foreshore area) is owned and controlled by the provincial government as well as the beds of inland seas such as the Strait of Georgia, Juan de Fuca Strait and Johnstone Strait. Foreshore area is never privately owned, though the Province may grant leases and licences for special uses of the foreshore – like gathering oysters or building docks and wharves. Land Use - Private Moorage - Province of British Columbia (gov.bc.ca)

The Land Tenure Branch (under the Ministry of Forests, Lands, Natural Resource Operations and Rural Development) administers lands in the foreshore area and issues permits, licences or leases for a wide range of uses – private and public moorage, wharves, marinas, aquaculture, and log storage to name a few. Consultation with First Nations is an important consideration with development around the coastal lands. It is part of land and resource decision-making. The following link outlines communications protocols with First Nations.

Consulting with First Nations - Province of British Columbia (gov.bc.ca)

The Province may also establish regional coastal zone or estuary management plans. Use of the foreshore is also subject to local government land use regulations. *Source: Regulations Affecting BC Marine Coastal Shorelines Green Shores™ Background Report Shoreline Regulations and Permitting Processing BC 2014*

Professional Organizations Engineers have been involved in shoreline ecological restoration for some time. For example, in 2010 Jericho Beach enabled the opportunity to return the shoreline to its natural state and allowed for return of native plant habitat. Dangerous materials, such as creosote treated piles were removed.

The experience in undertaking flood plain restoration shows that a co-ordinated approach is essential and Community buy-in is required. An example of a multidisciplinary team has been the Shoreline Protection for the Town of Comox which commenced in 2011.
(Source: Waters | Nanwakolas Council)

The Team included the K'omox First Nation, an archaeologist, a biologist/fisheries expert, a wave modelling/coastal engineering specialist, and a geotechnical engineer. The Foreshores dynamic nature made the Project extraordinarily complex. In addition, an archaeological site was located. *(Source: Innovation 2018 Engineers and Geoscientists BC). In 2016, the Association of Professional Engineers of BC (APEGBC)* released a position paper entitled *Human-Induced Climate Change* which was followed in 2017 by professional practice guidelines, *Flood Mapping in BC.*



1. Low Bank Beach of Jericho Beach, Vancouver, BC



Pictures 3 and 4 depict Low Bank Beaches in Comox, B.C. Rocks and logs are used as a natural approach to slow tidal flows and to prevent erosion.



2. Beach Images: Stanley Park, Vancouver, BC Rocks placed to slow tidal action



LEGISLATIVE FRAMEWORK FOR SHORELINE PROTECTION STRATEGIES

An overarching goal of government regulation is to strengthen opportunities for protection of archaeological resources, sensitive ecosystems, shoreline integrity and function, and public access to marine ecosystems.

The Islands Trust has policies that give local island trust committees the ability to amend Official Community plans and Land Use bylaws. Policies to manage development on shorelines through its preserve and protect mandate, is expressed through

the Islands Trust Policy Statement that reflects the values expressed by Island Trust communities.

1. Islands Trust Policy Statement

The Islands Trust policy statement guides land use planning and development through the preserve and protect mandate of the islands trust. It includes goals and policies that reflect the values and concerns for the future of the trust area. Local trust committee official community plans and land use bylaws must comply with the policy statement. There are several policies which speak broadly for shoreline protection, and more specifically for the implementation, regulation and use of foreshore development for policies in the Islands Trust. These are listed in Appendix 1: Policies in the Islands Trust. Note that the Islands Trust Mandate in Section 3.4.4 requires that Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas protection of sensitive marine areas and in Section 3.4.5 requires that 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.

2. Official Community Plans

Official Community Plans allow local governments to set objectives and policies to regulate future growth and development in communities. The OCP divides the communities into residential, commercial, agricultural, institutional, industrial, and other land uses. The OCP outlines when these uses are needed and provides policy direction on how, when and where each land use will be located. Designated uses can be outlined on OCP maps.

The Official Community Plans within the Islands Trust area have included the Objectives and Mandate in a variety of ways. The following communities demonstrate how they have amended their OCP's to address shoreline protection.

The Saturna Island Official Community Plan highlights the legality of the Islands Trust Object. Over the years the provincial legislature has reaffirmed the Islands Trust object.

> "The object of the trust is to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia." (Sec.3 Islands Trust Act).

This legislated objective defines the purpose of providing authority to the Islands Trust for land use regulation. The challenge is how to employ the available planning powers of the Local Government Act to preserve, protect, and effectively maintain the rural nature, health, natural environment, and vitality of the Saturna Island community.

The strength and obligation of the Trust mandate has been more clearly defined by the Court in the Galiano Island vs. McMillan Bloedel case. The BC Court of Appeal found that when a Local Trust Committee exercises its powers "to preserve and protect" an amenity, it is not acting in bad faith, but rather carrying out its assigned duty under the Islands Trust Act. Official Community Plans and Land Use Bylaws can be explicit and either more restrictive or permissive when furthering the objectives than would be acceptable in other local governments in British Columbia. The

Court's decision affirmed the powers and obligation of each Local Trust Committee to further the object of the Islands Trust Act.

The Galiano Island Official Community Plan elaborates on Principles.

> a. This Plan advances the Object of the Islands Trust to "preserve and protect the Trust area and its unique amenities and environment" and supports the limitations the Object presents for the type and scale of development in the Galiano Island Local Trust Area.
>
> b. Several First Nations have traditional ties and territories on Galiano. The community supports continued and strengthened collaboration and cooperation with First Nations in planning land and resource management and protection of cultural heritage and sites.

One method of regulation is via Development Permits as established in Section 919.1(1)(a) of the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity. An example is Ballenas Winchelsea Official Community Plan, which elaborates on the justification of a Shoreline Development Permit area. The Plan notes that the Object of the Islands Trust to "Preserve and protect the Trust Area and its unique amenities and environment of the Trust Area for the benefit of the residents of the Trust Area, and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia." Provincial legislation in Section 877(1)(d) of the Local Government Act says that an official community plan must include statements and map designations for the area covered by the Plan respecting restrictions on the use of land that is subject to hazardous conditions, or that is environmentally sensitive to development. It is policy of the Islands Trust Council that protection must be given to the natural processes, habitats, and species of the Trust Area, including those of open coastal grasslands, the vegetation of dry rocky areas, estuaries, tidal flats, saltwater marshes, drift sectors, lagoons, kelp and eel grass beds and that development activity, buildings, or structures should not result in a loss of significant marine or coastal habitat, or interfere with natural coastal processes. It is also policy of the Islands Trust Council that local trust committees shall in their Official Community Plans and regulatory bylaws, address: the protection of sensitive coastal areas; and the planning for and regulation of development in coastal regions to protect natural coastal processes.

Land Use Bylaws also regulate Shoreline uses. North Pender Island, for example has 1 Ecological Zone and 6 Water Zones.

Developments to ensure they meet the policies and objectives of the Official Community Plan (OCP) as well as the regulations of the Zoning Bylaw. The OCP specifies areas that fall under a Development Permit Area (DPA).

Local governments may designate areas of land as development permit areas to be used for one or more purposes. The eligible purposes of a development permit area are:

- Protection of:
    - The natural environment, its ecosystems and biological diversity
    - Development from hazardous conditions. Protection of development from wildfire, land slide, flooding, erosion, and other hazards
    - Farming
- Revitalization of an area in which a commercial use is permitted
- Establishment of objectives for the form and character of:

- Intensive residential development
- Commercial, industrial, or multi-family residential development
- Development in a resort region

- Promotion of:
  - Energy conservation
  - Water conservation
  - Reduction of greenhouse gas emissions

Designating a Development Permit Area

Local governments may designate a development permit area in an official community plan. The plan must describe the special conditions or objectives that justify the designation.

The local government must also specify guidelines for how proposed development in that area can address the special conditions or objectives. These guidelines may be specified by zoning bylaw.

In the Islands Trust many locations include Development Permit Areas within Official Community Plans to implement Islands Trust Policy Statements to Preserve and Protect mandate.

The promote high quality developments in terms of design, performance, and environmental protection. Most lands within jurisdictions are subject to the provisions of one or more development permit areas. Therefore, prior to commencing subdivision, construction, or the clearing or alteration of land, a development permit may be required for one or more of the following purposes:

The Island Trust Shoreline DPA (DP-3) is an example of a policy that has designated an area for which development approval information may be required as authorized by Section 484 of the Local Government Act.

Examples of Coastal Development Permit Guidelines are included:

1. northcowichan.ca/assets/MarineWaterfront.pdf (North Cowichan Development Permit)
2. foreshore-development-permit-area.pdf (Campbell River)

Development Permit Areas can help local government achieve development objectives by providing guidelines on the design, appearance, and performance of a development. A development permit cannot vary the use or density of land, or a flood plain specification. The only exception is where the permit is essential to health, safety, and protection of development from hazardous conditions.

Keats Island community in conjunction with the Island Trust planners conducted a Shoreline Review Project. This action was taken in response to community concerns related to the general increase in development on Keats, and more specifically to the increase in dock development. The attached report outlines a strategy that encompasses the findings from the consultation and a review of Land Use Policies in the Islands Trust.
gm-ltc_2020-06-15_keats-shoreline_rpt-discussion-paper-working-group.pdf (islandstrust.bc.ca)

Zoning Bylaws and Setbacks

One area of inconsistency is between zoning Bylaws and specifically setback requirements. Zoning bylaws regulate Marine Riparian setbacks, and they may differ across local governments and regional districts.

Most jurisdictions now require setbacks on lands within 15 metres upland of the highest high tide mark of the ocean, or the top of bank, whichever is the larger. This is consistent with the Provincial Guidelines as part of its strategy to address climate change impacts. When development is proposed within a specified distance from the high tide mark of the ocean, a report is required from a qualified environmental professional, to eliminate or mitigate impacts of the development on all parcels with marine shorelines.

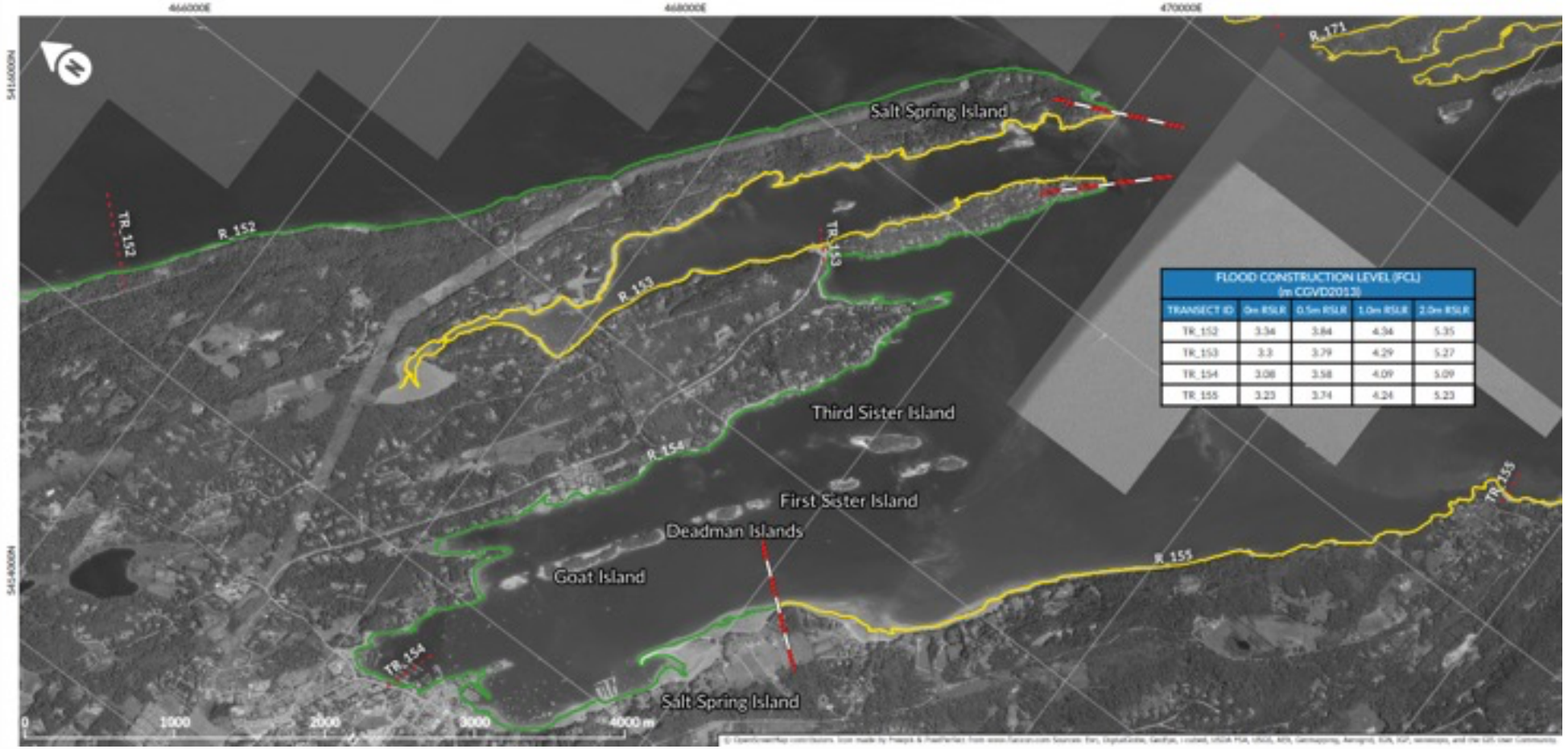
Often a measure that may stabilize one site can lead to instability on other sites in the area, as wave and tidal actions combined with longshore drift energy are redirected in response to human interventions. To minimize the degree to which this may happen it is preferred that natural measures are deployed to protect marine shores wherever possible. Section 524 of the Local Government Act enables local governments to develop flood hazard area bylaws. When adopting these bylaws, local governments are required to consider the Province's "Flood Hazard Area Land Use Management Guidelines" (the Provincial Guidelines).

Amended in 2018, the Provincial Guidelines incorporate sea level rise (SLR) into land use planning and future development and require that local governments adjust setbacks according to the Year 2100 Global SLR prediction of 1.0 metre, with adjustments made for regional uplift and subsidence. Using the Year 2100 SLR prediction of 1.0 metre as the minimum elevation, local governments can regulate flood construction levels (FCL) of buildings and structures, including docks.

The Provincial Guidelines requires a setback of 15 metres from the future estimated natural boundary (NB) of the sea at Year 2100, or landward of the location where the natural ground elevation contour is equivalent to the Year 2100. It is noted that where sea frontage is protected from natural bedrock formation, setback requirements may be adjusted as recommended by a qualified Professional Engineer experienced in coastal engineering. Conversely, the recommended setback may be increased based on the site-specific conditions, for example in low-lying areas or areas of known erosion hazard. The Islands Trust is no exception as can be seen from the following table.

The Capital Region District (CRD) Flood Inundation Project 2020 provides detailed information for some of the more southern Islands within the Islands Trust regarding future hazards associated with coastal flooding

related to sea level rise and tsunamis. The following map shows information for Ganges and adjacent area on Salt Spring Island. (Source: Task 2 Sea Level Rise Modelling and Mapping Report Map 2)



FLOOD CONSTRUCTION LEVEL (FCL)
(m CGVD2013)

TRANSECT ID	0m RSLR	0.5m RSLR	1.0m RSLR	2.0m RSLR
TR_152	3.34	3.84	4.34	5.35
TR_153	3.3	3.79	4.29	5.27
TR_154	3.08	3.58	4.09	5.09
TR_155	3.23	3.74	4.24	5.23

Table 1 Summary of Local Trust Committee (LTC) regulations.

Shoreline Regulation Overview Table	Private Docks permitted (zone specific)	Setback from Natural Boundary of the Sea	Permits Structures in Setback from NB	Exemptions to Setback from NB	Shoreline (or Marine) Development Permit Area
Ballenas-Winchelsea	✓	15 m	-	✓	✓
Bowyer and Passage Islands (Gambier LTA)	✓	7.6 m	Property specific min. setbacks based on historical buildings and structures	✓	-
Denman	✓	15 m	✓	-	-
Gabriola	✓	15 m**	✓	-	✓
Galiano	✓	7.5 m	✓	-	✓
Gambier	✓	15 m	✓	✓	✓
Gambier Associated Islands	✓	7.5 m	✓	-	-
Hornby	-	15 m	-	✓	-
Lasqueti	✓*	15 m**	✓	-	-
Mayne	✓	7.5 m	✓	✓	-
North Pender	✓	15 m	✓	✓	✓
North Pender Associated Islands	✓	15 m	-	-	✓
Salt Spring	✓	15 m**	✓	✓ (zone specific)	✓
Saturna	✓	7.6 m	✓	-	-
South Pender	✓	7.6 m	✓	✓	-
Thetis	✓	7.6 m	✓	✓	-
Thetis Associated Islands	✓	10 m	✓	-	-

*Docks permitted on specific lots only. Rezoning required for additional docks.

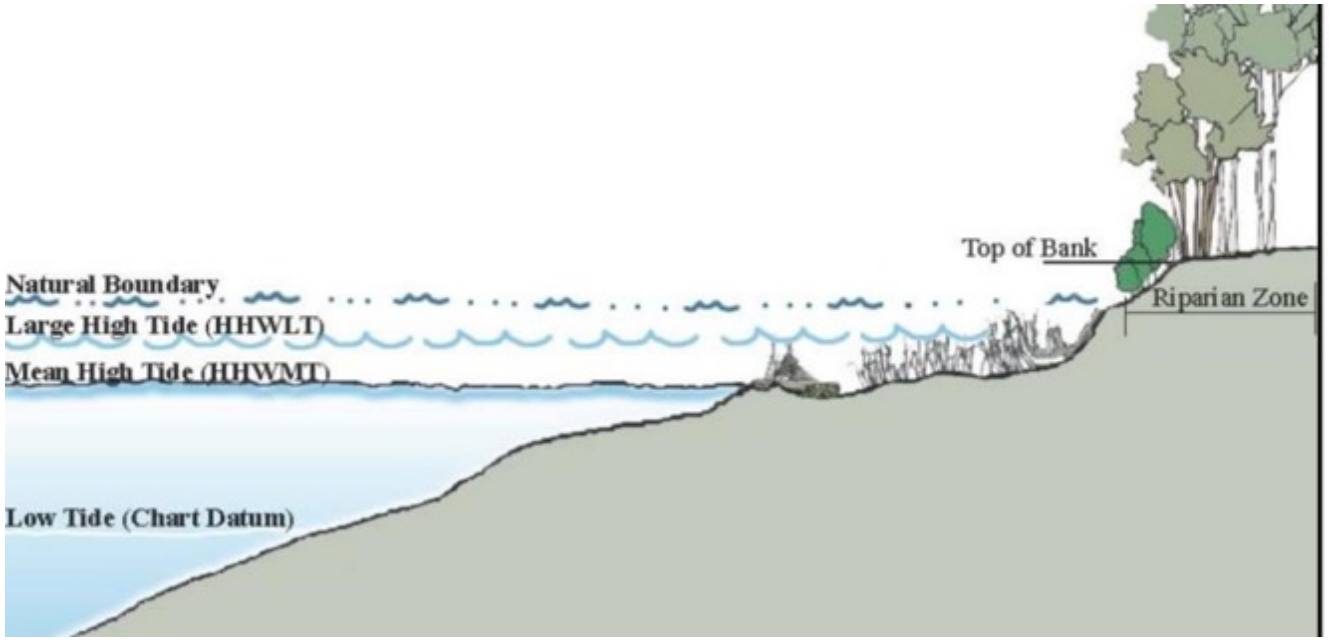
**May be reduced with engineer certification.

Natural Boundary Considerations

One of the key components of Development Permit requirements is establishing setback requirements. With regards to Shoreline protection, the establishment of the Natural Boundary is a key component as it impacts setback distances from hightide.

The 2010 BC Supreme Court case Lawrence v. British Columbia (Attorney General) 2010 accepted of the method of determining the natural boundary as shown in the figure below.

The Natural Boundary means the visible high-water mark of the sea, a lake, a stream, or other body of water, where the presence and action of water are so common and usual and so long continued in all ordinary years as to mark upon the soil or rock of the bed of the body of water a character distinct from that of the ban. (The definition is defined in the BC Land Act https://www.bclaws.gov.bc.ca/civix/document/id/91consol15/91consol15/79214#section14.) and in the case of a lot having a surveyed high-water mark means the high-water mark. LUB should provide the following regulations for siting of buildings and structures in relation to the natural boundary of the sea:



Source: Greenshores Credits and Ratings Guide

The following features may project into a required setback area:

- steps, eaves gutters, cornices, sills, chimneys, or similar features, provided they do not project more than 1.0 metre (3 feet) into the required setback area or 0.5 metres (1.5 feet) in the case of a side yard setback area;

- balconies, decks, and sunshades, provided that they do not project more than 1.0 metre (3 feet) into the required setback area;
- retaining walls may be located in any required setback area except the setback from the natural boundary of the sea.

Marine/Coastal Policies

a. Develop and implement a Marine Action Strategy to identify, prioritize and resource local actions for protecting and maximizing waterfront and marine resources as important assets providing valuable ecological services, and social, cultural, and economic benefits.

b. Continue to build partnerships and collaborate to monitor and protect waterfront and marine areas. Establish a Marine Working Group to coordinate and align efforts of all coastal stakeholders and agencies with jurisdictional authority and interests in the local marine environment.

Objectives

a. Recognize, value, and promote ecosystem services provided by coastal and marine environments.

b. Protect, restore, and enhance the ecological features and functions of coastal and near shore areas.

c. The Islands Trust should continue to work collectively across each of the Gulf Islands to help sustain a healthy marine environment.

d. Play a proactive leadership role and work with First Nations and senior governments to monitor and address marine issues such as unauthorized mooring, derelict vessels, and ship and non-point source pollution of the coastal environment.

e. Continue to participate in initiatives and forums to enhance dialogue and collective action among First Nations, local and regional governments, marine stakeholders, and community organizations to support the health and sustainability of the Gulf Islands.

f. Support participation and benchmarking activities in the provincially led cumulative impacts project for the Gulf Islands. Work with other agencies and groups to inventory and more closely to define environmentally sensitive areas in the marine environment.

g. Plan and design waterfront sites to minimize impacts on the marine environment, in accordance with best management practices, all federal and provincial regulations. Refer to Province's Develop with Care resource, and Island Trust's development permit guidelines. The purpose of a Development Permit Area (DPA) guidelines is to designate for the protection of the natural environment, its ecosystems and biodiversity. DPA requires applicants to provide information on the anticipated impact of development activities on the natural environment, pursuant to the Development Approvals Information requirements outlined in sec 30 of the Local Government Act.

h. Infill of marine areas to create additional upland developable area beyond the natural boundary is strongly discouraged. Where required for contaminated sites remediation and coastal flood protection, the location and shoreline alignment of structures should wherever possible follow High Water to maintain marine channel area. Wherever possible, apply 'Green Shores' principles in their planning and design for shoreline restorations projects.

i. Ensure foreshore development is undertaken in a manner that secures and enhances public shoreline access without adversely affecting aquatic habitat. Access points should be practical and universally accessible for public use and enjoyment.

j. Support opportunities for coordinated project review with senior governments and First Nations for projects proposed within the marine environment. It is strongly encouraged to contact the Archaeological Branch to prior to development along shorelines

to determine if there could be the presence of culturally significant artifacts.

For Shore line development made to the BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development for private docks and floats, these applications will only be accepted by the Islands Trust if the following criteria are met: Adherence to the Integrated Land Management Bureau (ILMB) policies regarding public notification e.g. Local First Nations and is in keeping with best management practises, planning and design standards, e.g. shared access and dock usage whenever possible.

Environmentally Sensitive Areas

a. Marine Shoreline guidelines apply to environmentally sensitive areas. These areas are mapped and included in each of the Islands Trust OCPs, and accompanying Development Permit Applications. Shoreline developments within the Islands Trust may lie within multiple development permit areas. It is advised Property owners work with a Qualified Environment Professional to meet the requirements within each DPA. In the case of guidelines for areas designated for the protection of development from hazardous conditions, development proposals which include marine or riparian areas must also be submitted to Fisheries and Oceans (Canada) for authorization and should be subject to any conditions or limitations determined necessary or appropriate by Fisheries and Oceans (Canada).

Objectives and Justification

The objectives of Development Permit Areas are to:

i. protect areas of highest biodiversity and ecological sensitivity within the Gulf Islands including ground and surface water, shorelines, forests, wildlife habitat features and rare and endangered ecosystems and species.

ii. ensure that ecosystem protection and enhancement values are elevated and prioritized, and to specify where and how lands are developed in and around environmentally sensitive areas.

iii. conserve and steward the natural environment, ecosystems, and biodiversity within the community.

iv. support the movement of various species by connecting ecosystems through undisturbed open space corridors.

vi. restore, enhance and protect marine ecosystems; Shoreline ecosystems such as stream corridors, slopes, and nearshore beaches to preserve fish habitat, improve water quality for shellfish harvests.

vii. minimize and mitigate the environmental and visual impacts of development.

viii. accommodate recreational and complementary land uses, where appropriate that contribute to the above objectives.

ix. restore and enhance sites previously degraded or denuded of vegetation.

x. Discourage any new development in within designated ecological reserves.

b. The Islands Trust has some mapping for designated Environmental Review Areas (ERAs) that are based on Sensitive Ecosystem Mapping completed to provincial standards that describe and classify the ecological diversity, type, and extent of vulnerable or rare ecosystem elements in a given area. Islands Trust Conservancy - Sensitive Ecosystems and Land Use Planning. The terrestrial ecosystems can be viewed using the Islands Trust interact mapping application MapIT and PDF versions of the maps can be downloaded.

These areas have rare or restricted distribution, high biodiversity, and habitat values, and are sensitive to disturbance and human

impacts. Within the Gulf Islands, sensitive ecosystems are not limited to Shorelines but include old forest, mature forest, woodlands, riparian areas, wetlands, and sparsely vegetated, estuarine, intertidal, fresh water and ocean areas.

c. Areas of recent disturbance or modification are not considered sensitive, and include urban and rural residential areas, industrial sites, golf course (excluding natural areas within some courses), gravel pits, roads, hydro corridors, dikes, farmland, and recently logged areas. The Gulf Islands has designated some areas as environmentally sensitive and there are several Environmental Review Areas (ERAs) based on Sensitive Ecosystem Mapping completed to Provincial standards that describe and classify the ecological diversity, type, and extent of vulnerable or rare ecosystem elements in a given area.

The Islands Trust has Sensitive Ecosystem Mapping available on the Islands Trust Geographic Information System to identify Environmentally Sensitive Area (ESA) rankings (Medium or High) based on an ecosystem's sensitivity to disturbance, ecological importance, and provincial rarity according to its BC Conservation Data Centre status. Ecosystems with high percent of recent disturbance are ranked as Low (not highlighted on ESA mapping).

ERAs may not represent all sensitive ecosystems present within a given area or site. The Islands Trust relies on the most updated information, acquired through site-level bio-inventories and assessments as required for Development Permits. As new information becomes available, and buffer areas are determined by Qualified Environmental Professionals (QEPs) to maintain ESAs, OCP's and Development Permit areas can be amended along with Geographic Information System ESA map layers, which should be referenced for detailed ESA information over time.

d. Development within and adjacent to these sensitive ecosystem areas will be reviewed against and subject to OCP environmental objectives and policies that seek to ensure ecologically sensitive development. Development should be carried out according to permits issued pursuant to these guidelines.

Conclusion:

This discussion paper is intended to identify and document existing policies and regulations related to updating LUB and policies for shoreline in LTC's and to make recommendations as to potential updates to these policies and regulations.

The options presented in this report outline initiatives underway in other communities and jurisdictions. One of the major issues impacting changes in regulations is the impacts of Climate Change on coastal communities specifically sea level rise. The goal of the Islands Trust is to support policies to improve Shoreline Protection and to include Indigenous perspectives in project planning. The report represents some potential regulations that could be enacted that response to specific concerns from the community. It is recommended that Climate Change and Indigenous reconciliation be used as the catalyst to review and update LUB's specifically to introduce Shoreline Development Permit Areas as this regulatory tool as this has the best potential for impacting the areas of concern.

First Nations

1. To recognize areas of cultural significance the Local Trust Committee could consider designation of a Heritage Conservation Areas or adopt Heritage Bylaws to protect heritage cultural resources similar the projects completed on South Pender and Saturna.
2. Through government-to-government meetings, Local Trust Committee may wish to commit to meeting regularly with Indigenous First Nations stakeholders on land use planning issues. Also, the internal referral/advisory role between Islands Trust planning staff and the Intergovernmental Liaison appears to still be in a growth phase as new processes work towards collaboration on meeting the mandate of the Islands Trust.
3. The LTC Policy Statement should be revised to incorporate UNDRIP and DRIPA & the Islands Trust Reconciliation Declaration. The goal is to support more thorough Islands Trust project work to improve Shoreline Protection from an Indigenous perspective.
4. Based on feedback from Islands Trust staff it was mentioned that the Islands Trust Staff Report template could be updated to support a requirement to consult based on the intent of UNDRIP and DRIPA and the Islands Trust Reconciliation Declaration. This would give clear direction for greater consistency in approaches toward reconciling Indigenous Rights. In addition, to the Provincial public notification process the Islands Trust could develop a referral letter and provided to property owners regarding shoreline development for docks.
5. Consider working with First Nations and the Department of Fisheries and Oceans (DFO) to establish conservation areas to protect shellfish aquaculture, traditional shellfish harvesting, water quality and the protection of the marine environment. Due to the depuration areas such as the Sooke Basin and the closures of fisheries and shellfish harvesting (mandated by the Department of Fisheries and Oceans, DFO). Applications are no longer accepted for private moorage structures. Private moorage structures are not compatible with Designated Use Areas.

Land Use Planning Documents

6. Consider the establishment of Development Permit Areas (DPA) in Official Community Plans pursuant to the Local Government Act Section 488(1)(a) for the protection of the natural environment, its ecosystems and shoreline biological diversity; and Section 488(1)(b) for the protection of development from hazardous conditions. Consider updating Land Use Bylaws to clarify under what circumstances a development permit is triggered. Also revise Zoning Bylaws in regard to regulations to setbacks on Uplands from Shorelines.
7. DP requirements need to be consistent with the intent of Shoreline/Floodplain and the Riparian areas policies. This is required to balance development with protection of the environment. Mayne Island Official Community Plan includes a section on coastal waters and foreshore in which it states the local trust committee may: a) amend its bylaws to allow erosion protection structures to be

regulated through development permits; and b) consider on a case-by-case basis.

8. Shoreline Development Permit Area could be added to Land Use Bylaws. Islands Trust Staff have suggested that all surrounding islets also be included in the DP area.
9. Consider Implementation of a Shoreline Bylaw to strengthen the Land Use Bylaws and Official Community Plans. Develop LUB using shoreline mapping for all islands and highlight unique characteristics of the shoreline within the six beach types. For example, many Islands have flat beaches, cliff bluffs, rock, clay or marsh till. This will help to focus on more site-specific regulations and better protect marine ecology and support salmon spawning grounds, eel grass, and shellfish fishery. Problem areas for habitat protection and erosion of cliffs affecting setbacks should be identified as this could be a precursor to development of bylaws. Exemptions may be necessary if a specific issue does not exist. Shoreline mapping is available on MapIT and can be leveraged for shoreline protective bylaws.

Definitions:

10. Have a consistent definition for "shoreline" and "development" on the shoreline in all Islands Trust documents in accordance with the BC Land Act definition.

Setbacks are the primary tool for regulating where buildings locate. Need to define consistent setbacks for marine shoreline s. Implement consistent requirements for measuring Natural Boundary and have surveyor confirm exact High-Water Mark. Need to define "natural boundary" and "natural grade" in relation to "shoreline" and Sea Level Rise (SLR). The table highlights LUB setback requirements from the natural boundary of the sea for buildings and structures and requires amendments to be consistent with the Provincial Guideline of 15metres. Rather than amending the LUB to update the setback measurement, one option would be to amend the LUB to refer to the flood protection bylaw for setbacks from the natural boundary of the sea. This would align with the existing Provincial Guidelines, and with any future amendments to the setbacks to the sea as required by the Province.

Climate Change

11. Washington State requires all local governments to develop Shoreline Management Plans: Oak Harbour. WA. U.S. Appendix A: Summary List of Recommended Actions Page 1 (washington-apa.org) is an example we have included. This may be an option for LTC. to outline how protection of marine ecology will be managed and provide Climate Change Policy Recommendations: Undertake study of sea-level rise, and floodplain regulations. The Province of BC has provided Coastal floodplain maps to identify coastal flood hazards, such as sea level rise, and to provide guidance to coastal communities in land use planning, bylaw development and sea level rise adaptation strategies. Microsoft Word - TEXT-20110627.doc (gov.bc.ca) These maps will help to shape future policies with regards Flood Construction Levels and Sea Level Rise.

12. The Islands Trust mapping for the 21 Islands, supplemented by BC and CRD Mapping continue to be used to provide an evidence-based approach for identification and appraisal of options for future bylaws

that deal with Sea Level Rise Management management for in the Islands Trust communities. In particular, the analysis provides the types of land use, key assets, services and indicative economic values that exist in areas at inundation risk and this evidence will help to develop the objectives for and assess the impacts of different management options.

13. The Islands Trust should continue to conduct assessments of areas where Sea Level Rise risks exist and communicate these risks to Island Trust Committees and the community. The methods and mapping data sets used should be standardized so it can be applied to all Trust Communities. It is essential to consider the value in assessing inundation risk that could occur from flooding of drainage and other water systems. Data generated from this project could be used to create maps to show where such non-connected low-lying areas are located.

Best Practices – Islands Trust

16. There has been considerable work undertaken by Island planners and with the knowledge, and thorough research and policy analysis of work it makes the most sense to utilize this project work for proposed Development Permit Areas. There are valuable best practices and details included in the shoreline projects for Keats Island and Lasqueti which is applicable to other islands. While there are differences for each of the islands, therefore these differences such as size, transportation needs, the purpose and function of docks will vary. gm-ltc_2020-06-15_keats-shoreline_rpt-discussion-paper-working-group.pdf (islandstrust.bc.ca)

17. Recognizing the organizational structure and directives guided by the LTCs, perhaps it is worthwhile conducting a feasibility study to determine which LTCs are interested in building off of the extensive work carried out over a 2+ year span of time for the Lasqueti Shoreline Protection project and again recently for the Keats Shoreline Protection project?

REGULATIONS – ISLANDS TRUST AND OTHER EXAMPLES

Across the Islands Trust, each Local Trust Area has adopted individual Official Community Plans (OCP) and Land Use (Zoning) bylaws.

Bowen Island Municipality

Marine Resources/Foreshore: The sea provides visual, auditory, recreational, and other tangible and intangible values that can be experienced from island and off island locations, as well as providing habitat for marine life and birds. Pollution of the foreshore can preclude its use by people and by all or some forms of wildlife. Excessive building and tree clearing on the shoreline can destroy fragile plant communities and the views for residents and the boating public. Objectives are to protect the natural and scenic values of the coastline that provide the rural maritime atmosphere of the island; to protect coastline habitat areas for marine life and to identify, protect and preserve sensitive coastal vegetation. The Land Use Bylaw will set out detailed provisions related to siting, setbacks, size, configuration, width, materials, and projections for private moorage. The importance of the marine environment as a recreational resource for island residents and visitors will be affirmed through the continued maintenance of existing beach and shoreline access and establishment of new beach and shoreline access where such access does not detrimentally affect the marine environment and associated wildlife.

Denman Island Local Trust Area

A guiding objective is to protect the foreshore, coastal waters, and native marine life and to retain sufficient natural habitat to ensure the preservation of native species...The foreshore (or intertidal) area is defined as the land located between highest and lowest tides.

Gabriola Island Local Trust Area

The objectives include to manage coastal marine resources in keeping with the Islands Trust preserve and protect mandate; To preserve and protect unique, rare, or representative marine plant and animal communities in their natural habitats; To protect the natural and scenic values of the coastline; To provide opportunities for the commercial uses of the foreshore and coastal waters; To recognize the importance of the existing log storage areas in the; To promote the recreational and commercial use of the area's aquaculture resources; and To encourage the sharing of docks and wharves. Within Development Permit Areas there are policies regarding no alteration or disturbance causing a negative impact to the foreshore habitat or erosion in upland areas.

Mudge Island

Since there is no ferry service, large or bulky items such as vehicles and building materials are transported by boat or barge to and from the island. Barges use either Moonshine Cove's beach or the deeper foreshore nearby at a public access point. Davidson Bay is also used for launching and retrieving boats. Objectives are to minimize disturbance and pollution of the foreshore and the surrounding waters and conflicts between marine and foreshore users and uses.

DeCourcy Island

The Official Community Plan notes that the foreshore and the ocean are fragile and valuable components of human and marine life habitat. Interference with the natural systems and their appearance should therefore be kept to a minimum. 1) Moorage space for residents and owners should be centralized at one or more locations. 2) Private floats and docks serving only individual lots should be discouraged. 3) Houseboats should not be permitted. Water General (W-1) Zone (i) Boat and seaplane moorage associated with single family uses located on adjacent upland.

Gambier Island Local Trust Area

Marine and Foreshore Areas Policy states that zoning should allow: cooperatively owned or operated docks to provide marine access to residential areas as a means of minimizing the need for upland road links between residential communities and to limit the need for multiple dock development along the shoreline. Also, property owners are encouraged to retain natural vegetation on any land sloping towards the shoreline. The Local Trust Committee may issue development permits to protect the natural environment, its ecosystems and biological diversity for Marine and Foreshore designated areas considered to have potential fishery resource values.

Keats Island

The Official Community Plan states that the integrity of foreshore features, shoreline features, and intertidal processes should be maintained by: a) discouraging uses that disrupt natural features and processes, and encouraging owners of shoreline properties to retain, wherever possible, natural vegetation and natural features on areas sloping towards the foreshore; b) supporting the prohibition of filling, deposit, excavation, or removal of foreshore and seabed materials, except for maintenance of navigational channels and existing wharfage areas; c) land use regulations should provide for waterfront developments to be setback sufficiently to allow for natural erosion and accretion processes, without endangering structures; d) where land use regulations provide for private docks, the use of communal or shared docks is encouraged, where feasible, to limit the need for multiple dock development along the shoreline. The location of new buildings and structures should be regulated so as to protect public access to, from and along the marine shoreline and to minimize negative impacts on sensitive coastal environments.

Gambier Associated Islands

Policies in the Official Community Plan state that the LTC should identify and consider protecting ecologically sensitive marine areas. The

LTC should permit and encourage the construction and use of common, community, or communal docks where feasible but permit individual private docks accessory to residential uses where required for access. The LTC should use bylaw provisions to protect public access to, from, and along the marine shoreline The LTC should, through zoning, the use of setbacks and, where there is supporting mapping, the use of development permit areas: (a) protect the integrity of the foreshore, shoreline, and natural coastal and intertidal processes; (b) discourage uses that disrupt natural features and processes; (c) allow for natural erosion and accretion processes, without endangering structures; (d) encourage owners of shoreline properties to retain, wherever possible, natural vegetation and natural features on areas adjacent to the foreshore; and (e) discourage filling, deposit, excavation, or removal of foreshore and seabed materials, except for maintenance of navigational channels and existing facilities. modification of the shoreline, such as seawalls, where it can be demonstrated to be necessary to support or protect a permitted or existing use or structure. Preference should be given to shoreline structures that have a lesser impact or enhance ecological functions, including vegetation enhancement, drainage control, beach enhancement, anchor trees, and gravel placement. Shoreline stabilization should not interrupt natural processes solely to reduce erosion of undeveloped land. Vegetation which helps stabilise banks, reduce erosion and provide habitat should be retained or enhanced.

Galiano Island Local Trust Area

The Official Community Plan explains the complex geography and geology of Galiano Island and surrounding islands and waters have produced a tremendous diversity of coastal and marine habitats. Unique relationships exist between terrestrial, fresh water and marine areas; as a result, coastal ecosystems are the most diverse and productive of all ecosystems. Significant recreational, commercial, industrial, and residential activities occur within the shoreline area and this sensitive area is under intense pressure from development and human activity. The Shoreline and Marine designation incorporate as all waters beyond high tide line up to the full boundary of the Galiano Island Local Trust Area. The objectives are: 1) to protect shoreline and marine ecosystems in the local trust area, 2) to ensure public access to the foreshore, and 3) to encourage safe and considerate use of the marine environment. There is a Shoreline and Marine Development Permit Area. Shorelines within the Galiano Island Local Trust Area have high ecological function and values and may be subject to shoreline erosion in some locations. Due to their physical and biological characteristics and situation they need to be carefully managed to avoid potential negative impacts of development. Development and associated shoreline improvements or protection measures can threaten the ecological and physical integrity of the foreshore and upland. The Objectives of the development permit area are:

1. To plan and regulate new development in a manner that preserves and protects the long-term physical integrity and ecological values of shorelines and associated foreshore and upland areas.

2. To manage development to minimize disruption of natural features and processes and to retain, wherever possible, natural vegetation and natural features.

3. To balance development opportunities with the ecological conservation of the shoreline environment.

4. To maintain the public's use and access to these important recreation areas in a way that does not compromise the ecological integrity of the shoreline or put users at undue risk.

5. To adapt to the anticipated effects of climate change.

6. To protect development from hazardous conditions resulting from shoreline erosion.

7. To ensure the form and character of marina development is compatible with the rural environment and minimizes impact to the aquatic environment.

The DPA includes Guidelines and provides information on Shoreline Protection Measures, Guidelines for specific Shoreline Types, Guidelines for Subdivision, Guidelines for Shore Protection Measures Design, Guidelines for Beach Nourishment and Fill, and Guidelines for Shore Access and Parking. There is also a Sensitive Ecosystem Development Permit area with some policies for shorelines.

Hornby Island Local Trust Area

The objectives of the Official Community Plan include, to promote the conservation, preservation or restoration of shoreline, foreshore, and the Island's surrounding marine ecosystem. Policies include 6.7.2.1 All uses of the waters within 1000 metres of the shoreline should be regulated by zoning.

Lasqueti Island Local Trust Area

Objectives include the support conservation-based subdivision layout that protects sensitive ecosystems, heritage resources and reduces parcelization of the natural boundary of the sea and limitation of the density of waterfront parcels.

Mayne Island Local Trust Area

Official Community Plan Objectives include: to retain the public accesses to shoreline and beach areas. The coastal waters within the Mayne Island Trust Area include the surface of the water extending from the shoreline of Mayne Island out to the middle of the Georgia Strait, except where the jurisdictional boundary overlaps with another Local Trust Area when the boundary becomes a line mid-channel. The objectives of this section are to limit the impact of foreshore uses on adjacent uses and on the visual appearance of the shoreline. Private floats, docks or wharves shall be permitted by zoning only for owners of land adjacent to the shoreline of the water area subject to the zone.

North Pender Island Local Trust Area

Sensitive Ecosystem Development Permit Areas are included in the Official Community Plan. Stipulations include: Shoreline structural modifications should be limited in number and extent and should be necessary to support or protect a permitted or existing use or structure. Preference should be given to shoreline structures that have a lesser impact or enhance ecological functions, including vegetation enhancement, drainage control, beach enhancement, anchor trees, gravel placement. Harder construction measures should be avoided where possible. Shoreline stabilization should not interrupt natural processes solely to reduce erosion of undeveloped land, except for agriculture. Vegetation which helps stabilise banks, reduce erosion and provides habitat should be retained or enhanced.

Salt Spring Island

The Official Community Plan objectives include: To give particular attention to the streams, wetlands, and shorelines. The Ministry of Transportation and Infrastructure and other responsible agencies are encouraged to support efforts to create a harbour shoreline that offers access to the harbour and opportunities for walking and traditional recreational activities. Shoreline and Aquatic Use Objectives and Policies are: To protect our marine and freshwater shorelines. To protect the most significant ecological and physical processes of marine and freshwater shorelines; To identify those shoreline areas that are most uniquely suited to or traditionally used for specific purposes such as conservation, First Nations sites, public recreation, boat moorage, aquaculture, industry or transportation; To avoid conflicts between shoreline uses and uses allowed on the adjacent upland; To avoid shoreline uses that impede public access to and along the shoreline; Shoreline identified as uniquely suited to or traditionally used for a specific purpose is designated for that use. Other parts of the shoreline and areas of water are designated Marine; The Local Trust Committee could undertake an integrated coastal area management (ICAM) planning process to identify other appropriate areas where specific designations should be placed. Such planning should take place in consultation with the community, First Nations, and other levels of government; The Local Trust Committee may consider shoreline rezoning applications adjacent to marine dependent general employment zoning which may make upland uses economically viable without detriment to the shoreline/riparian habitat. Shoreline Conservation Designation Objectives are: To protect the island's most environmentally sensitive shoreline areas such as tidal flats, fish and wildlife habitat, sensitive lake ecosystems, estuaries and wetlands that is not suitable for intensive development. and Policies include: Zones created in this Designation should not result in negative impacts to sensitive natural habitat areas. The Local Trust Committee will not consider rezoning applications that would locate large new developments in or next to this Designation. Zoning should recognize the existing aquaculture operation in Walker Hook. However, zoning changes to allow expansion of the operation will not be made, unless it can be demonstrated that there will be no impacts on the area's sensitive environment or First Nation's interests. The Local Trust Committee should support the efforts of other agencies to maintain existing public accesses to the Shoreline Conservation Designation. However, if the adjacent upland is being subdivided, the Subdivision Approving Officer is encouraged to ensure that any new public accesses provide viewing areas rather than direct physical access to sensitive habitat areas. In providing referral responses to Integrated Land Management Bureau, Islands Trust staff will identify any known and identified environmentally sensitive areas or habitat that may be impacted by the proposed use.

Saturna Island Local Trust Area

The Harbours section within the Official Community Plan states that Permanent private moorage facilities, including docks, ramps, floats, and breakwaters, should be as small as practicable given the particular conditions, including shoreline topography, depth of navigable water, exposure to weather and other navigational considerations. These facilities shall be designed to facilitate public access along the foreshore.

The DPA for Lyall Creek states that i) In general, development of the foreshore should be limited, should minimize negative impacts on the ecological health of the immediate area, and should not impede public access. ii) Shoreline protection measures should be limited to those necessary to prevent damage to existing structures or established uses on the adjacent upland. Softer shore protection measures should be considered first, and only if all options to locate and design without the need for shore protection works have been demonstrated to have been exhausted should such works be considered.

South Pender Island Local Trust Area

Marine Use Objectives in the Official Community Plan are a) To allow dock and wharf development for access to and from the foreshore in locations appropriate for public transportation, commercial, park, and residential purposes. b) To allow for access to beaches suitable for recreation and maintain them free from development.

c) To retain areas of foreshore in an undeveloped state. d) To protect against impacts of mariculture operations, marine shipping, or marine based activities. e) To protect the marine areas subject to this OCP from use and development that would detract from present marine, and upland uses or conflict with existing marine life. f) To protect and maintain important foreshore and marine features and habitats. g) To provide for and support foreshore and marine waters use in a manner that does not significantly alter important natural features and habitat. Policies include: The Local Trust Committee may regulate the size and location of docks and other shoreline developments. Coastal Environment Objectives include: To preserve the aesthetic quality of the natural shoreline as viewed from the water and adjacent lands and related policies: Where development is allowed along shorelines, it shall be designed to conform to, rather than conceal, the natural contours of the land that borders the shoreline.

Thetis Island

Official Community Plan includes the entire Island and the seaward area from the shoreline of Thetis Island as identified by the natural boundary of the sea and encompasses all other islands, islets, reefs, the seabed, surface water, and air space. Policies include: Public access to the Crown land foreshore should remain unobstructed and the right to pass around shoreline structures. The integrity of foreshore features, shoreline features, and intertidal processes may be maintained by a) Discouraging uses that disrupt natural features and processes and encouraging owners of shoreline properties to retain, wherever possible, natural vegetation and natural features on areas sloping towards the foreshore. b) Supporting the prohibition of filling, deposit, excavation, or removal of foreshore and seabed materials, except for maintenance of navigational channels and existing wharfage areas. c) Land use regulations should provide for upland waterfront developments to be setback sufficiently to allow for natural erosion and accretion processes, without endangering structures. d) Where land use regulations provide for private docks, the use of communal docks is to be encouraged where feasible and breakwaters are to be prohibited.

Thetis Associated Islands (Ruxton, Reid, Pylades, Hudson, Scott, Dayman, Tree, and Whaleboat)

Official Community Plan Policy: considers the location of future land uses so that their appearance and impact are compatible with and do not degrade or otherwise negatively impact the natural environment, community resources, and the character of existing land uses; the protection of sensitive ecosystems, ecological values and wildlife and fisheries habitats, especially in inter-tidal, estuarine, stream and riparian areas, in accordance with the current published guidelines as expressed in the Forest Practices Code, the Fish Protection Act and other guidelines published by the provincial and federal governments.

Ballenas and Winchelsea

Official Community Plan Policies include: LTC should identify and consider protecting ecologically sensitive marine areas; Zoning should permit shellfish aquaculture within existing tenures; LTC may consider rezoning applications for new leases for aquaculture, other than finfish farms; LTC should recognize and support the marine dependent nature of land uses; LTC should permit one dock adjacent to each private island in order to limit the need for multiple private dock development along the shoreline; LTC should only consider individual private docks accessory to residential uses where necessary for access. These docks should be regulated by zoning; LTC should not permit commercial marinas; LTC should use bylaw provisions to protect public access to, from and along the marine shoreline; use bylaw provisions

to limit structures within the setback from the sea to those related to permitted marine uses and those necessary for access to the foreshore; through zoning, the use of setbacks, and the use of development permit areas: (a) protect the integrity of the foreshore, shoreline, and natural coastal and intertidal processes; (b) discourage uses that disrupt natural features and processes; (c) allow for natural erosion and accretion processes; (d) encourage owners of shoreline properties to retain natural vegetation and natural features on areas adjacent to the foreshore; and (e) discourage filling, deposit, excavation, or removal of foreshore and seabed materials. The LTC should not permit the hardening of the shoreline. LTC should not support ocean disposal applications within the Plan area. LTC should not support the creation of artificial reefs within the Plan area.

Review other Examples

- Oak Harbour SMP
  Shoreline Environment Designations
  The basic intent of a shoreline environment designation is to preserve and enhance shoreline ecological functions and to encourage development that will enhance the present or desired future character of the shoreline as described in the Comprehensive Plan, other adopted plans and this SMP. To accomplish this, shoreline segments are given an environment designation based on existing development patterns, biological capabilities and limitations, and community objectives. This Master Program establishes seven shoreline environments for the City of Oak Harbor. These shoreline environments include shorelands, surface waters, and bed lands. These environments are derived from and build on policy direction contained in the Oak Harbor Shoreline Inventory and Characterization Report, the Oak Harbor Comprehensive Plan, the Shoreline Management Act, and the Shoreline Master Program Guidelines. The seven Oak Harbor shoreline environment designations are: Maritime, Urban Mixed Use, Residential, Residential - Bluff Conservancy, Urban Public Facility, Conservancy, and Aquatic.

- Natural Resources Canada, Land Use Planning Tools 2012
  This publication describes a variety of planning tools being used across Canada to help communities prepare for climate change, increase adaptive capacity, and build resilience. It is directed to individuals and groups interested in climate change adaptation at the local level, including planners and other local government staff, elected officials, community organizations, local residents and business leaders.

  Climate Change Land use planning tools for local adaptation to climate change describes seven of the most prominent land use planning tools in use across Canada and explains how communities can use them to more effectively adapt to climate change.

  The land use planning processes and instruments employed to manage the use of land and the physical development of a community for the common interest includes a variety of statutory and other measures – bylaws, incentives, information and guidance, spending

programs – may be applied to control how land is used. Land use planning tools for local adaptation to climate change (publications.gc.ca)

- Rural Comox Valley OCP 2014
  Natural Environment: Objectives
  (4) To protect, restore and enhance coastal shorelines, streams, wetlands, and the marine environment.
  Climate change – policies (adaptation)
  14. (1) Develop strategies to reduce the environmental, social, and economic impact of sea level rise and increasing extreme storm surge events in coastal areas through development permit area designations and conditions and submission of development approval information in accordance with policies included within this OCP.
  14. (2) Work with stakeholders to complete an assessment of risk and susceptibility of the coastal areas to increasing sea level and extreme storm surge impacts.
  Rural settlement areas – policies (industrial) (d) public access to the coastal waterfront, where applicable.
  Coastal areas
  68. Coastal areas are those lands that run parallel to the full waterfront of the CVRD, generally extending from the present natural boundary to the 30-metre bathymetric contour as illustrated on map 3. Activities are typically environmental protection, aquaculture, marine industry, and recreation. This plan seeks to protect such uses while discouraging activities both on the water and the abutting upland areas that could compromise the environmental integrity of the aquatic environment.
  Coastal area - objectives
  69. (1) To minimize any negative impacts of settlement on the coastal areas. (2) To steward these areas for their environmental and economic benefits. (3) To encourage appreciation of the marine environment, by providing for public access to, and enjoyment of, the shoreline and foreshore in ways that avoid negative impacts to natural systems and processes. (4) To ensure that coastal shoreline development does not alter sediment supply to the coastal environment or sediment transport within the coastal environment. (5) To reduce lighting impacts on species and ecosystems within the coastal area.
  Coastal areas - policies
  70. The following policies apply to the lands designated as "coastal areas" Rural Comox Valley Official Community Plan 2014 Bylaw No. 337 – Schedule 'A' (1) Permit industrial marine and aquaculture uses in the coastal area designation, except for areas within the K'ómoks Estuary where they are prohibited. (2) Notwithstanding above sub-section (1) sustainability and productivity of the K'omoks Estuary is recognized as being critical for harvesting of aquaculture to K'ómoks First Nation, and it is recognized that the KFN may choose to proceed with aquaculture activities within the estuary at any time. (3) Protect coastal areas per the provisions stated in the natural environment sections of this OCP. (4) Respect the Islands Trust area of jurisdiction that includes the ocean area to the high-water mark of the eastern coast of Vancouver Island from Mud Bay to Comox Point and ensure development within the buffer

extending from the high-water mark to the 30-metre bathymetric contour considers the Islands Trust policy statement. (5) Support dock-side sales and limited on-site sales of aquaculture products that meet legislative requirements to promote economic activities. (6) Work with aquaculture industry stakeholders and small-scale aquaculture operations to support water flow into fish-bearing river systems of the Comox Valley. (7) Apply environmental best practices to all uses within the coastal designation (8) Recognize and support the need of the aquaculture industry to effectively grow seed to replenish existing oyster beds and support in principle the use of power supplies from wharfs for the growing of seed for the aquaculture industry, providing legislative requirements are met. (9) Generally, prohibit hardening of the coastal shoreline through the use of rip rap, concrete embankments and revetment walls, and other similar structural interventions that alter the ecological function and service of the coastal shoreline, disturb natural vegetation, disrupt natural coastal processes, redirect wave energy to adjacent properties, and/or destroy coastal shore habitat, including forage and spawning areas. If a qualified professional has submitted development approval information that concludes that shoreline hardening is required to protect life or a principal building on the property and that the impacts of the proposed hardening can be mitigated, the board may consider issuance of a shoreline protection device development permit. (10) Require preparation of a shore access plan by a qualified environmental professional for development proposals that include shore access and require rezoning or a development permit process to protect against sensitive environmental features and processes being disturbed. (11) Regulate by the development permit process to reduce light trespass (i.e., light that crosses property lines including the present natural boundary) and light glare (i.e., excessive illumination applied to a single area) within the coastal area to avoid disruption of natural activity patterns of coastal and marine species. (12) Assess proposed land uses or development within the K'ómoks Estuary in accordance with a completed and finalized K'ómoks Estuary management plan that has been endorsed by all affected jurisdictions.

Shoreline protection devices

Guidelines where an applicant proposes the installation, replacement, or repair of a shoreline protection device under these guidelines, the design of the device shall contribute to shoreline resiliency by following soft shore (e.g., "Green shore") principles:

- Conserve or restore natural coastal or riparian processes (e.g., sediment transfer).
- Maintain habitat function and diversity.
- Prevent pollutants from entering the aquatic or riparian environment.
- Avoid or reduce cumulative impacts on the shoreline environment, including coastal or riparian processes. All proposals shall incorporate design elements that contribute to coastal resiliency by protecting or restoring natural coastal processes and habitat. Except when a hardened shoreline is proposed (i.e., based on the findings of a qualified professional that shoreline hardening is required to protect life and/or a principal building), shoreline protection device development permits can be approved under delegated authority. Proposals to harden a shoreline, including replacement and/or maintenance of an existing hard shoreline with similar hard design elements shall require board approval of the development permit.

- Campbell River Sustainable OCP n/a
- Sydney OCP – n/a
- Ucluelet OCP (2011)

  3.4 Small Craft Harbour, Marine

  The water areas of Ucluelet are generally designated as either: Small Craft Harbour (three water lots); Water Lot (majority of water lots); or Managed Water (remaining water areas not in registered water lots) In addition to these three designations, several water lots are designated in conjunction with the adjacent land-based designation (e.g. Village Square or Residential) Each registered water lot is inextricably linked to various adjacent land uses; hence the relationship between land and water requires careful consideration, which could include parking needs, water and sewer servicing and visual impacts. In conjunction with the sustainability objectives noted in the OCP, the District should consider protecting environmentally sensitive areas and shoreline habitat.

  The District shall work with the Department of Fisheries and Oceans to: i. Identify environmentally sensitive areas; ii. Support marine ecology and marine education facilities within the Harbour; iii. Consider alternate long-term uses, such as residential, including a private marina, for the former BC Packers Plant; iv. Consider enhancing public access to the District owned water lot at the foot of Alder Street; v. Support transient boat moorage provided adequate sanitation facilities are located nearby; vi. Require all water lot uses to properly treat and dispose sanitary sewer waste and connect into the District's sewer collection system and access District potable water; vii. Require all structures to apply for and obtain a Building Permit, which addresses health and safety regulations; and viii. Explore ways and means of generating revenue to fund Harbour infrastructure.

  2. iii. Managed Water All water areas located between the shoreline and the District boundaries, excluding all registered water lots, are designated as "Managed Water". Managed Water Policies: A comprehensive review of the area within the Managed Water designation will be carried out by the District. Until this time, no uses are permitted within the area, including boat or houseboat moorage.

  + Policies for Development Permit Areas
- Victoria OCP –

  SHORELINE ECOSYSTEMS 10.9 Protect and enhance shoreline and marine habitat by: 10.9.1 Considering the establishment of Development Permit Area guidelines that consider best practices such as appropriate building setbacks, guidance for enhancing habitat values and the integration of climate change adaptation planning; 10.9.2 Establishing a Development Permit Area for the east side of the Upper Selkirk Waters to protect the unique natural features of this area; 10.9.3 Investigating the acquisition and designation of shoreline ecosystems through a Parks Acquisition Strategy; 10.9.4 Integrating restoration of natural shoreline features into the development of the Harbour Pathway, where appropriate; 10.9.5 Enhancing the Dallas Road Bluffs through the development of management zones and restoration targets; and, 10.9.6 Developing management strategies and initiatives for shoreline parklands that maintain and enhance coastal sediment processes. 10.10 Work in partnership with the Capital Regional District, the Township

of Esquimalt, the Town of View Royal, the District of Saanich, and other partners to increase coordination in the protection and restoration of Victoria Harbour and the Gorge Waterway. 10.11 Work with partners to assess the projected impacts of sea level rise on marine and shoreline ecosystems and respond to changing conditions through management strategies and development of a Climate and Energy Resiliency Plan [SEE ALSO SECTION 12 – CLIMATE CHANGE AND ENERGY].

- Powell River OCP 2014

  5.5 Tidal / Saltwater Riparian Areas. The City is bounded on the west and south by Malaspina Strait. Due to exposure, topography, and historic private/industry ownership of much of the waterfront, direct community interaction, enjoyment, and exposure to the tidal water edge is limited. Increased public access to the waterfront and protection of the environmental quality of that waterfront is a priority for Powell River residents. Upland improvements to support expansion of harbour or any waterfront development must include environmentally sustainable measures.

  5.5.1 Tidal/Saltwater Riparian Areas Objectives (a) Protect the shoreline along Malaspina Strait through the use of measures that take natural processes into consideration and do not detrimentally impact adjacent properties. (b) Plan for long-term climate change including sea level rise and associated storm impacts.

  5.5.2 Tidal/Saltwater Riparian Areas Policies

  (a) All development along the shoreline of Malaspina Strait must plan for a sea level rise of 1.0 metre and associated storm surge and coastal erosion.

  (b) Except for shoreline protection measures and marine based structures such as ferry terminals, aquaculture facilities, breakwaters and moorage facilities, new buildings must be located a minimum of 15 metres from the natural boundary.

  (c) Minimize the degradation of natural systems through steps such as protecting the foreshore from erosion, by retaining embankment vegetation and through construction that does not require vertical sea walls.

  (d) All shoreline protection measures should include environmentally sustainable practices such as the retention and restoration of natural shoreline vegetation, and landscaping strategies that require little or no revetment 5 and minimize erosion but augment bank stabilization, in conformance with the guidelines contained in the 2003 Federal/Provincial publication entitled Coastal Shore Stewardship: A Guide for Planners, Builders and Developers.

  (e) Parking lots at or near the water's edge should consider permeable surfaces (e.g., grass, gravel, or open interlocking paving systems) to ensure bio-filtration of hydrocarbons and heavy metals from the undercarriage of vehicles from surface water drainage.

  (f) It is recognized that the coastal shoreline undergoes a natural progression of accretion and erosion gradually over the long term or suddenly in severe storm events. The City shall endeavour to map and track this process as it relates to the shoreline for the purposes of land use planning.

  (g) The City supports ensuring that storm water runoff from buildings and land is managed through a stormwater management system or other natural bio-filtration system where possible.

REFERENCES

General:

www.islandstrust.bc.ca/islands/island-ecosystems/caring-for-my-shoreline/greenshores-approach
your-marine-waterfront-canadian-edition-final-web-version.pdf (islandstrust.bc.ca)
Islands Trust Conservancy
Microsoft Word - GS Jurisdiction Issue Sheet ver4 Oct09Final2.doc (islandstrust.bc.ca)
Greening Our Shores Workshop Presentations.pdf (islandstrust.bc.ca)
Critical Areas and Shoreline Monitoring & Adaptive Management Workshops (washington-apa.org)
www.crd.ba.ca/docs/default-source/climate-action--pdf/sea-level-rise-planning-approaches-project-report.pdf?sfvtsn=d29757ca_0

Sea Level Rise:
coastal-flood-inundation-mapping-project-summary.pdf (crd.bc.ca)
https://www2.gov.bc.ca/assets/gov/environment/climate-change/adaptation/resources/slr-primer.pdf
Coastal Floodplain Maps - Province of British Columbia (gov.bc.ca)
City of Delta Sea Level Rise Strategy (2015): 119360 (civicweb.net)
Sea Level - Environmental Reporting BC (gov.bc.ca)

Island Ecosystems:

Marsh Fine Sediment (islandstrust.bc.ca)

Planning Tools | OCP + Development Permit Areas

District of Squamish OCP (2018): Development Permit Area guidelines: page 170

Specific Projects:

Bowen Island: PowerPoint Presentation - Slide 1 (civicweb.net)

] June 2017 Attachment 2 Draft DPA Marine Shoreline Protection [48138

Lasqueti: Shoreline Protection Project (islandstrust.bc.ca)June 2017 Attachment 1 Shoreline Protection OCP LUB.pdf
aug-2017-la-shoreline-mailout.pdf (islandstrust.bc.ca)
Sharing Our Shorelines Presentation.pdf (islandstrust.bc.ca)

North Pender:
(brochure): shorelinesmatterbrochure.pdf (islandstrust.bc.ca)

Thetis:
Thetis-Shoreline-Data-Compilation-for-workshop.pdf (islandstrust.bc.ca)
Summary-Report-Shoreline-Scenarios-workshop.pdf (islandstrust.bc.ca)
LPS Staff Report (islandstrust.bc.ca)
Microsoft Word - 1214420001-001-R-Rev0-Thetis Island Shoreline 24MAY_13.docx (islandstrust.bc.ca)

Mapping:

Bowen Island: Bowen Island Shoreline Maps - Briefing for BIM.pdf (civicweb.net)

Lasqueti: lasquetishorelinemapping.pdf (islandstrust.bc.ca)

North Pender: Map NPShorelineFeatures1.pdf (islandstrust.bc.ca)

Forage Fish: foragefishreport.pdf (islandstrust.bc.ca)

South Pender: Map.ShorelineFeatures.pdf (islandstrust.bc.ca)

Thetis: Review of Thetis Island Shoreline Classification and Recommendations for Shoreline Development - March 31, 2010, Archipelago Marine Research Ltd. (islandstrust.bc.ca)

Other:

Landowners-Guide-September-draft-revised.pdf (islandstrust.bc.ca)

Local Updates (caorda.com)

Hul'qumi'num Heritage Law Case Study Report

KFN Marine Plan 2012.pdf (komoks.ca)

squamish.ca/assets/OCP_Coastal marine planning

Policy Compliance Checklist

Policies for Ecosystem Preservation and Protection

CONSISTENT	NO.	DIRECTIVE POLICY
	3.1	**Ecosystems**
	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.
	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.
	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**
	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
	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**
	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.

	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**
	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.
	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.
	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
	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
	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.
	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**
	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.

	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.
	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
	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.
	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
	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.
	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.
	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.
	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

	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: Policies for Sustainable Communities

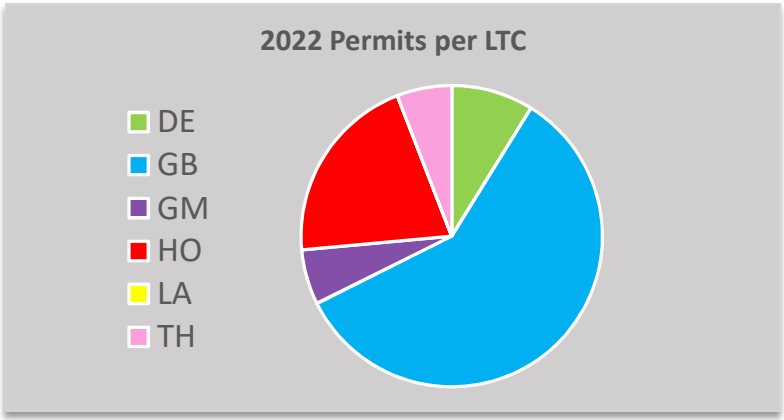
CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	**Aesthetic Qualities**
	5.1 3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic 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.
	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.
	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.
	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**
	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.

	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.
	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.
	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**
	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
	5.5	**Recreation**
	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.
	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.
	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.

	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.
	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
	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.
	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:



Islands Trust Northern Office Dashboard

February 17, 2022

		2022		2021		2020		2019		Total Active Permits
		#	%	#	%	#	%	#	%	
Active Permits per staff	Margot	1	5%	4	12%	0	0%	0	0%	**5**
	Reese	6	27%	1	3%	0	0%	1	33%	**8**
	Stephen	15	68%	22	67%	1	25%	1	33%	**39**
	Sonja	0	0%	5	15%	3	75%	1	33%	**9**
	TOTAL	**22**		**33**		**4**		**3**		**62**

LTA	Project	Start Date	Est. Completion	Assigned Planner	2022 Q1	2022 Q2	2022 Q3	2022 Q4	2023 Q1	Notes
DE	Farm Plan Implementation		31-Mar-23	MM						
DE	Denman Green Affordable Housing Rezone			SZ						
DE	DCLTA Affordable Housing Rezone	12-Sep-17		SZ						OCP Bylaw With Ministry
DE	Denman Housing Society Rezone	11-Mar-21		SZ						
DE	Housing OCP/LUB	1-Apr-22	31-Mar-24	TBD						Funding assumed in draft 2022/23 budget
GB	GHS Affordable Housing Rezone	15-Jan-20		SZ						
GB	Adopt new Ecological Protection Zone	24-Jan-19		TBD						
GB	Transportation Plan grant	30-Jul-20	28-Feb-22	SZ						
GB	Housing Options Impacts and Review	18-Jan-18	30-Sep-22	SZ						
GM	Keats Shoreline Project	31-Jan-19	30-May-22	MM						Public Hearing delayed by re-referral of bylaw after 2nd reading
GM	RAR: GM, Bowyer and Anvil	22-May-14	30-Mar-22	HK						OCP Bylaw With Ministry
GM	OCP / LUB	18-Jun-15	30-Sep-23	MM						
HO	OCP / LUB MALA update	29-Jan-21	30-Sep-22	RM						OCP bylaw with Ministry
HO	OCP/LUB	1-Apr-22	31-Mar-24	TBD						Funding assumed in draft 2022/23 budget
LA	Comprehensive OCP Review	23-Jul-18	30-Sep-22	HK						Public hearing postponed by FN request for meeting
TH	Shoreline Protection	TBD		TBD						C2C meetings currently grant funded and underway
TH	Riparian Areas Regulation Implementation	20-Aug-19	30-Mar-22	HK						OCP Bylaw to be re-referred to FN per Ministry

ISLANDS TRUST CONSERVANCY

ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY NOVEMBER 23, 2021 BOARD SPECIAL MEETING (OPEN PORTION)

NOTE: For more detail on Conservancy meetings, including meeting minutes, please visit https://islandstrust.bc.ca/whats-happening/meetings-and-events/

1. ORGANIZATION UPDATES/TEAM

- The Islands Trust Conservancy (ITC) Manager welcomed Carmen Smith as the new acting Communications Specialist, noting she was not able to make this meeting, but will be introduced at the January 25, 2022 meeting.

2. STRATEGIC PLANNING/ADMINISTRATION

- The ITC Ecosystem Protection Specialist presented the revised Climate Change project charter. Board members discussed contributions, mitigation and adaptation to climate change, criteria for projects, costs, and staff time. Purpose statement for the program was revised to: '*To conduct a pilot analysis of climate change impacts, including the opportunities for ITC properties to contribute to climate change mitigation and adaptation where possible, for 2—3 ITC Nature Reserves, as a first step in adapting ITC's work to best protect local species and ecosystems through climate futures.'*
- The Species at Risk Project Coordinator presented the Species at Risk project charter which was approved as is.
- The ITC Manager provided an overview to Board members of current staff workloads, and changes over the last three years, and commented that there have been several changes in Islands Trust and ITC administrative systems. ITC staff plan to bring suggestions to the Board in January on how to prioritize work items and manage staff workload, to prevent staff burnout and best meet the goals of the ITC Board.
- ITC Meeting Procedure and Bylaw Amendment decision request was deferred to the January 25, 2022 ITC Board Meeting.
- The Islands Trust Conservancy Board (ITCB) directed staff to schedule the 2022 ITCB meeting dates of March 15th, May 24th, October 4th, and November 22nd, 2022 as electronic meetings, and list the Victoria office boardroom as the public meeting location.

- The ITCB approved the attendance for Trustees Fast, Fenton, Stamford and Smith to attend the Salish Sea Ecosystem Conference, and allocated up to $200 for registration.

3. COVENANT AND PROPERTY ACQUISITIONS

- The Ecosystems Protection Specialist reported both the Moss Mountain (Salt Spring) Pare-Baile (North Pender) NAPTEP covenants were successfully signed and registered in October and the tax exemption certificates were issued.
- The Ecosystem Protection Specialist presented a conservation proposal to expand the Nighthawk Hill NAPTEP covenant (North Pender) to Board members; noted this was an extension of the current covenant.

4. COVENANT AND PROPERTY MANAGEMENT

- The ITC Property Management Specialist presented the 2021 Nature Reserves monitoring report to the board. Report was accepted as is.
- The ITC Covenant Management and Outreach Specialist presented the 2021 Covenant monitoring report to the board. The report was accepted as is, and staff were directed to address issues identified in the report.
- The ITC Manager presented a development variance permit (DVP) referral for a Hornby DVP application adjacent to an ITC conservation covenant. The Board moved that ITC staff respond to the Hornby Island Local Trust Committee recommending that the development variance permit be declined because of insufficient setback distance from the ITC Covenant and the protected prairie oak (Garry oak) habitat and that the landowner be encouraged to cancel their plans for the construction of a pool in Garry oak habitat. The Board also recommended actions to protect the covenant should the Hornby Island Local Trust Committee approve the application.

5. COMMUNICATIONS AND OUTREACH

- The Ecosystem Protection Specialist briefed board members on bull kelp mapping for the Islands Trust area. Board members suggested making the mapping public and available to researchers, and keeping track of data requests.
- The ITCB accepted the Public Acquisitions Report and the Public Covenants Report (for information)
- Correspondence was received from Margaret Taylor, a Gabriola Island resident. Her letter raised concerns of development on Gabriola. The ITC Board directed staff to forward the letter to the Gabriola Island Local Trust Committee and requested that the Chair respond to Ms. Taylor.

6. FUNDRAISING AND CONSERVANCY SUPPORT

- The ITC Manager provided the 2022-23 budget request to the Board for information, including the updated business case for a Strategic Fundraising position. The budget request was approved at the October ITCB meeting.

To find out more about Islands Trust Conservancy and our current goals, to donate to our Opportunity Fund, or to subscribe to email updates, visit our website: https://islandstrust.bc.ca/conservancy/

Shortcuts of interest:

- **Goals:** https://islandstrust.bc.ca/conservancy/conservation-planning/
- **Opportunity Fund:** (context) https://islandstrust.bc.ca/conservancy/supporting-local-conservancies/opportunity-fund-grants/ ; (to donate online) https://islandstrust.bc.ca/donate-to-conservancy/
- **Request key updates via email:** https://islandstrust.bc.ca/subscribe/ (NB: by scrolling down, you may also add your home address for a free hardcopy of the Heron newsletter, published three times per year)

ISLANDS TRUST CONSERVANCY

ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY JANUARY 25, 2022 BOARD SPECIAL MEETING (OPEN PORTION)

NOTE: For more detail on Conservancy meetings, including meeting minutes, please visit https://islandstrust.bc.ca/whats-happening/meetings-and-events/

1. ORGANIZATION UPDATES/TEAM

- Chair and Vice chair elections were held. Trustee Stamford was acclaimed as Chair of the ITCB. Trustee Fast was acclaimed as Vice-Chair of ITCB.

2. STRATEGIC PLANNING/ADMINISTRATION

- The ITC Manager presented the Board with a 2022-23 ITC Work Planning package and request for decision. The ITC has a small team that is working to meet existing commitments with respect to current conservation proposals and land management projects. Woven through all its work, the ITCB has committed to strengthening relationships with First Nations. The ITC is also working on a new Climate Change Project to prepare for effects of climate change on lands that are managed by the ITC, and a new Species at Risk Program aimed at species threatened by extinction in the islands. To enable creation of work programs that can successfully meet these commitments, the ITCB directed staff to focus on these new program areas in 2022. ITC will continue to act on high priority conservation opportunities, but will hold other less urgent work until the spring of 2023.
- The ITCB had three readings of Islands Trust Conservancy Bylaw No. 3, cited as "Islands Trust Conservancy Meeting Procedures Bylaw, 2019, Amendment Bylaw No. 1, 2022." The bylaw will allow the ITC board members to attend meetings electronically.
- The ITCB approved the attendance for Trustees Fast, Fenton, Stamford and Smith to attend the Salish Sea Ecosystem Conference
- The ITCB approved attendance at e-Summit of the Pan Canadian Parks and Protected Areas Research Network for Trustees Stamford and Smith.

3. COVENANT AND PROPERTY ACQUISITIONS

- The ITBC noted for the public in the 'rise and report' of the in camera meeting, that it has approved signing of a conservation covenant on Lasqueti Island that is the subject of a Natural Area Protection Tax Exemption Proposal application.
- The Ecosystems Protection Specialist presented a conservation proposal to donate a 2.45 ha NAPTEP covenant on Salt Spring Island, to protect mature forests, wetlands, and connectivity to other protected areas. Decision was made to approve the proposal but defer this securement project until late 2022/early 2023 due to staff capacity constraints.
- The Public Acquisitions and Covenants reports were presented to and accepted by the ITCB.

4. COVENANT AND PROPERTY MANAGEMENT

- The ITC Property Management Specialist presented the Moore Hill Management Plan. Board discussed the cultural significance and public opinion regarding closure of public access and relationship building with First Nations and approved the management plan.
- The ITC Covenant Management & Outreach Specialist provided a slide presentation to Board members, highlighting the top six projects completed in 2021. The ITCB commented this was a great learning experience and requested that these presentations be communicated more broadly to the public.
- The ITC Property Management Specialist presented a slide presentation to Board members highlighting the top restoration projects completed in 2021, noting partners, local conservancies and volunteers have been instrumental in doing this work.

5. COMMUNICATIONS AND OUTREACH

- The ITC Manager advised that an outreach letter had been sent to Gabriola landholders in January in collaboration with the Gabriola Land and Trails Trust. The Gabriola Island Local Trust Committee was notified.
- The ITCB received a letter from Sheila Harrington regarding a book she is developing about land trusts in the islands.
- The ITCB received a building permit referral for information for a greenhouse on a covenanted property on North Pender Island. As the greenhouse is well distanced from the covenant boundary, the ITC Manager advised that staff did not have concerns.

6. FUNDRAISING AND CONSERVANCY SUPPORT

- Trustee Smith provided a verbal update noting that Galiano Island recently completed the new Cable Bay conservation area, including 25 hectares, linking to other conservation areas, totalling 500 hectares of Coastal Douglas-fir forests, and wetlands. There will be a celebration in the spring. The ITCB provided an Opportunity Fund Grant to kick start the project in 2019.

- The Budget Report was presented and accepted by the ITCB.
- Trustee Fenton advised that the Thetis Island Local Trust Committee is trying to pull together a program to bring community engagement, stewardship and education. Thetis is working towards community composting.
- Trustee Adams advised she signed up for Land Trust Alliance of BC Indigenous Engagement session and will provide an update.

To find out more about Islands Trust Conservancy and our current goals, to donate to our Opportunity Fund, or to subscribe to email updates, visit our website: https://islandstrust.bc.ca/conservancy/

Shortcuts of interest:

- **Goals:** https://islandstrust.bc.ca/conservancy/conservation-planning/
- **Opportunity Fund:** (context) https://islandstrust.bc.ca/conservancy/supporting-local-conservancies/opportunity-fund-grants/ ; (to donate online) https://islandstrust.bc.ca/donate-to-conservancy/
- **Request key updates via email:** https://islandstrust.bc.ca/subscribe/ (NB: by scrolling down, you may also add your home address for a free hardcopy of the Heron newsletter, published three times per year)

Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
GB-DP-2017.2	Fenton, Rob	03-Aug-2017	PID: 009-796-045 To bring property into bylaw compliance Civic: Acorn Island

Planner: Stephen Baugh

Planning Status

Status Date: 25-Oct-2021

File transferred from Ian Cox to Stephen Baugh.

Status Date: 12-Oct-2021

No change in status.

Status Date: 26-Aug-2021

No change in status.

File Number	Applicant Name	Date Received	Purpose
GB-DP-2021.1	Centre Stage Holdings (J.E. Anderson & Associates)	20-May-2021	PID: 003-134-806 DP application for protection of development from hazardous conditions DPA6, relating to subdivision application.

Planner: Sonja Zupanec

Planning Status

Status Date:

File Number	Applicant Name	Date Received	Purpose
GB-DP-2022.1	Gottfried, Connor	24-Jan-2022	PID: 003-432-289 Building detached bungalow with deck and driveway. Civic address: 595 Wildwood Crescent, Gabriola Island, BC.

Planner: Phil Testemale

Planning Status

Status Date: 26-Jan-2022

File opened & assigned. Requested Etransfer.

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2016.3	Van Herwaarden, Lynn	24-Aug-2016	PID: 003-422-852 539 Wildwood Crescent, Gabriola Island. DVP to bring property into compliance.

Planner: Margot Thomaidis

Planning Status

Status Date: 01-Nov-2021

File reassigned.

Status Date: 26-Oct-2021

File transferred to RPM. Staff to provide status update for November 25, 2021 LTC meeting as requested at October regular business meeting.

Status Date: 12-Oct-2021

No change in status.

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2017.1	Fenton, Rob	03-Aug-2017	PID: 009-796-045 To bring property into bylaw compliance. Civic address: Acorn Island

Planner: Stephen Baugh

Planning Status

Status Date: 25-Oct-2021

File transferred from Ian Cox to Stephen Baugh.

Status Date: 12-Oct-2021

No change in status.

Status Date: 26-Aug-2021

No change in status.

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2021.4	Kevin Barfoot Contracting	14-Nov-2021	PID: 004-537-262 Variance to setback compliance. Civic address: 1091 Sea Fern Lane, Mudge Island, BC.

Planner: Margot Thomaidis

Planning Status

Status Date: 11-Jan-2022
File reassigned.

Status Date: 14-Dec-2021
Planner reviewing file.

Status Date: 19-Nov-2021
File material completely received; file opened and assigned.

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2022.1	Gottfried, Connor	24-Jan-2022	PID: 003-432-289 Building House with deck and driveway. Civic address: 595 Wildwood Cresecent, Gabriola Island, BC.

Planner: Phil Testemale

Planning Status

Status Date: 26-Jan-2022
File opened & assigned. Requesting etransfer.

Applications

Rezoning

File Number	Applicant Name	Date Received	Purpose
GB-RZ-2020.1	Gabriola Housing Society (Nancy Hetherington Peirce) **Planner:** Sonja Zupanec	15-Jan-2020	PIDs: 028-580-095 and 028-580-109 Affordable housing project. Civic address: Lots 1 & 2 Paisley Place, Gabriola Island, BC.

Planning Status

Status Date: 11-Jan-2022

File reassigned.

Status Date: 08-Jul-2021

Bylaw 306 (OCP) received Statutory Approval (Minister of Municipal Affairs), dated May 10, 2021.

Status Date: 06-May-2021

Copy of provincial water license received.

Subdivision

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2017.2	Williamson & Associates **Planner:** Heather Kauer	19-Jan-2017	PIDs: 009-739-602 and 000-105-287. Lot line adjustment. Civic 831 Chelwood Road, Gabriola Island, BC

Planning Status

Status Date: 30-Nov-2021

Final planner review completed. Letter of approval submitted to MOTI. Awaiting confirmation of subdivision registration.

Status Date: 21-Jan-2021

LTC accepts covenant.

Status Date: 20-Oct-2020

Applicant signs cost recovery agreement. Legal counsel, planner and applicant reviewing covenant.

Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2019.1	Williamson & Associates (B&K Shopping Centre)	11-Jun-2019	PID: 004-549-023 Subdivision at 369 Berry Point Road, Gabriola Island, BC

Planner: Teresa Mahikwa

Planning Status

Status Date: 09-Feb-2022
No change in status.

Status Date: 29-Oct-2021
File transferred to Planner Mahikwa

Status Date: 25-Oct-2021
File transferred from Planner Cox to Planner Zupanec.

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2020.3	Centre Stage Holdings Ltd. c/o J.E. Anderson	31-Jul-2020	PID: 003-134-806 17 lot subdivision Civic address: North East 1/4 of Section 3

Planner: Sonja Zupanec

Planning Status

Status Date: 02-Feb-2021
Referral response submitted to MOTI

Status Date: 31-Jul-2020
File opened and assigned

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2021.2	Centre Stage Holdings Ltd. c/o J.E. Anderson	16-Sep-2021	PID: 027-086-500 6 lot subdivision. Civic address: Lot 20 Section 8 (Addition of 3 panhandle lots to original plan in GB-SUB-2020.2)

Planner: Sonja Zupanec

Planning Status

Status Date:

Applications

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
GB-TUP-2020.2	MacKay, Ike	25-Nov-2020	PID: 000-334-715 TUP for STVR. Civic address: 1016 Berry Point Road, Gabriola Island, BC.

Planner: Teresa Mahikwa

Planning Status

Status Date: 16-Dec-2021

Staff advised applicant that supplemental information is required by 11-Feb-2022 and if not received by that date, file will be closed and returned to BE for follow up.

Status Date: 18-Nov-2021

File transferred to Planner Mahikwa.

Status Date: 26-Oct-2021

Applicant intends to proceed with application, provide required information. Interim file transfer to RPM Kauer.

File Number	Applicant Name	Date Received	Purpose
GB-TUP-2022.1	Garner, Kevan & Julia	06-Jan-2022	PID: 003-330-460 Temporary Use Permit renewal of GB-TUP-2018.1. Civic: 671 Balsam Street, Gabriola Island, BC.

Planner: Teresa Mahikwa

Planning Status

Status Date: 02-Feb-2022

Planner reviewed application. Applicant was advised that supplemental information is required to complete the application.

Status Date: 07-Jan-2022

File opened & assigned. Waiting for fee.

Applications

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
GB-TUP-2022.2	McNally, Michael & Cindy	10-Jan-2022	PID: 001-272-349 Short term vacation rental. Civic address: 1599 Hess Road, Gabriola Island, BC.

Planner: Teresa Mahikwa

Planning Status

Status Date: 09-Feb-2022

Planner reviewed application. Applicant was advised that supplemental information is required to complete the application.

Status Date: 19-Jan-2022

File opened & assigned.

Islands Trust

LTC EXP SUMMARY REPORT F2022

Invoices posted to Month ending December 2021

620 Gabriola	Invoices posted to Month ending December 2021	Budget	Spent	Balance
65000-620	LTC "Trustee Expenses"	693.00	0.00	693.00
LTC Local				
65200-620	LTC - Local Exp - LTC Meeting Expenses	4,120.00	3,118.15	1,001.85
65210-620	LTC - Local Exp - APC Meeting Expenses	444.00	185.60	258.40
65220-620	LTC - Local Exp - Communications	1,000.00	369.00	631.00
65230-620	LTC - Local Exp - Special Projects	588.00	0.00	588.00
TOTAL LTC Local Expense		6,152.00	3,672.75	2,479.25
Projects				
73001-620-2001	Gabriola OCP/LUB	1,600.00	556.80	1,043.20
73001-620-4097	Gabriola Housing Options & Impacts	5,000.00	1,263.00	3,737.00
73001-620-4104	Gabriola Cannabis Regulations	1,500.00	0.00	1,500.00
73001-620-4123	Gabriola Active Transportation Connection	17,500.00	15,250.00	2,250.00
TOTAL Project Expenses		25,600.00	17,069.80	8,530.20

Gabriola Island Local Trust Committee Policies & Standing Resolutions

No	Meeting Date	Resolution No.	Issue	Policy and Description

1.	June 14, 2018	GB-2018-040	Processing non-medical cannabis retail license applications	**It was MOVED and SECONDED**
				that the Gabriola Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications:
				• Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee;
				• The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical;
				• The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal; and
				• However, as a minimum, the Local Trust Committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information:
				  • Name of the applicant and a description of the proposal in general terms;
				  • The location of the proposed establishment and the subject site;
				  • The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered;
				  • The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application; and
				  • How public comments may be submitted to the Local Trust Committee.

2.	November 22, 2018	GB-2018-122	Applications for Federal Cannabis License	**It was MOVED and SECONDED** that the Gabriola Island Local Trust Committee requests that Notices of Intention to Apply for a Federal Cannabis License be forwarded to the Local Trust Committee upon receipt by the Islands Trust.
3.	February 28, 2019	GB-2019-031	First Nations - Community Reconciliation	**It was MOVED and SECONDED** that the Gabriola Island Local Trust Committee adopt the following standing resolution: Whereas the Local Trust Committee seeks to engage in Reconciliation with local

				First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to: a) Annually, write a letter to First Nations, (re)introducing Trustees and Staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; and e) Establish and maintain government to government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.
4.	April 11, 2019	GB-2019-038	Limited Public Markets Enforcement	**It was MOVED and SECONDED** that the Gabriola Island Local Trust Committee adopt the following standing resolution with respect to limited public markets: a) Islands Trust Bylaw Enforcement Staff are directed to not enforce Section B.6.2 of Gabriola Island Land Use Bylaw No. 177, 1999 when limited public markets are operated indoors, but rather to inform the operators of the applicable land use regulations; b) This enforcement policy does not permit violation of the Land Use Bylaw and the Gabriola Island Local Trust Committee may at any time, by resolution, modify or rescind this policy or give direction to expand enforcement activities.
5.	April 11, 2019	GB-2019-040	S219 Covenant	**It was MOVED and SECONDED**

			Signatories	that the Gabriola Island Local Trust Committee adopt the following standing resolution: that the Gabriola Island Local Trust Committee is authorized to enter into section 219 covenants, in the form of the 'Model Covenant for Secondary Suites' attached and in satisfaction of subsection B.6.6.8 of the Gabriola Island Land Use Bylaw No. 177, provided that such covenants must be executed on behalf of the Local Trust Committee by two members of the Local Trust Committee.
6.	July 30, 2020	GB-2020-053	Proactive unlawful STVR enforcement	**It was MOVED and SECONDED** that the Gabriola Island Local Trust Committee adopt as a standing resolution to authorize proactive enforcement of unlawful Short Term Vacation Rentals.

Islands Trust

Print Date: February 23, 2022

Top Priorities Report

Gabriola Island

Develop Ecological Protection Zone	Responsible	Dates
Research and develop a new ecological protection zone as part of the Parks (P) OCP designation. Update zoning of Coats Marsh and Burren's Acres Nature Reserve properties.		

1. *Housing Options and Impacts Review Project*	Responsible	Dates
Develop an Engagement and Communication Strategy; Strengthen relationships with Snuneymuxw First Nation and incorporate First Nation perspectives into policy/regulatory options; Explore opportunities to foster affordable, rental, special needs and seniors housing and associated services; Develop a strategy to address all housing continuum gaps; Ensure policy/regulatory changes are consistent with the Object of the Islands Trust, the ITPS, with focus on water protection/conservation and ecological footprints.	Sonja Zupanec	Rec'd: 22-Nov-2018

2. *UBCM Active Transportation Grant Application*	Responsible	Dates
Grant application completed and submitted (October 29, 2020). Consultant preparing final report recommendations for Nov 25 2021 LTC. Final report to UBCM early 2022.	Mike Richards Sonja Zupanec	

Projects Report

Gabriola Island

1. *DeCourcy Island OCP and Bylaw Review*	Responsible	Date Received
Review DeCourcy Island Official Community Plan and Regulatory bylaws; establish an Advisory Planning Commission. Topics include: park areas without park zoning, DAI Bylaw, subdivision polices and regulations (added March 2017).		21-Apr-2011

2. *Hazardous areas/Steep Slopes DPA*	Responsible	Date Received
Consider hazardous areas and steep slopes development permit area designation; consider how to address areas of potentially problematic soils, shoreline erosion, and localized areas of steep terrain		21-Feb-2013

3. *Coastal areas protection*	Responsible	Date Received
Review OCP and LUB to improve protection of coastal areas; development of a comprehensive DPA for shorelines in the Gabriola Island Local Trust Area		19-Jan-2012

4. *First Nations cultural references*	Responsible	Date Received
Consider First Nations cultural references in land use planning; Work with Snuneymuxw First Nation (SFN) to seek funding for archaeological mapping.	Lisa Wilcox	27-Jan-2011

5. *Eelgrass protection*	Responsible	Date Received
Consider implementing Eelgrass protection regulations (see February 19, 2014 memorandum).		14-May-2014

Projects Report

Gabriola Island

6. *Snuneymuxw Protocol Agreement*	Responsible	Date Received
Implementation of Snuneymuxw First Nation Protocol Agreement		22-Jan-2015

7. *Gabriola Village Plan*	Responsible	Date Received
Undertake a comprehensive review of policies and regulations with respect to the Gabriola Village Core		02-Apr-2015

8. *Snuneymuxw Relationship Building*	Responsible	Date Received
Strengthen relationship with Snuneymuxw First Nation		02-Apr-2015

9. *Green Energy*	Responsible	Date Received
Consider policy and regulatory mechanisms to encourage green and renewable energy		02-Apr-2015

10. *Commercial Vacation Rental Review*	Responsible	Date Received
Review bylaws with respect to temporary use permits for commercial vacation rentals		07-May-2015

11. *LUB Amendments*	Responsible	Date Received

Projects Report

Gabriola Island

- Review of temporary sawmill regulations - Definition of personal use of animals for SRR zoned lots - Review of how cisterns, solar panels and parking are regulated as structures subject to lot coverage calculations -Review of section B.2.1.1 for variances within DP3 -Review minimum average parcel size calculations in LUB and OCP to ensure consistent and supportive of more than 5% dedication of parkland -IN1 zoning to ensure consistent with existing Arts Council use. -definition and regulations for limited public market, and INI zone uses pertaining to market sales -correction to WC3 mapped location to coincide with Green Wharf	08-Sep-2016

12. ***Water Resource Planning***	**Responsible**	**Date Received**
Review of water requirements at the time of subdivision		14-Jun-2018

13. ***Water Taxi Feasibility***	**Responsible**	**Date Received**
Follow up items emerging out of water taxi feasibility (completed fall 2018)		22-Nov-2018

14. ***Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands Trust Tool Kit (2018)***	**Responsible**	**Date Received**
Implementation of the report recommendations into OCP policy and LUB regulations.		24-Jan-2019

Projects Report

Gabriola Island

15. *GB LUB Accessory Buildings*	Responsible	Date Received
Review of regulations pertaining to the order of construction of accessory buildings on lots.		12-Sep-2019

16. *Review of model antenna strategy*	Responsible	Date Received
		27-Feb-2020

17. *Develop a new Ecological Protection Zone*	Responsible	Date Received
Research and develop a new ecological protection zone as part of the Parks (P) OCP designation. Update zoning of Coats Marsh and Burren's Acres Nature Reserve properties. LTC resolution October 2021 to put this project on Top Priority List once IN1 zone amendments are completed.		21-Jan-2021

18. *Cannabis Production Regulations*	Responsible	Date Received
Review options to allow cannabis production in zones other than 'agriculture' and possible ways to regulate odour, noise, water use and light pollution related to agricultural activities when permitted in a zone.		15-Apr-2021

19. *Update the IN1 zone to reflect community resource and recycling centre range of uses.*	Responsible	Date Received
		13-May-2021

Projects Report

Gabriola Island

20. *Review and update DAI bylaw*	Responsible	Date Received
		13-May-2021