

Regular Meeting Revised Agenda

Date: November 26, 2020

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 10:35 AM - 10:40 AM

2.1. Resolution to Continue Holding Electronic Meetings

That in order to meet the principles of openness, transparency, and accessibility, meetings of the Gabriola Island Local Trust Committee will be held electronically until Ministerial Orders under the *Emergency Program Act* and requirements or recommendations under the *Public Health Act* change regarding public attendance at trust body meetings; and that such meetings be live streamed, and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair.

3. REPORTS 10:40 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 Minutes dated October 22, 2020 – for adoption

4 - 13

5.2. Section 26 Resolutions-Without-Meetings - none

5.3. Advisory Planning Commission Minutes dated October 27, 2020 - for receipt

14 - 16

6.	BUSINESS ARISING FROM MINUTES	11:15 AM - 11:45 AM	
6.1.	Follow-up Action List dated November 19, 2020		17 - 20
6.2.	Public Participation Guidelines - Memorandum		21 - 22
6.3.	Information on Subdivision Application Process - Staff Presentation		23 - 24
7.	APPLICATIONS AND REFERRALS	11:45 AM - 12:45 PM	
7.1.	GB-RZ-2020.1 - Gabriola Housing Society - Staff Report		25 - 115
7.1.1.	Letter dated November 23, 2020 from Gabriola Housing Society (GHS)		116 - 119
----- BREAK 12:45 PM TO 1:15 PM -----			
8.	LOCAL TRUST COMMITTEE PROJECTS	1:15 PM - 1:35 PM	
8.1.	Project Management Presentation		
9.	DELEGATIONS - none		
10.	CORRESPONDENCE	1:35 PM - 1:40 PM	
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>		
10.1.	Email dated October 20, 2020 from K. and D. Yardley regarding Cell Coverage on DeCourcy		120 - 120
10.2.	Email dated October 21, 2020 from Decourcy Island Community Association regarding Cell Coverage for Decourcy Island		121 - 121
11.	NEW BUSINESS	1:40 PM - 2:00 PM	
11.1.	2021 Local Trust Committee Meeting Schedule - Memorandum		122 - 123
11.2.	Endorsement of the 2020 Gabriola Health Report from the Health & Wellness Collaborative and Process for providing Environmental, Ecosystem and Land Use Content to the Data-Collection Process for Future Island Health Reports		124 - 164
11.3.	2020 Forest Conservation Outreach Campaign Completion - Briefing for information		165 - 172
12.	REPORTS	2:00 PM - 2:20 PM	
12.1.	Climate Change Action Update		
12.2.	First Nations Relationship Building		
12.3.	Trust Conservancy Report - none		

12.4.	Applications Report dated November 19, 2020	173 - 176
12.5.	Trustee and Local Expense Report dated September, 2020	177 - 177
12.6.	Adopted Policies and Standing Resolutions	178 - 180
12.7.	Local Trust Committee Webpage	
13.	WORK PROGRAM	2:20 PM - 2:40 PM
13.1.	Top Priorities Report dated November 19, 2020	181 - 181
13.2.	Projects List Report dated November 19, 2020	182 - 185
14.	UPCOMING MEETINGS	2:40 PM - 2:45 PM
14.1.	Community Information Meeting from 4:00 pm to 5:15 pm and Public Hearing at 6:00 pm on December 10, 2020 via Zoom (electronic meeting)	
14.2.	Next Regular Meeting Scheduled for (2021) - to be determined	
15.	ADJOURNMENT	2:45 PM - 2:45 PM



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: October 22, 2020
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
Jaime Dubyna, Planner 2
Nadine Mourao, Recorder

Others Present: There were approximately twenty (20) members of the public and one (1) member of the media 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.

2. APPROVAL OF AGENDA

The following additions/amendments to the agenda were presented for consideration:

- Add 5.3 Gabriola Island Advisory Planning Commission (APC) Protocol for Siting of New Antenna Systems; and
- Add 11.2 Regional District Nanaimo and Natures Trust meeting.

By general consent the agenda was approved as amended.

By general consent the meeting was recessed at 10:50 am and reconvened at 10:57 am.

3. REPORTS

3.1 Trustee Reports

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

- Trust Programs Committee (TPC);
- Meeting with Harold Joe, recommended 'Dust 'n Bones' documentary;
- Snuneymuxw First Nations meeting;
- Land-based Intergenerational Simon Fraser University (SFU) Project webinar;
- Union of BC Municipalities (UBCM) webinars;

- Gabriola Agriculture Co-op Annual General Meeting;
- Gabriola joined Trees 4 Tomorrow program to restore the Coastal Douglas Fir ecosystems; and
- Ferry Advisory Committee (FAC) meeting.

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

- Trust Council (TC);
- Regional Planning Committee (RPC);
- Rainwater Harvesting webinar from Climate Action Speaker Series:
 - Ecosystem-Based Adaptation, October 27, 2020;
 - Eelgrass: A Climate Hero, November 24, 2020;
 - All are welcome to attend and can register at the Islands Trust Website (<http://www.islandstrust.bc.ca/trust-council/projects/stewardship-education-program/>);
- Regional District of Nanaimo (RDN) and Nature Trust meeting; and
- TPC.

3.2 Chair's Report

Chair Rogers reported the following:

- Executive Committee (EC) electronic meeting;
- The journey we are on in reconciliation with indigenous people has taken many forms and new training starting soon regarding calls for justice of murdered and missing indigenous women;
- Islands Trust Conservancy received Federal funding for species at risk; and
- 2021/22 Budget draft at TC in December.

3.3 Electoral Area Director's Report

Written report in the updated agenda on the website.

Trustees requested a report on subdivision process at a future meeting.

GB-2020-079

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to provide a report on the subdivision process as it pertains to Local Trust Committee in early 2021.

CARRIED

3.4 First Nation Reports

Trustee Colbourne provided a verbal update on meeting with Snuneymuxw First Nations regarding First Nations – Community Reconciliation protocol updates and comments. He has forwarded to Lisa Wilcox, Senior Intergovernmental Policy Advisory.

Chair Rogers noted that Lisa Wilcox, Senior Intergovernmental Policy Advisor stated that there is a move to set up a more formal and coordinated relationship between First Nations and the BC Archaeology Branch.

4. TOWN HALL

A member of the public asked for clarification on 'non-market' affordable housing and why ownership of units is included in the proposed definition of affordable housing in GB-RZ-2020.1 Gabriola Housing Society (GHS).

A member of the public noted issues around communication service protocols that rely on public consultation each time there are technology changes to antennae towers and the barriers this may create for enhanced cellular coverage. Also noted concerns with Islands Trust (IT) jurisdiction and requested dissemination of science based health information.

5. MINUTES

5.1 Local Trust Committee Minutes dated September 10, 2020 – for adoption

By general consent the Local Trust Committee meeting minutes of September 10, 2020 were adopted.

5.2 Local Trust Committee Special Meeting Minutes dated October 2, 2020 - for adoption

The following amendments to the minutes were presented for consideration:

- Page 2, 3rd bullet, delete comments after "Trustee Langereis to re-look at definition of affordable housing".

By general consent the minutes of October 2, 2020 were adopted as amended.

5.3 Advisory Planning Commission Draft Minutes dated September 23, 2020 - for receipt

Gabriola Island Advisory Planning Commission (APC) Protocol for Siting of New Antenna Systems

The following was noted by Trustees:

- Unsure of formal mechanism to address emergency services consultation; and
- Trustee Langereis to bring forward to RPC, who did the consultation, collaboration and protocol for the current Model Strategy and Protocol for Antennae Systems, for further clarification on his comments.

5.4 Advisory Planning Commission Draft Minutes dated October 6, 2020 - for receipt

Received.

5.5 Housing Advisory Planning Commission Draft Minutes dated September 3, 2020 - for receipt

Received.

5.6 Section 26 Resolutions-Without-Meeting - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated October 14, 2020

Received.

7. APPLICATIONS AND REFERRALS

7.1 GB-RZ-2020.1 (Gabriola Housing Society (GHS)) - Staff Report

Planner Dubyna provided an overview of the report which recommended amendments to the proposed Bylaw Nos. 306 (OCP) and 307 (LUB) and noted the following:

- Definition on non-market housing covers broad housing spectrum, capturing this application and existing affordable housing definition; and
- The Housing Agreement (HA) specifies rental and/or owned housing allowances.

Discussion ensued and the following was noted by Trustees:

- Requested expedited legal review of HA to allow for more public consultation time;
- Requested further information from applicant as to submitted letter that states 12 units for initial funding application and then further 12 units for subsequent funding application;
- Requested clarification on water usage of 7,500 litres per day for irrigation;
- Supported expanded affordable housing definition to include home ownership and the HA as a restrictive covenant defines what type of affordable housing is developed on site;
- Suggested a definition of affordable housing as a test of affordability;
- Requested the words “non-market” be removed from the definition of residential dwelling that may be rented or owned under the terms of a housing agreement;
- For the record, Chair Rogers stated that he appreciated Trustee Langereis’ points of view on defining affordable housing and heard his reservation of putting ownership into definition. Chair Rogers is in favour of keeping home ownership in affordable housing definition, the HA defining the type of affordable housing, and HA being registered on title;
- Supported HA setting out the qualified applicant definition without listing users, so as to not miss any group of users;
- Supported more detailed listing of users in definition of “multiple-dwelling affordable housing” for clarity;
- Suggested that there was no need to link PID numbers to MAH1 zone as future affordable housing applications would need to go through due process and meet specifics of zone;
- Interested in the total floor area for home occupation use not exceeding 30% of the total floor area of the dwelling unit in which the home occupation occurs;
- Support for dwelling units not being turned into a business place, however, percentage limitations of dwelling unit square footage used for home occupations may be hard to regulate;
- In order to facilitate the GHS grant deadline in January 2020, requested Special Meeting, Community Information Meeting (CIM), and/or Public Hearing (PH) in December. Requested an afternoon/evening as to include as many members of the public as possible; and
- Concerned that the water license will not be available for information before Special Meeting/CIM/PH.

Applicant, Ian Scott noted the following points:

- Development will be rain water harvesting ready (type of roof, slope, ability to harvest rainwater, etc.);
- Grey water reuse system budget too high and unable to incorporate in plan;
- BC Housing recommended a phased approach to applications with 12 units for phase 1 and 12 units for phase 2;

- 7,500 litres per day for irrigation for the landscaping establishment period for all 24 units, once plantings are established, water usage for irrigation will be greatly reduced; and
- Waiting for processing of water license.

By general consent the meeting was recessed at 12:46 pm and reconvened at 1:18 pm.

GB-2020-080

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to ask for a legal opinion on Housing Agreement for GB-RZ-2020.1 be provided as expeditiously as possible.

CARRIED

GB-2020-081

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amend Bylaw No. 306, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997, Amendment No. 1, 2020”, as amended and as follows:

- a. Section 2 – General Land Use and Residential Development, Subsection 2.4 Multi-dwelling Affordable Housing, Multi-dwelling Affordable Housing Policies, clause “a)” is amended by removing “9.3” and replacing it with “9.4”;
- b. Appendix, Appendix 1 – Definitions, is amended by adding a new definition of “affordable housing”:
“residential dwelling units that may be rented or owned under the terms of a housing agreement registered on title in favour of the Local Trust Committee”;
- c. Appendix, Appendix 1 – Definitions, is amended by adding the words “(or multi-dwelling affordable housing)” after “housing” in the term “multiple-dwelling affordable housing”.

CARRIED

Trustee Langereis Opposed

GB-2020-082

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amended Bylaw No. 306, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997, Amendment No. 1, 2020” be read a second time as amended.

CARRIED

Trustee Langereis opposed

GB-2020-083

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amend the categorization for the Multi-dwelling Affordable Housing (MAH) zone will be renamed Multi-dwelling Affordable Housing 1 (MAH1) throughout Bylaw No. 307, cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020”.

CARRIED

GB-2020-084

It was MOVED and SECONDED

that the Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020, Schedule 1 be amended as follows:

Add new instruction 1.12 as follows:

- 1.12 that the Gabriola Island Land Use Bylaw 1999... Part B General Regulations, Section B.1 Uses, Buildings and Structures is amended by inserting a new Subsection “B.1.4 Site-Specific Zones” after Subsection “B.1.3 Use of Undersized Lots”, as follows:
 - “B.1.4.1 The Multi-dwelling Affordable Housing 1 (MAH1) zone is only applicable to the following lots:
 - a. LOT 1 Section 19 Gabriola Island Nanaimo District Plan EPP11544 (PID 028-580-095); and
 - b. LOT 2 Section 19 Gabriola Island Nanaimo District Plan EPP11544 (PID 028-580-109).

CARRIED

Trustee Colbourne Opposed

GB-2020-085

It was MOVED and SECONDED

that the Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020, Schedule 1 be amended as follows:

Part B – GENERAL REGULATIONS, Section B.3 Home Occupations, Subsection B.3.3, General Provisions, Article B.3.3.1 is amended by inserting new clause “m” as follows:

- “m. In the Multi-dwelling Affordable Housing 1 zone, the total floor area for home occupation use must not exceed 30% of the total floor area of the dwelling unit in which the home occupation occurs.”

CARRIED

Trustee Colbourne Opposed

GB-2020-086

It was MOVED and SECONDED

that the Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020, Appendix 2, Section F.11 DP-11 Environmental Protection, Subsection F.11.2 Exemptions, Article F.11.2.1 is amended by deleting item “i” text and replacing it with the following text:

“Pruning or topping that is conducted in accordance with the standards and recommendations of the International Society of Arboriculture, and that does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown, or the pruning or removal of a structural root within the critical root zone.”

CARRIED

GB-2020-087

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amend Bylaw No. 307, cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020”, as amended as follows:

- a. Part B – GENERAL REGULATIONS, Section B.5 PARKING, Subsection B.5.1 Minimum Number of Parking Spaces for Automobiles and Bicycles, Article B.5.1.1, Table 2: Parking Requirements is amended by adding “two family dwelling” under “RESIDENTIAL” with the required parking spaces of 1.25 per unit, greater of 1 or 1 per 10 units for accessible parking spaces, and 1 per unit without a garage for bicycle parking;
- b. Subsection D.1.4 Multi-dwelling Affordable Housing (MAH), Article D.1.4.1 Permitted Uses, Clause a. Permitted Principal Uses, Item ii two family affordable housing, is amended by removing the term “affordable housing” and replacing it with the term “residential”;

- c. Subsection D.1.4 Multi-dwelling Affordable Housing (MAH), Article D.1.4.3 Regulations, Clause Subdivision Requirements, Item i, is amended by deleting in its entirety and by making such consequential numbering alterations to affect this change;
- d. PART G – DEFINITIONS, Section G.1 – Definitions, is amended by removing “affordable housing” in its entirety;
- e. PART G – DEFINITIONS, Section G.1 – Definitions, “dwelling – multiple family” is amended by adding the word “principal” after “more” and before “dwelling units”;
- f. PART G – DEFINITIONS, Section G.1 – Definitions, “dwelling, two-family” is amended by adding the word “principal” after “two” and before “dwelling units”;
- g. Schedule “B”, 2.3 Schedule “B” – North Sheet, is amended by deleting in its entirety;
- h. Section F.11 DP – 11 Environmental Protection, Subsection F.11.2 Exemptions, Article F.11.2.1, Clause “c.” is amended by adding the words “in accordance with best management practices” after the word “species”.

CARRIED

GB-2020-088

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Bylaw No. 307, cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020”, be read a second time as amended.

CARRIED

GB-2020-089

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. No. 306, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997, Amendment No. 1, 2020” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GB-2020-090

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 307, cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GB-2020-091

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to tentatively arrange a Special Local Trust Committee/Community Information Meeting/Public Hearing related to Affordable Housing Bylaws on December 10, 2020.

CARRIED

7.1.1 Letter dated October 19, 2020 from Gabriola Housing Society (GHS)

Received.

7.2 Thetis Island Local Trust Committee Referral Response Request for Bylaws 108 and 109

Bylaw Response Survey: **Interests Unaffected by Bylaw**

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Cannabis Regulation Project (Bylaw No. 303) - verbal update

Deferred until next regular meeting.

8.2 Housing Options Impacts Review Project - Staff Report

Received.

9. DELEGATIONS

9.1 Gabriola Island Housing Advisory Planning Commission (HAPC) – Presentation

Steve Earle from the HAPC provided a verbal update and noted the following key points:

- Proposed that some members of the HAPC form a community working group, under the guidance of Staff to further the public engagement piece of the Housing Options Impacts Review Project;
- Concerned about HAPC not being able to meet project timelines for public engagement; and
- The working group would provide a holistic engagement with the community outside or regular HAPC process and come back to Staff with engagement results.

The following points were noted by Trustees:

- Supported the hybrid approach for engagement work; and
- Interested in review and update of the Gabriola Island Build Out Map.

GB-2020-092

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to amend the “Housing Options and Impacts Review Project Charter – Version 5” dated October 2020 Work Plan Overview, Project Charter, third box, change to read ‘assist in the community consultation on the engagement on review topics and review and update the Gabriola Island Build Out Map.’

CARRIED

GB-2020-093

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse the amended “Housing Options and Impacts Review Project Charter - Version 5” dated October 2020 as amended.

CARRIED

10. CORRESPONDENCE

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

10.1 Email dated July 28, 2020 from B. McKecknie regarding Cell Towers and Antennae

Received.

11. NEW BUSINESS

11.1 Review of Draft Union of BC Municipalities (UBCM) Grant Application - for discussion

Regarding a Safe Transportation Plan from the Gabriola Ferry Terminal to the Village for People of all Ages and Abilities

Trustee Colbourne provided a verbal update and noted:

- Deadline for grant application is end of October;
- Other community groups and RDN will be involved as partners with IT; and
- IT would need to manage oversight of the Active Transportation Plan for Gabriola project.

GB-2020-094

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to move Cannabis Regulation project from Top Priorities List and onto Projects List, for a period of no more than six months, and that the Active Transportation Grant be placed on the Top Priorities List.

CARRIED

GB-2020-095

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee support the Ferry to Village Project scoping and application to Union of BC Municipalities for an Active Transportation Grant for all ages and abilities.

CARRIED

11.2 Regional District Nanaimo and Natures Trust Meeting

Deferred to next regular meeting.

12. REPORTS

12.1 Climate Change Action Update

Received.

12.2 First Nations Relationship Building

Received.

12.3 Trust Conservancy Report – none

Received.

12.4 Applications Report dated October 14, 2020

Received.

12.5 Trustee and Local Expense Report dated August, 2020

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 14, 2020

Received.

13.2 Projects List Report dated October 14, 2020

Received.

14. CLOSED MEETING - none

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, November 26, 2020 at 10:30 am via Zoom Electronic Meeting

16. ADJOURNMENT

By general consent the meeting was adjourned at 4:38 pm.

Dan Rogers, Chair

Certified Correct:

Nadine Mourao, Recorder



Minutes of the Gabriola Island Advisory Planning Commission

Date of Meeting: Tuesday October 27, 2020

Location: Electronic Meeting

APC Members Present: Jeff Malmgren, Chair
Jennefer Laidley, Vice-Chair
Susan Yates
Peter Maidstone
Don Elkington
Angela Pounds
Regrets: Deb Ferens
Robert Plowright
Lisa Webster-Gibson, Secretary

Staff Present: Heather Kauer, Regional Planning Manager
Nadine Mourao, Recorder

Others Present: There were three (3) members of the public in attendance.

1. CALL TO ORDER AND WELCOME

Chair Malmgren called the meeting to order at 4:04 pm. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations, welcomed the public and introduced Commission Members and Recorder.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved.

3. MINUTES

Gabriola Island Advisory Planning Commission Draft Minutes dated September 23, 2020 – for Adoption

By general consent, the Advisory Planning Commission meeting minutes of September 23, 2020 were adopted.

4. BUSINESS ITEMS - None

5. REFERRAL FROM GABRIOLA ISLAND LOCAL TRUST COMMITTEE – Review of Land Use Bylaw Amendment regarding Cannabis Production; Proposed Bylaw No. 303

Discussion ensued and the following key points were noted by commission members:

- Objected to removing cannabis from the definition of agriculture and limiting cannabis production to the Agricultural Land Reserve (ALR);

- Supported micro scale cannabis production on different zoned properties to support existing local growers/producers;
- Concerned about size of operation and opposed to large industrial production;
- Identified issue of food security and potential impacts if good, arable land used for cannabis production;
- Interested in referring to Gabriola Agricultural Co-op for comments;
- Potential impact of light and smell during production;
- Consider this in terms of the climate emergency resolution;
- Recommended consideration of criteria for taking cannabis production out of agriculture production;
- Supported building size and setbacks to limit scale of operation;
- Supported local economy and profits staying in community as opposed to large, industrial on Gabriola; and
- Supported circular economy and food security.

GB-APC-2020-008

It was MOVED and SECONDED

that the Gabriola Island Advisory Planning Commission recommend that the Gabriola Island Local Trust Committee reconsider excluding cannabis from the definition of agriculture, and restricting cannabis production to Agricultural Land Reserve and Agricultural zoned land, as this takes away from land use for food growth and local food security. The Gabriola Island Advisory Planning Commission further recommends that the Gabriola Island Local Trust Committee consider the impacts of bylaw changes to small scale cannabis operations already taking place on non-Agricultural Land Reserve or Agricultural zoned land, as they are concerned that this would not allow for continuation and legitimization of current operations or the development of new micro industry operations.

CARRIED

GB-APC-2020-009

It was MOVED and SECONDED

that the Gabriola Island Advisory Planning Commission recommends that the Gabriola Island Local Trust Committee consider management of scope as a critical piece of any policy. Environmental concerns around light, smell, water and other industrial implications should be considered as well as the desire for smaller community businesses to continue to exist or start-up should be encouraged.

CARRIED

GB-APC-2020-010

It was MOVED and SECONDED

that the Gabriola Island Advisory Planning Commission recommends that the Gabriola Island Local Trust Committee refer the Bylaw Amendment regarding Cannabis Production to the Gabriola Agricultural Co-op for comments.

CARRIED

6. FUTURE MEETING DATES

Chair Malmgren to connect with Secretary to send out a Doodle Poll for a regular meeting time/day.

7. ADJOURNMENT

By general consent, the meeting was adjourned at 4:58 pm.

Jeff Malmgren, Chair

Certified Correct:

Nadine Mourao, Recorder



Follow Up Action Report

Gabriola Island

16-May-2019

Activity	Responsibility	Dates	Status
1 GB-DVP-2019.1 (Huxley Park) - LTC waived requirement for BCLS survey; issued DVP subject to receipt of a planting plan to mitigate tree loss/reduction in area for tree removal and reduction in parking area (see resolution from minutes). Staff to follow up with RDN on submission requirements and issuance of DVP.	Becky McErlean Bronwyn Sawyer		In Progress

11-Jul-2019

Activity	Responsibility	Dates	Status
1 Staff to prepare draft bylaws for the ecological protection zone with site specific provisions for Coats Marsh and B. Acres. (In progress - coordination with Trust Conservancy staff). No change in status while further meeting with RDN being scheduled for late July/early August 2020.	Ian Cox		In Progress

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 Ian Cox		In Progress



Follow Up Action Report

Gabriola Island

28-Nov-2019

Activity	Responsibility	Dates	Status
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 Ian Cox		In Progress
3 For the Ecological Protection Zone Top Priority Project, the LTC direct staff to: ·amend the Project Charter to include rezoning of Elder Cedar Nature Reserve; (DONE) ·prepare draft amendments to the Gabriola Island OCP; (In progress - coordination with Trust Conservancy staff) ·prepare draft amendments to the Gabriola Island LUB; (In progress - coordination with Trust Conservancy staff) ·consider options for Coats Marsh Regional Park, consult with RDN and TNT, and report back. (DONE)	Ian Cox		In Progress

10-Sep-2020

Activity	Responsibility	Dates	Status
1 Gabriola Temporary Use Permit template for short term vacation rentals, Condition #6 be amended to require proof from the Gabriola Fire Department that the building being used for the vacation rental meets the fire code. Staff to update the TUP checklist accordingly.	Heather Kauer		In Progress
2 GBLTC enter into cost recovery agreement for GB-SUB-2017.2	Marnie Eggen		Completed



Follow Up Action Report

Gabriola Island

10-Sep-2020

Activity	Responsibility	Dates	Status
3 GB LTC resolution to purchase a subscription to the Welcome Wagon up to \$100. <i>'Welcome Wagon' replaced by new business 'Welcome Home'. No cost to businesses to participate. TAS advised updated Islands Trust brochures coming in Spring 2021 and asked we hold off distribution of information to GB newcomers until new printed material is available.</i>	Wil Cottingham		In Progress

22-Oct-2020

Activity	Responsibility	Dates	Status
1 Staff to prepare a report to LTC in early 2021 explaining the subdivision application and referral process for general information.	Sonja Zupanec		Completed
2 GB-RZ-2020.1 GHS - Staff to request expedited legal review of the draft housing agreement bylaw. BL 306 (OCP) amended as per minutes of Oct 22/20 and read a second time. BL 307 (LUB) amended as per minutes of Oct 22/20 and read a second time. Both bylaws deemed not contrary to IT policy statement.	Becky McErlean Jaime Dubyna		Completed
3 Cannabis project to be removed from Top Priority list but returned for LTC consideration no later than April 2021.	Sonja Zupanec		Completed

Follow Up Action Report

Gabriola Island

22-Oct-2020

Activity	Responsibility	Dates	Status
4 Defer October LTC agenda item 11.2 to the November meeting.	Becky McErlean		Completed
5 Add 'UBCM Active Transportation Grant' project to the Top Priorities list in lieu of the Cannabis project.			Completed

MEMORANDUM

File No.: 3026
Meeting Logistics

DATE OF MEETING: November 26, 2020
TO: Gabriola Island Local Trust Committee
FROM: Heather Kauer, Regional Planning Manager
Northern Team
SUBJECT: Public Participation Guidelines

PURPOSE

The purpose of this memo is to provide options for the Gabriola Local Trust Committee regarding Public Participation Guidelines.

During their February 27, 2020 regular meeting, the LTC deferred the following agenda item:

12.1 Guidelines for Public Participation During Local Trust Committee Meetings - (see copy of Gambier Island Local Trust Committee Guidelines)

A copy of the Gambier Island Local Trust Committee Guidelines is attached to this memo. The Gabriola LTC may wish to adopt the same or similar guidelines by resolution. Alternatively, the LTC could adopt a project that would add guidelines such as these into the Gabriola Island Meeting Procedures Bylaw.

NEXT STEPS

As requested by the LTC.

Submitted By:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	November 16, 2020
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ATTACHMENTS

1. Gambier Island Local Trust Committee Guidelines

GUIDELINES FOR PUBLIC PARTICIPATION DURING LOCAL TRUST COMMITTEE MEETINGS

How to Share Your Ideas with the Gambier Island Local Trust Committee

Town Hall

This is an opportunity for public comments typically offered during each LTC meeting. The Town Hall is a chance for members of the public to inform trustees about topics relevant to the local trust area. While no advance notice is required to speak at a town hall session, the time available will vary, depending on the number of citizens who wish to speak during the 10 minute session. The LTC will make every effort to hear all members of the public during the Town Hall but reserves the right to limit Town Hall submissions.

Organizations and individuals who have submitted an application to the Islands Trust should not speak during Town Hall. They are welcome to speak when their applications are presented to the LTC for a decision; see below.

Delegations

At least two (2) weeks prior to the local trust committee (LTC) meeting, send a request to northinfo@islandstrust.bc.ca including the name and address of the presenter(s), the subject of the delegation and any materials or documents to be presented. It is important to note that the purpose of a delegation is to present new ideas or information that is not otherwise being considered by the LTC (in a project or application). The LTC does not typically make decisions on delegation requests at the same meeting, although they may choose to request staff to report back with further information.

Delegations have up to 10 minutes to speak to the LTC unless additional time is permitted by LTC resolution. To ensure necessary business is completed, the LTC reserves the right to limit the number of delegations it receives at any one meeting.

Organizations and individuals who have submitted an application to the Islands Trust do not appear as a delegation. They are welcome to speak when their applications are presented to the LTC for a decision; see below.

Correspondence

Correspondence may be submitted to the LTC at any time by email to northinfo@islandstrust.bc.ca.

If a member of the public or an organization wishes to have their correspondence included in an LTC agenda package, this request must be received at least two (2) weeks prior to the LTC meeting (either in person, by mail or by email to northinfo@islandstrust.bc.ca).

Correspondence included in an LTC agenda package should pertain to issues which are not otherwise being considered in LTC projects or applications. Organizations and individuals who have submitted an application to the Islands Trust should direct correspondence to the staff assigned to their application.

Correspondence regarding LTC projects or complex applications is typically posted to the LTC website.

Anonymous correspondence will not be accepted.

Applicants

Applicants should communicate with Islands Trust staff regarding application requirements and the application process. Contact staff via northinfo@islandstrust.bc.ca or visit <http://www.islandstrust.bc.ca/islands/land-use-planning/application-guides-forms/> for further information.

When an application comes before the LTC for a decision, staff will present a report and recommendations to the LTC. The applicant may then speak, for up to 5 minutes, in order to indicate their concurrence with the report and recommendations or to advise the LTC of any errors or omissions. After the LTC makes a decision, the applicant may ask questions for clarification of the LTC's decision or direction to staff.

Applicants are permitted to participate electronically in meetings.

Applicants should communicate with Islands Trust staff in advance of the LTC meeting if they are concerned with staff recommendations or if they are aware of any errors or omissions in the staff report.

Please note, the LTC is under no obligation to accept delegations, town hall comments, correspondence, or other submissions that are deemed defamatory or offensive in nature.



Frequently Asked Questions about Subdivisions in the Gabriola Local Trust Area

An Information Presentation to the Gabriola
Island Local Trust Committee

November 26, 2020



Frequently Asked Questions

- ☐ What kinds of subdivisions can occur in the Gabriola Local Trust Area?
- ☐ What is the process to apply for a subdivision?
- ☐ How long does it take and how much does it cost to apply for a subdivision?
- ☐ Does the Local Trust Committee play a role in subdivision approval?
- ☐ What are the opportunities for public input in subdivision applications?
- ☐ What information about a subdivision application is publicly available?
- ☐ What issues are typically addressed in a subdivision application?

File No.: GB-RZ-2020.1 (Gabriola Housing Society)

DATE OF MEETING: November 26, 2020

TO: Gabriola Island Local Trust Committee

FROM: Jaime Dubyna, Planner 2
Northern Team

SUBJECT: **Application to amend the OCP and LUB to allow for 24 units of Multi-dwelling Affordable Housing – Housing Agreement**

Applicant: Gabriola Housing Society

Location: LOT 1 SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN EPP11544 (PID 028-580-095); and
LOT 2 SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN EPP11544 (PID 028-580-109)

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee request that the applicant for GB-RZ-2020.1 provide an approximation of the number or percentage of units that will be “affordable market units” in their proposed development to be reflected in the draft housing agreement;
2. That the Gabriola Island Local Trust Committee postpone the Community Information Meeting and Public Hearing regarding proposed Bylaw Nos. 306 and 307 currently scheduled for December 10, 2020;
3. That the Gabriola Island Local Trust Committee request that the water reports submitted by the applicant of GB-RZ-2020.1 on November 9, 2020, and the letter from A. Hodson and A. Deggan dated November 12, 2020, be reviewed by the Islands Trust Freshwater Specialist;
4. That the Gabriola Island Local Trust Committee request that the Islands Trust Freshwater Specialist provide a report with analysis and a recommendation regarding water provision for the site; and
5. That the Gabriola Island Local Trust Committee request the applicant provide planning staff with a copy of the approved provincial water license for the water supply intended to support the proposed development prior to holding a Public Hearing for proposed Bylaw Nos. 306 and 307.

REPORT SUMMARY

The purpose of this report is for the Gabriola Island Local Trust Committee (LTC) to consider the draft housing agreement for application GB-RZ-2020.1. The applicant has submitted a revised draft water management plan, a water requirement report and revised site plans that are attached for the LTC’s consideration.

In light of the comments received by legal counsel regarding the draft housing agreement and the new information and concerns expressed by community members regarding impacts to surrounding water users, staff are

recommending that the Community Information Meeting (CIM) and public hearing currently scheduled for December 10, 2020, be postponed until the draft housing agreement language can be resolved, the Islands Trust Freshwater Specialist can provide an analysis of this new information, and a copy of an approved provincial water license is received.

BACKGROUND

The draft housing agreement is required as part of the proposal to re-designate and rezone the subject properties for a 24-unit multi-family affordable housing development. Previous staff reports and supporting information can be found on the current application [webpage](#). The draft housing agreement has been reviewed by Islands Trust's legal counsel, and is found in Attachment 1 of this report. Legal counsel advises that there may be an issue with clause "e" in the draft housing agreement, which currently does not restrict the number of "affordable market units" versus below market (low income) units to be provided. Legal counsel has advised staff to present the draft housing agreement to the LTC to determine whether the LTC is willing to accept the draft housing agreement as it is presented, or to revise it. Further revisions to the draft housing agreement would involve further discussions with legal counsel.

The proposed Bylaw Nos. 306 (OCP) and 307 (LUB) received second reading at the October 22, 2020 LTC business meeting. Resolutions for the October 22, 2020 meeting can be found in the draft minutes included in the agenda package for the November 26, 2020 LTC meeting. A copy of proposed Bylaw Nos. 306 (OCP) and 307 (LUB) can be found in Attachments 2 and 3 of this report. Table 1 in Attachment 4 and Table 2 in Attachment 5 set out the amendments made to the proposed Bylaw Nos. 306 (OCP) and 307 (LUB) at the October 2, 2020 and October 22, 2020 LTC meetings.

Copies of the revised draft water management plan and water requirement report are found in Attachments 6 and 7. Revised site plans are found in Attachment 8.

ANALYSIS

Issues and Opportunities

Housing Agreement

The purpose of a housing agreement is to ensure that a development provides affordable rentals or home ownership in perpetuity. Section 483 of the *Local Government Act* (LGA) authorizes a local government to enter into a housing agreement, and defines the terms and conditions agreed to by the local government and the owner regarding the occupancy of the housing units, including but not limited to the form of tenure and the administration and management of the units. A housing agreement is the LTC's only tool to enforce affordable housing terms, such as rent amounts, increases, fees, etc.

For rezoning applications that propose multi-dwelling affordable housing, Gabriola Island OCP Policy 2.4 (h) requires a housing agreement as follows:

2.4 (h) As a condition of rezoning for Multi-dwelling Affordable Housing, a housing agreement pursuant to s. 905¹ of the *Local Government Act* shall be required and shall include provisions that:

- i. ensure the maintenance and stability of affordability in perpetuity;
- ii. specify how the housing project will be managed and administered including, if deemed applicable, that it be operated on a not-for-profit basis;
- iii. specify the manner in which the housing units will be made available to the identified class of persons at the time the housing units are first occupied and with respect to subsequent occupancy; and
- iv. specify the mix of rental and ownership housing units permitted.

The applicant for GB-RZ-2020.1 is proposing rental housing only, which is reflected in the draft housing agreement and in proposed Bylaw No. 307 (LUB), which requires that “One hundred percent (100%) of the *dwelling units* in the Multi-dwelling Affordable Housing 1 (MAH1) zone shall be limited to *residential rental tenure*.” Proposed Bylaw No. 307 (LUB) includes a definition for the term “residential rental tenure”.

A housing agreement includes three parts:

1. *A bylaw*. The LTC establishes a bylaw, which authorizes the LTC to enter into a housing agreement. Draft Bylaw No. 308 is the administrative bylaw that would authorize the LTC to enter into a housing agreement with the applicant.
2. *A Housing Agreement*. The housing agreement is attached to the bylaw, and is a contract between the parties to provide affordable housing. The housing agreement sets out the terms and conditions for occupancy of the housing units.
3. *A covenant*. The covenant is registered on the Title of the property/properties, communicating to any future purchasers of that land that the housing agreement exists.

The applicants were provided a copy of the Islands Trust’s housing agreement template, and have made revisions according to their proposal. The draft housing agreement has been reviewed by Islands Trust legal counsel.

Legal counsel has advised that clause “e” of the draft housing agreement appears to leave open the number of “affordable market units” versus low income units offered, which could lead to all of the units being market units. Staff note that the market units could still be considered “affordable”, but would have higher rental rates as they would be available to moderate (or modest) income occupants, rather than low income occupants. The applicant had communicated their intent to offer both low and modest income housing to meet the housing needs of the Gabriola community in their letters dated [January 15, 2020](#) and [March 19, 2020](#), which were submitted as part of the initial application. Proposed Bylaw No. 306 (OCP) reflects this in the proposed amendments to the OCP Objective 1 of Subsection 2.4 and OCP Policy 2.4 (d), where “low to moderate income families” are referenced.

The applicant has advised their intent is to provide a mixture of low and moderate income units, with “affordable market units” offered alongside low income units. How income eligibility is determined is based off of BC Housing’s Housing Income Limits and approval by the funder (i.e. BC Housing, CMHC, or other unspecified funders). The applicant has requested that a number (or percentage) not be included in the draft housing agreement, so that

¹ If adopted, Proposed Bylaw 306 (OCP) would amend “s. 905” to “s. 483”, in accordance with the [Local Government Act](#), Part 14.

the applicants have the flexibility to work with their funders and meet funding program criteria and the Gabriola communities needs successfully – both of which may vary over time.

At this time, legal counsel has advised staff to present the draft housing agreement to the LTC to determine whether the LTC is willing to accept the draft housing agreement as it is presented, or to revise it. Further revisions to the draft housing agreement would involve further discussions with legal counsel.

Staff have recommended to the LTC that they request the applicant provide an approximation for the number or percentage of units that will be “affordable market units” in their proposed development to be reflected in the draft housing agreement. Rather than requiring a specific number or percentage, staff consider an approximation (or range) would still provide the applicants with some flexibility to meet funding program criteria and Gabriola community housing needs.

Alternatively, should the LTC accept the draft housing agreement, they may read the bylaw portion, draft Bylaw No. 308, which would authorize the LTC to enter into a housing agreement with the applicants. To ensure the covenant is registered, prior to consideration of final reading of the proposed Bylaw Nos. 306 and 307, the LTC could require a Letter of Undertaking from the applicant’s solicitor to register the covenant for the housing agreement on the title of the subject properties, upon adoption of the proposed bylaws.

As an administrative bylaw, a public hearing is not required for a housing agreement bylaw, however the LTC may request that a public hearing be held.

Water License

The LTC passed the following resolution by Resolution Without Meeting (RWM) on April 16, 2020:

GB-2020-005

It was MOVED and SECONDED,

That the Gabriola Island Local Trust Committee requests the applicant for GB-RZ-2020.1 (Gabriola Housing Society) provide planning staff with:

a) A copy of the approved provincial water license to service the proposed 24-unit multi-dwelling affordable housing project.

CARRIED

A copy of an approved provincial water license for the proposed development remains outstanding at this time.

Staff have been advised by Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRO) staff that the water license application is currently undergoing a technical review, which includes review of the testing and monitoring completed by Elanco Enterprises, assessment of any potential impacts and determination of whether further testing or information is necessary. Islands Trust will receive a referral for the water license application following the completion of the Ministry staff’s technical review.

Staff had previously advised the LTC that prior to proceeding to a public hearing for the proposed Bylaw Nos. 306 and 307, the LTC be in receipt of a copy of an approved water license for the proposed development. However, the LTC has resolved to proceed without this information and has requested a public hearing be held on December 10, 2020. Given the new information provided and community concerns raised in relation to the proposed increase in water in this area, staff are recommending that the LTC postpone the CIM and public hearing scheduled for December 10, 2020, request analysis of the new information from the Islands Trust Freshwater Specialist, and request that the applicant provide a copy of the approved water license prior to holding a public hearing for the proposed Bylaw Nos. 306 and 307.

As an alternative, staff advise that prior to final adoption of the proposed Bylaw Nos. 306 and 307, the LTC be in receipt of an approved water license for the proposed development.

Revised Water Management Plan

The applicants have submitted a revised water management plan (Attachment 6), dated November 5, 2020. Revisions were made to the [water management plan](#), dated October 6, 2020, in response to information received from Allan Dakin, P.Eng. of Elanco Enterprises. The applicant has provided details of the revisions in the letter attached as the first page of the plan. The applicant has stated the plan remains a draft, and is subject to further revisions as the proposed development proceeds.

Water Requirements report, by MSR Solutions Inc.

The applicants have submitted a water requirement report by MSR Solutions Inc., dated November 6, 2020 (Attachment 7). The report investigates water demand requirements and the feasibility of using greywater and rainwater to supplement the groundwater system, and concludes that the proposed development, “can treat and distribute water to its desired population when relying on well capacity with adequate storage.”

The report considers 50,000 L of storage to be adequate to support up to 65 residents (the anticipated maximum number of residents in the report). The report recommends additional storage for rainwater collection and grey water reuse for irrigation, along with xeriscaping to minimize water use.

Revisions to Site Plans

The applicant has submitted revised site plans for the proposed development (Attachment 8). Changes made include the following:

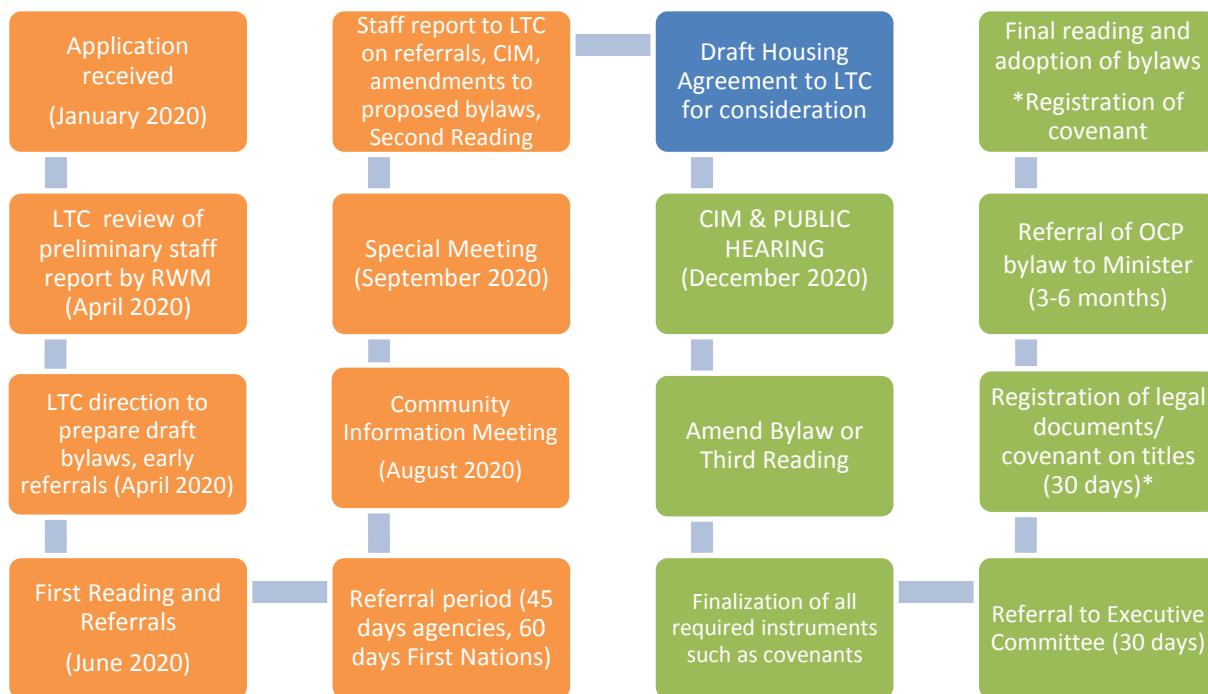
- Siting of dwelling units revised;
- Additional onsite parking;
- Increased total area of shared outdoor space;
- Identifies firetruck turn-around;
- One accessory building, or “commons” building for resident use;
- Unit mix updated to 4 studio, 8 1-bedroom, 4 2-bedroom, and 8 3-bedroom units (6 being accessible or partially accessible);
- Increase of total area cleared (approx. 55%).

Staff note that while the overall forested area to be cleared has increased, the proposal meets the applicant’s target of 50% forest retention.

The unit mix is subject to change in response to funding program criteria. The revised plans do not appear to impact the proposed Bylaw Nos. 306 (OCP) and 307 (LUB).

Application Process Steps and Timing

The following timeline outlines the rezoning application process milestones to date along with next steps and the *approximate* timing which may assist in managing applicant and community expectations in how an OCP and LUB amendment application such as this is processed:



Rationale for Recommendation

In accordance with OCP Policy 2.4 (h), a housing agreement is a condition of a rezoning application for Multi-dwelling Affordable Housing. The applicants have submitted proposed revisions to the Islands Trust’s housing agreement template, and the draft housing agreement has been reviewed by Islands Trust legal counsel. Given the comments received by legal counsel regarding the draft housing agreement, staff are recommending that the LTC request the applicant provide an approximation of the number of “affordable market units” to be provided, and reflect this in the draft housing agreement.

In consideration of the new information received from the applicants, the pending water license application, and concerns expressed by community members regarding impacts to surrounding water users, staff are recommending that the CIM and public hearing currently scheduled for December 10, 2020, be postponed until the draft housing agreement language can be resolved, the Islands Trust Freshwater Specialist can provide an analysis of this new information, and a copy of an approved provincial water license is received. Refer to the formal recommendations on Page 1 of the report.

ALTERNATIVES

1. Cancel public hearing, proceed with CIM only

Given the number of amendments made to the proposed Bylaw Nos. 306 (OCP) and 307 (LUB) prior to second reading at the October 22, 2020 LTC meeting, and that this staff report presents those amendments and the draft housing agreement for the first time; the LTC may resolve to postpone the public hearing that is currently scheduled for December 10, 2020, and proceed with a Community Information Meeting (CIM) only. This would allow community members additional time to review the proposed bylaws and amendments; ask questions of staff, the LTC and the applicants; and prepare their submissions to the LTC. Recommended wording is as follows:

That the Gabriola Island Local Trust Committee rescind Resolution GB-2020-091 and postpone the public hearing scheduled for December 10, 2020.

That the Gabriola Island Local Trust Committee request that the Community Information Meeting scheduled on December 10, 2020 proceed.

2. Give readings of the housing agreement bylaw

If the LTC accepts the housing agreement language as currently presented, they could give up to three readings of the housing agreement bylaw. However, staff recommends no more than two readings to align with the number of readings that the proposed Bylaw Nos. 306 (OCP) and 307 (LUB) have received. Recommended wording is as follows:

That the Gabriola Island Local Trust Committee Bylaw No. 308, cited as “Gabriola Island Housing Agreement Bylaw No. 308, 2020”, be read a first time and second time.

That the Gabriola Island Local Trust Committee request the applicant provide planning staff prior to consideration of final reading of proposed Bylaw No. 306 and 307, with a letter of undertaking from the applicant’s solicitor, undertaking to register the Section 219 restrictive covenant for the Housing Agreement on title of the subject properties, upon adoption of Bylaw Nos. 306 and 307.

3. Request that the water license be received prior to final adoption

As noted, a technical review by Ministry staff is currently underway for the water license application. However, given the ongoing concerns raised by neighbouring property owners regarding the proposed water use, the LTC may wish to consult further with the Islands Trust Freshwater Specialist. The LTC may wish to proceed with processing of the bylaws without the Freshwater Specialist’s review or a water license being received, but be assured that the water license will be received prior to final adoption of the bylaws. Recommended wording is as follows:

That the Gabriola Island Local Trust Committee request the applicant provide planning staff a copy of the approved provincial water license for the water supply intended to support the proposed development prior to consideration of final reading of proposed Bylaw Nos. 306 and 307.

4. Receive for information

The LTC may receive the draft housing agreement for information at this time.

NEXT STEPS

Should the LTC concur with staff’s recommendations, staff will postpone the CIM and public hearing scheduled on December 10, 2020; continue to work with legal counsel and the applicant to revise the draft housing agreement; and refer the reports and correspondence in Attachments 6,7 and 9 to the Islands Trust Freshwater Specialist.

Submitted By:	Jaime Dubyna Planner 2	November 18, 2020
Concurrence:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	November 19, 2020

ATTACHMENTS

1. Draft Housing Agreement (draft Bylaw No. 308)
2. Proposed Bylaw No. 306 (OCP)
3. Proposed Bylaw No. 307 (LUB)

4. Table 1 – Amendments to Proposed Bylaw No. 306 (OCP)
5. Table 2 – Amendments to Proposed Bylaw No. 307 (LUB)
6. Revised Water Management Plan, dated November 5, 2020
7. Paisley Place Water Requirements Report, by MSR Solutions Inc., dated November 6, 2020
8. Revised Site Plans, dated November 16, 2020
9. Correspondence, dated November 12, 2020

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GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 308

A BYLAW TO AUTHORIZE A HOUSING AGREEMENT

WHEREAS the Gabriola Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Gabriola Island Local Trust Area, pursuant to the *Islands Trust Act*;

AND WHEREAS Section 483 of the Local Government Act and Section 29 of the *Islands Trust Act* permit the Local Trust Committee to enter into a housing agreement;

AND WHEREAS the Gabriola Island Local Trust Committee wishes to enter into a Housing Agreement;

NOW THEREFORE the Gabriola Island Local Trust Committee enacts in open meeting assembled as follows:

1. This Bylaw may be cited for all purposes as "Gabriola Island Housing Agreement Bylaw No. 308, 2020".
2. The Chairperson and one other member of the Gabriola Island Local Trust Committee are authorized to execute an agreement in the form attached to this Bylaw with the Gabriola Housing Society (GHS).

READ A FIRST TIME this _____ TH day of _____, 20____

READ A SECOND TIME this _____ TH day of _____, 20____

READ A THIRD TIME this _____ TH day of _____, 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this

_____ TH day of _____, 20____

ADOPTED this _____ TH day of _____, 20____

SECRETARY

CHAIRPERSON

DRAFT

LAND TITLE ACT TERMS OF INSTRUMENT – PART 2

Housing Agreement and Section 219 Covenant **(Section 438 Local Government Act and Section 219 Land Title Act)**

THIS AGREEMENT DATED FOR REFERENCE THE [day] OF [month], 2020 is BETWEEN:

GABRIOLA HOUSING SOCIETY, a society incorporated under the laws of the province of British Columbia under number [S-0060928] and having its office at P.O. Box 76, Gabriola Island, B.C., V0R 1X0

(the “Owner”);

AND:

GABRIOLA ISLAND LOCAL TRUST COMMITTEE, a corporation under the *Islands Trust Act*, having an office at 2nd Floor, 1627 Fort Street, Victoria, B.C., V8R 1H8

(the “Trust Committee”)

WHEREAS:

- A. The Owner is the registered owner of the Lands situated at Lot 1 and Lot 2 Paisley Place on Gabriola Island, British Columbia and legally described as:

PID 028-580-095

LOT 1, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN EPP11544

and

PID 028-580-109

LOT 2, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN EPP11544

(collectively, the “Lands”);

- B. The Owner intends to construct on the Lands a residential development that will include Affordable Rental Housing Units (hereinafter defined) to rent, by way of a Tenancy Agreement, at an affordable rate to Qualified Occupants (hereinafter defined);
- C. The Trust Committee may, pursuant to Section 29 of the *Islands Trust Act* and Section 483 of the *Local Government Act*, enter into an agreement with an owner of land that includes terms and conditions regarding the occupancy, tenure and availability to specified classes of persons of dwelling units located on those lands;

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- D. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the Trust Committee in respect of the use of land or construction on land;
- E. As a condition of rezoning the Lands, the Owner and the Trust Committee wish to enter into this Agreement to provide affordable housing on the Lands on the terms and conditions of this Agreement and to restrict the use of, and construction on, the Lands and the use of the Affordable Housing Units constructed on the Lands, on the terms and conditions of this Agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*; and
- F. The Trust Committee has, by bylaw, authorized the execution of this Agreement and the Owner has duly authorized the execution of this Agreement.

THIS AGREEMENT is evidence that in consideration of \$1.00 paid by the Trust Committee to the owner (the receipt of which is acknowledged by the owner), and in consideration of the promises exchanged below, the Trust Committee and the owner agree, as covenants granted by the owner to the Trust Committee under Section 219 of the *Land Title Act*, and as a housing agreement between the owner and the Trust Committee under Section 483 of the *Local Government Act*, as follows:

Article 1: Definitions and Interpretation

a. **Definitions** – In this Agreement:

“Acceptable Accommodation” means accommodation that is affordable, suitable and adequate according to family income, size and composition;

“Affordable Housing Funder” means BC Housing, Canada Mortgage and Housing Corporation or other agency that provides a grant or preferential rate loan to support the development of Affordable Housing Units on the Lands;

“Affordable Housing Unit” means a studio, 1 bedroom, 2 bedroom or 3 bedroom Dwelling Unit on the Lands in respect of which the construction, tenure, rental and occupancy are restricted in accordance with sections b through e of this Agreement;

“Affordable Market Unit” means an Affordable Housing Unit on the Lands where the rental price is linked to market conditions on Gabriola Island or the Regional District of Nanaimo region, the rental rate is approved by an Affordable Housing Funder, and meets the occupancy criteria set out in section c;

“Annual Household Income” means the combined gross income of all adult members of a Household, as shown on line 150 of the preceding year’s T1 General Income Tax and Benefit return;

“BC Housing” means the British Columbia Housing Management Commission;

“Dwelling Unit” means a dwelling unit as defined in the Gabriola Island Land Use Bylaw No. 177, 1999, as amended or replaced from time to time;

“Household” means one or more individuals;

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“Housing Income Limits” means the maximum gross household income for eligibility in an affordable housing program (for each category of dwelling unit), based on figures established by CMHC, and are intended to reflect the minimum income required to afford appropriate accommodation in the private market, as published by BC Housing from time to time;

“Lands” means those parcels of land legally described as PID 028-580-095, LOT 1, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN EPP11544 and PID 028-580-109, LOT 2, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN EPP11544;

“Maximum Monthly Rent” means the monthly rent agreed to by the Owner and a Qualified Renter to rent an Affordable Housing Unit which shall not exceed 30% of the total combined monthly gross household income of the Qualified Renter(s) at the time the Affordable Housing Unit is occupied by the Qualified Renter(s), except in the case of an Affordable Market Unit;

“Qualified Occupant” means a person who meets the eligibility criteria for tenancy as set out in Schedule “B”;

“Qualified Renter” means a Household which meets the eligibility criteria for a residential tenancy of an Affordable Housing Unit, as set out in section c of this Agreement;

“Residential Tenancy Act” means the *Residential Tenancy Act* (British Columbia); and

“Tenancy Agreement” means a tenancy agreement as defined in, and subject to, the *Residential Tenancy Act*.

b. Agreement over the Lands – Pursuant to section 219 of the *Land Title Act* and section 483 of the *Local Government Act*, the Owner covenants and agrees that the Lands may be used only in accordance with the following conditions:

- i. the Lands must not be used and no building or structure may be constructed on the Lands except in accordance with any development permit issued by the Local Trust Committee, and any building permit issued by the Regional District of Nanaimo and this Agreement;
- ii. the Lands must at all times be used and occupied in compliance with all statutes, laws, regulations, orders of any authority having jurisdiction, and this Agreement;
- iii. it will design, construct and maintain in a reasonable state of repair the Affordable Housing Units on the Lands, including Affordable Market Units in accordance with the terms of this Agreement.

c. Affordable rental housing eligibility - The Owner covenants and agrees that the Affordable Housing Units on the Lands will only be occupied under all of the following criteria:

- i. the household’s Annual Household Income does not exceed BC Housing’s Housing Income Limits, or other criteria specified by an Affordable Housing Funder;
- ii. the household will occupy the Affordable Housing Unit as their permanent, principal, and sole residence; and
- iii. the household is comprised of at least one Qualified Occupant.

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and The Owner covenants and agrees to:

- iv. include in every Tenancy Agreement a prohibition on subletting, including short-term vacation rentals, and a provision entitling the Owner to terminate the Tenancy Agreement in accordance with the *Residential Tenancy Act* in the event of any breach of that prohibition;
 - v. deliver to the Trust Committee a true copy of every Tenancy Agreement entered into in respect of any Affordable Housing Unit within 10 days of any request to do so;
 - vi. specify in every Tenancy Agreement the existence of this Agreement and the occupancy restrictions applicable to the Affordable Housing Unit, and provide to each tenant, upon their request, a copy of this Agreement; and
 - vii. if one of the individuals comprising a Qualified Renter who rents an Affordable Housing Unit dies, that individual's spouse or adult child residing in the Affordable Housing Unit at the time of the Qualified Renter's death may continue to rent the Affordable Housing Unit for the longer of:
 - a. the balance of the fixed term under the Tenancy Agreement; or
 - b. twelve (12) months on the same terms, including monthly rent, set out in the Tenancy Agreement.
- d. Rental rates** - The Owner covenants and agrees that it will:
- i. not charge any tenant a monthly rent, exclusive of utilities, that is greater than 30% of the monthly Household Income of all occupants of the Affordable Housing Unit, except in the case of an Affordable Market Unit; and
 - ii. not require any tenant under a Tenancy Agreement to pay any extra charges or fees for use of any well or septic, or property taxes. For clarity, this limitation does not apply to parking, cablevision, telecommunications, laundry, or gas or electricity utility fees or charges.
- e. Affordable Market Unit** – The owner covenants and agrees that it will not rent an Affordable Market Unit unless the Affordable Market Unit is approved by an Affordable Housing Funder and there are other Affordable Housing Units occupied by households whose income does not exceed the Housing Income Limits.
- f. Order to Comply** – If the Owner is in default of the performance or observance of this Agreement, the Trust Committee may give the Owner a notice of default requiring the Owner to comply with this Agreement within the time stated in the notice. The Owner agrees that any breach or default in the performance of this Agreement on its part must be corrected, to the satisfaction of the Trust Committee, within the time stated on the notice of default provided to the Owner by the Trust Committee.
- g. Statutory Declaration from Owner** – The Owner shall deliver to the Trust Committee by the end of January of each year, a completed statutory declaration, substantially in the form attached as Schedule "A", sworn by the Owner, in relation to the Affordable Housing Units. The Owner irrevocably authorizes the Trust Committee to make inquiries it considers necessary and reasonable in order to confirm compliance with this Agreement.

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- h. **Management** – The Owner covenants and agrees to furnish good and efficient management of the Lands. If and when the Trust Committee has reasonable grounds to believe that a continuing breach of this Agreement exists, the Trust Committee may authorize its representatives to inspect the Lands at any reasonable time, subject to the notice provisions of the *Residential Tenancy Act* and subject to the concurrent delivery of such a notice to the Owner.
- i. **No Transfer** – The Owner must not transfer the Lands, other than to another non-profit organization or society incorporated under the *Societies Act*, having as its objective the management of affordable housing. The Local Trust Committee must approve any transfer prior to its finalization.
- j. **Society Standing** – The Owner must maintain its standing as a society under the *Societies Act*, and must not amend its Constitution in any manner that would prevent, or adversely affect, the ability of the Owner to perform its obligations under this Agreement.
- k. **Specific Performance of Agreement** – The Owner agrees that the Trust Committee is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement, in view of the public interest in restricting the occupancy of the Affordable Housing Unit. The Owner further acknowledges that a breach of this Agreement may constitute a breach of the Trust Committee's Land Use Bylaw, as amended from time to time.
- l. **Assignment** – The Owner acknowledges that the Trust Committee may delegate or assign the administration and management of this Agreement to a third party, and, in that event, any reference in this Agreement to the Trust Committee shall be interpreted as a reference to that party provided that the Trust Committee has so advised the Owner.
- m. **Indemnity** – The Owner shall indemnify and save harmless the Trust Committee and each of its elected officials, officers, directors, employees, and agents from and against all claims, demands, actions, loss, damage, costs, and liabilities for which any of them may be liable by reason of any act or omission of the Owner or its officers, directors, employees, agents or contractors or any other person for whom the Owner is at law responsible, including breaches of this Agreement.
- n. **Release** – The Owner releases and forever discharges the Trust Committee and each of its elected officials, officers, directors, employees, and agents and each of their heir, executors, administrators, personal representatives, successors and assigns from all claims, demands, damages, actions, or causes of action arising out of the performance by the Owner of its obligations under this Agreement, or the enforcement of this Agreement.
- o. **Trust Committee Powers Unaffected** – This Agreement does not limit the discretion, rights, duties or powers of the Trust Committee under any enactment or the common law, impose on the Trust Committee any duty or obligation, affect or limit any enactment relating to the use or subdivision of the Lands, or relieve the Owner from complying with any enactment.
- p. **No Public Law Duty** – Wherever in this Agreement an act, determination, consent, approval or agreement of the Trust Committee is provided for, such act, determination, consent, approval or agreement may be done or made in accordance with the terms of this Agreement and no public law duty, whether arising from the principles of procedural fairness or the rules of natural justice shall have any application.

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- q. **No Waiver** – No condoning, excusing or overlooking by the Trust Committee of any default under this Agreement, nor any consent, approval, or agreement whether written or otherwise shall be taken to operate as a waiver by the Trust Committee of any subsequent default or of the necessity for further consent, approval or agreement in respect of a subsequent matter requiring it under this Agreement, or in any way to defeat or affect the rights or remedies of the Trust Committee.
- r. **Arbitration** – Any matter in dispute between the parties under this Agreement, including any disputes as to whether a particular individual is eligible to occupy a Affordable Housing Unit, must be referred to a single arbitrator if the parties can agree on one, and otherwise to three arbitrators, one to be appointed by each of the parties and the third by those two so appointed, and the matter must be resolved in accordance with the provisions of the *Arbitration Act* of British Columbia.
- s. **Notice on Title** – The Owner acknowledges and agrees that this Agreement constitutes both a covenant under Section 219 of the *Land Title Act* and a housing agreement under Section 483 of the *Local Government Act*, and agrees that the Owner will register a notice of this Agreement against title to the Lands.
- t. **Covenant Runs with the Land** – Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted by the Owner to the Trust Committee in accordance with section 219 of the *Land Title Act* in respect of the Lands and this Agreement burdens the Lands and runs with it and binds the Owner's successors in title and binds every parcel into which it is consolidated or subdivided by any means, including, by subdivision or by strata plan.
- u. **Limitation on Owner's Obligations** – The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands.
- v. **Amendment and Termination** – This Agreement may not be modified or amended except by bylaw of the Trust Committee, upon an agreement in writing between the Trust Committee and the Owner.
- w. **Notices** – Any notice required to be given pursuant to this Agreement shall be in writing and shall be given to the Owner or the Trust Committee, as the case may be, at the address first above written, or to any other address of which either the Owner or the Trust Committee may advise the others in writing in accordance with this paragraph. Notice to the Trust Committee must be addressed to the Secretary of the Islands Trust. If given in person or by facsimile transmission, such notice will be deemed to be received when delivered and, if mailed, such notice will be deemed to be received only when actually received by the party to whom it is addressed.
- x. **Enurement** – This Agreement is binding upon and enures to the benefit of the parties and their respective successors and permitted assigns.
- y. **Remedies Cumulative** – The remedies of the Trust Committee specified in this Agreement are cumulative and are in addition to any remedies of the Trust Committee at law or in equity. No remedy shall be deemed to be exclusive, and the Trust Committee may from time to time have recourse to one or more or all of the available remedies specified herein or at law or in equity.
- z. **Severability** – Each covenant and agreement contained in this Agreement is, and shall be construed to be, a separate and independent covenant or agreement and the breach of any such covenant or

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agreement by the Owner shall not discharge or relieve the Owner from its obligations to perform. If any term or provision of this Agreement, or its application to any person or circumstance shall to any extent be found to be invalid and unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

- aa. Joint and Several** – In the case of more than one owner, the grants, covenants, conditions, provisions, agreements, rights, powers, privileges and liabilities of the Owner shall be construed and held to be several as well as joint.
- bb. Included Words** – Wherever the singular or the masculine is used in this Agreement, it shall be deemed to include the plural or the feminine, or the body politic or corporate, where the context or the parties so require.
- cc. Governing Law** – This Agreement shall be governed by and construed in accordance with the laws of the province of British Columbia.
- dd. Joint Venture** – Nothing in this Agreement shall constitute the Owner as an agent, joint venture or partner of the Trust Committee or give the Society any authority or power to bind the Trust Committee in any way.
- ee. Time of Essence** – Time is of the essence in this Agreement.
- ff. Further Assurances** – The parties shall execute and do all such further deeds, acts, things and assurances as they reasonably require to carry out the intent of this Agreement.
- gg. Priority** – The Owner agrees to do everything necessary at the Owner's expense to ensure that this Agreement is registered against title to the Lands with priority over all financial charges, liens and encumbrances registered or pending at the time of application for registration of this Agreement.
- hh. Deed and Contract** – By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

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SCHEDULE "A"

OWNER STATUTORY DECLARATION

CANADA

PROVINCE OF BRITISH COLUMBIA

IN THE MATTER OF A HOUSING AGREEMENT
WITH THE GABRIOLA ISLAND LOCAL TRUST
COMMITTEE ("Housing Agreement")

I, _____

declare that:

1. I am the _____ [director, officer, employee] of the [Owner], the owner of the land known as _____, XXX Island, legally described as: _____ (the "Lands")
2. I make this declaration to the best of my personal knowledge.
3. This declaration is made pursuant to the Housing Agreement registered against the Lands.
4. For the period from _____ to _____, the Affordable Housing Units were used only by Qualified Renters (as defined in the Housing Agreement).
5. At no time during the last year were any of the Affordable Housing Units used as a short-term vacation rental.
6. The rental payments charged for the Affordable Housing Unit were in compliance with the Housing Agreement and are listed in the attached list.
7. No subletting of the Lands has been permitted.
8. I acknowledge and agree to comply with all of the Owner's obligations under the Housing Agreement, and other charges registered against the Lands and confirm that the Owner has complied with all of its obligations under these Agreements.
9. I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at _____, British Columbia, this ____ day of _____.

A Commissioner for taking Affidavits
in British Columbia

Signature of person making declaration

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SCHEDULE "B"

Definition of a Qualified Occupant

A Qualified Occupant means a person aged 19 years or older who fits into at least one of the following categories, which are not listed in any particular priority order:

- i) Has been living on Gabriola Island for a minimum of one year; or
- ii) Has been commuting to Gabriola Island for at least half-time work (20 hours per week) for a minimum of one year; or
- iii) Is a registered member of Snuneymuxw First Nation, regardless of current location of residence or work,

except that where there are no persons meeting the categories specified above in clause i, ii or iii of this Schedule who make an application to rent an available Affordable Housing Unit and the lack of applications would result in the Affordable Housing Unit being vacant for more than one month, then a Qualified Occupant may be a person aged 19 years or older who fits into at least one of the following categories, which are not listed in any particular priority order:

- a. Previous resident of Gabriola Island who has lived away from the Gabriola Island for a maximum of three consecutive years; or
- b. Non-resident who is hired to begin at least half-time work (20 hours per week) on Gabriola Island; or
- c. A person who has worked at least half-time on Gabriola Island (20 hours per week) for less than one year; or
- d. A person with an immediate family member whose principal residence is on Gabriola Island. "Immediate family member" means a daughter/son or parent or sibling, to whom the person is related by blood, or by marriage or common-law relationship, or by adoption,

except that where there are no persons meeting the categories specified in clause i, ii or iii nor a, b, c or d of this Schedule who make an application to rent an available Affordable Housing Unit and the lack of applications would result in an Affordable Housing Unit being vacant for more than one month, then a Qualified Occupant may be any person permitted by an Affordable Housing Funder.

PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 306

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

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

1. Citation

This bylaw may be cited for all purposes as “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997, Amendment No. 1, 2020”.

2. Gabriola Island Local Trust Committee Bylaw No. 166, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997,” is amended as per Schedules “1” and “2” attached to and forming part of this bylaw.

READ A FIRST TIME THIS 25TH DAY OF JUNE , 2020

READ A SECOND TIME THIS 22ND DAY OF OCTOBER , 2020

PUBLIC HEARING HELD 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

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

_____ DAY OF _____ , 202x

ADOPTED THIS

_____ DAY OF _____ , 202x

Chair

Secretary

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 306
Schedule "1"

1. **Schedule "A"** of Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997 is amended as follows:
 - 1.1 **Schedule A - Preface, Map Schedules**, III. Schedule D is amended by replacing the words "and 9" with ", and 11".
 - 1.2 **Section 2 - General Land Use and Residential Development**, Subsection **2.0 General Land Use, General Land Use Policies**, clause "k)" is amended by replacing the words "Special Needs residents and Seniors" with "Special Needs residents, Seniors and multiple-dwelling affordable housing."
 - 1.3 **Section 2 - General Land Use and Residential Development**, Subsection **2.1 Residential Land Use, General Residential Policies**, clause "a)" is amended by replacing the words "Special Needs and Seniors' affordable housing" with "Special Needs, Seniors and multiple-dwelling affordable housing."
 - 1.4 **Section 2 – General Land Use and Residential Development**, Subsection **2.4 Multi-dwelling Affordable Housing, Background**, is amended by removing the third bullet text "Low-income families" and replacing it with "Low to moderate income families, as set out in a housing agreement."
 - 1.5 **Section 2 – General Land Use and Residential Development**, Subsection **2.4 Multi-dwelling Affordable Housing, Background**, is amended by removing the following:

"Affordable housing means housing that costs no more than 30% of a household's gross income applied to those households with incomes at or below 60% of the median household income for Gabriola Island (using Canada Census information)."
 - 1.6 **Section 2 – General Land Use and Residential Development**, Subsection **2.4 Multi-dwelling Affordable Housing, Background**, is amended by removing "Currently there are two Seniors' housing developments on Gabriola (designated as Seniors and Special Needs (SSN) in Schedule B of this Plan), and no other types of Multi-dwelling Affordable Housing development", and replacing it with, "Currently there are two Seniors' housing developments on Gabriola (designated as Seniors and Special Needs (SSN) in Schedule B of this Plan), and one Multi-dwelling Affordable Housing development (designated as Multi-dwelling Affordable Housing (MAH) in Schedule B of this Plan)."
 - 1.7 **Section 2 – General Land Use and Residential Development**, Subsection **2.4 Multi-dwelling Affordable Housing, Multi-dwelling Affordable Housing Objectives**, Objective "1" is amended by deleting "Low-income families" and replacing it with "low to moderate income families".
 - 1.8 **Section 2 – General Land Use and Residential Development**, Subsection **2.4 Multi-dwelling Affordable Housing, Multi-dwelling Affordable Housing Policies**, clause "a)" is amended by removing "9.3" and replacing it with "9.4".

1.9 **Section 2 – General Land Use and Residential Development**, Subsection **2.4 Multi-dwelling Affordable Housing, Multi-dwelling Affordable Housing Policies**, clause “c)” is amended by removing “Section 904” and replacing it with “Section 482”.

1.10 **Section 2 – General Land Use and Residential Development**, Subsection **2.4 Multi-dwelling Affordable Housing, Multi-dwelling Affordable Housing Policies**, clause “c)” is amended by deleting the words “for seniors and Special Needs residents”.

1.11 **Section 2 – General Land Use and Residential Development**, Subsection **2.4 Multi-dwelling Affordable Housing, Multi-dwelling Affordable Housing Policies**, clause “d)” text is deleted and replaced with the following text:

“Densities for the creation of Multi-dwelling Affordable Housing for low to moderate income families shall come only from:

- i. banked densities as noted in Appendix 2 (Density Bank) of this plan, or
- ii. if there are insufficient densities in the Density Bank, the shortfall in densities may be provided based on the merits of the proposal, using the following criteria:
 - lot size;
 - proximity to the Village Core, public transportation and community amenities;
 - availability of sufficient water supply for the proposed number of dwelling units;
 - availability of an area of sufficient size and appropriate characteristics to meet provincial health authority requirements for an on-site sewage treatment system capable of servicing the proposed number of dwelling units;
 - demonstrated community need; and
 - provided that a housing agreement is in place to ensure affordability is maintained in perpetuity.”

1.12 **Section 2 – General Land Use and Residential Development**, Subsection **2.4 Multi-dwelling Affordable Housing, Multi-dwelling Affordable Housing Policies**, clause “h)” is amended by removing “Section 905” and replacing it with “Section 483”.

1.13 **Section 2 – General Land Use and Residential Development**, Subsection **2.7 Home Occupational Use, Home Occupational Policies**, clause “a)” is amended by adding “or Multi-dwelling Affordable Housing as identified in Schedule B of this Plan” after “a single-dwelling residential use”.

1.14 **Section 9 – Development Permit Areas**, Subsection **9.1 Development Permits for Protection of the Natural Environment**, is amended by adding a new development permit area “**DP-11 Environmental Protection**” after “**DP-5 Gabriola Pass Area**”:

“DP-11 Environmental Protection

Development Permit Area 11 (Schedule D) is designated according to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity. The area is also designated as an area for which development approval information may be required as authorized by Section 485 of the *Local Government Act*. Development approval information in the form of

a report from a registered professional biologist and/or another qualified professional may be required due to the special conditions and objectives described below. The Development Permit Area should not be interpreted as a prohibition on development activity but as identification of areas where professional assessment and specific development adaptation measures are required.

Justification

Gabriola Island has significant natural areas that support important plants and animal habitats. This development permit area is intended for the protection of sensitive ecosystems that are generally classified as mature forest, woodland, herbaceous, cliff, wetland and freshwater. These ecosystems are sensitive to development due to their rarity and potential vulnerability to disturbance.

Objective

The objectives of this development permit area are as follows:

- a. To preserve, protect, restore or enhance environmental features and sensitive ecosystems on Gabriola Island.
- b. To manage development in environmentally sensitive areas.
- c. To minimize the loss of sensitive ecosystems.
- d. To increase protection for species at risk.
- e. To encourage retention of Coastal Douglas-fir and associated ecosystems.

Information Note: Development Permit Area Guidelines for DP-11 Environmental Protection are in the Gabriola Island Land Use Bylaw."

1.15 **Appendix, Appendix 1 Definitions**, is amended by adding a new definition of "affordable housing":

"affordable housing" residential dwelling units that may be rented or owned under the terms of a housing agreement registered on title in favour of the Local Trust Committee."

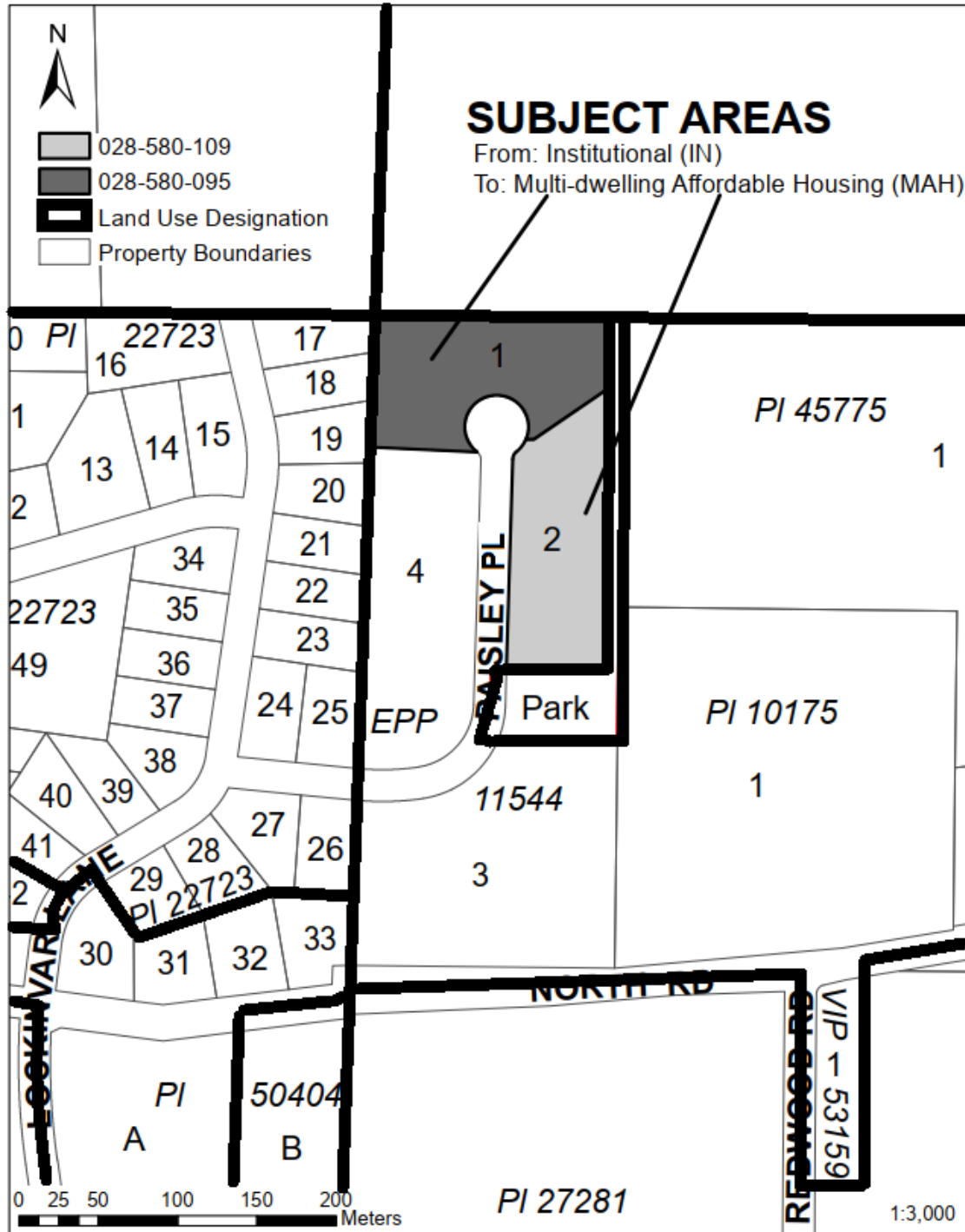
1.16 **Appendix, Appendix 1 Definitions**, by adding the words "(or multi-dwelling affordable housing)" after "housing" in the term "multiple-dwelling affordable housing".

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 306
Schedule “2”

1. **Schedule “B” – Land Use Designations – North Sheet** of the Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997 is amended as follows:
 - 1.1. On those lands described as LOT 1, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN EPP11544 (PID 028-580-095) the land use designation is changed from “Institutional” to “Multi-dwelling Affordable Housing” as shown on Plan No. 1 attached to and forming part of this bylaw and by making such alterations to Schedule “B” of Bylaw No. 166 as are required to effect this change.
 - 1.2. On those lands described as LOT 2, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN EPP11544 (PID 028-580-109) the land use designation is changed from “Institutional” to “Multi-dwelling Affordable Housing” as shown on Plan No. 1 attached to and forming part of this bylaw and by making such alterations to Schedule “B” of Bylaw No. 166 as are required to effect this change.
2. **Schedule “D” – Development Permit Areas – OCP D North Sheet** of the Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997 is amended as follows:
 - 2.1. **Schedule “D” – Development Permit Areas – OCP D North Sheet**, is amended by designating within Development Permit Area “DP-8 – Multi-dwelling Affordable Housing” on those lands described as LOT 1, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN EPP11544 (PID 028-580-095) and LOT 2, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN EPP11544 (PID 028-580-109) and in those areas as shown on Plan No. 2 attached to and forming part of this bylaw and by making such alterations to Schedule “D” of Bylaw No. 166 as are required to effect this change.
 - 2.2. **Schedule “D” – Development Permit Areas - OCP D North Sheet**, is amended by designating a new Development Permit Area “DP 11 – Environmental Protection” on those lands described as LOT 1, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN EPP11544 (PID 028-580-095) and LOT 2, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN EPP11544 (PID 028-580-109) and in those areas as shown on Plan No. 3 attached to and forming part of this bylaw and by making such alterations to Schedule “D” of Bylaw No. 166 as are required to effect this change.

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 306

Plan No. 1



PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 307

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

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

1. Citation

This bylaw may be cited for all purposes as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2020”.

2. Gabriola Island Local Trust Committee Bylaw No. 177, cited as “Gabriola Island Land Use Bylaw, 1999,” is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS	21 ST	DAY OF	JUNE	2020
READ A SECOND TIME THIS	22 ND	DAY OF	OCTOBER	2020
PUBLIC HEARING HELD 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

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 307**

Schedule “1”

1. **Schedule “A”** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

1.1 **Part B - GENERAL REGULATIONS, Section B.1 USES, BUILDINGS AND STRUCTURES**, is amended by inserting a new Subsection “B.1.4 Site-Specific Zones” after Subsection “B.1.3 Use of Undersized Lots”, as follows:

- “B.1.4.1** The Multi-dwelling Affordable Housing 1 (MAH1) zone is only applicable to the following lots:
- a. LOT 1, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN EPP11544 (PID 028-580-095); and
 - b. LOT 2, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN EPP11544 (PID 028-580-109).”

1.2 **Part B - GENERAL REGULATIONS, Section B.3 HOME OCCUPATIONS, Subsection B.3.2 Permitted Home Occupations Uses**, is amended by adding the following Article:

- “B.3.1.3** *Home occupation* uses in the Multi-dwelling Affordable Housing 1 (MAH1) zone may only occur within the dwelling unit of the principal operator.”

1.3 **Part B - GENERAL REGULATIONS, Section B.3 HOME OCCUPATIONS, Subsection B.3.2 Permitted Home Occupations Uses**, is amended by adding the following Article:

- “B.3.2.2** Despite Article B.3.2.1, the following *home occupation* uses and no other are permitted in the Multi-dwelling Affordable Housing 1 (MAH1) zone:
- a. Business and professional offices that receive no clients or visitors to the *lot*;
 - b. Catering and food preparation for sale elsewhere or delivery, with delivery occurring between the hours of 8 a.m. and 6 p.m.;
 - c. Production of art and craft goods for sale elsewhere, provided no open flame is required in making the art or craft goods and no toxic fumes are produced during their creation.”

1.4 **Part B – GENERAL REGULATIONS, Section B.3 HOME OCCUPATIONS, Subsection B.3.3 General Provisions, Article B.3.3.1, Clause “b)”** is amended by adding the words “except in the Multi-dwelling Affordable Housing 1 (MAH1) zone,” immediately after the opening words “Home occupations”.

1.5 **Part B - GENERAL REGULATIONS, Section B.3 HOME OCCUPATIONS, Subsection B.3.3 General Provisions, Article B.3.3.1, Clause “i)”** is amended by adding the following after “Signage is permitted for all home occupations in accordance with Section B.4 of this Bylaw”:

“, except for those home occupation uses that occur on a lot within the Multi-dwelling Affordable Housing 1 (MAH1) zone, and then no signage is permitted.”

- 1.6 **Part B – GENERAL REGULATIONS, Section B.3 HOME OCCUPATIONS, Subsection B.3.3 General Provisions, Article B.3.3.1, Clause “I)”** is amended by adding the words “permitted in the zone” immediately after the word “stand”.

- 1.7 **Part B – GENERAL REGULATIONS, Section B.3 HOME OCCUPATIONS, Subsection B.3.3 General Provisions, Article B.3.3.1,** is amended by inserting new clause “m” as follows:

“m. In the Multi-dwelling Affordable Housing 1 (MAH1) zone, the total floor area for *home occupation* use must not exceed 30% of the total floor area of the *dwelling unit* in which the *home occupation* occurs.”

- 1.8 **Part B - GENERAL REGULATIONS, Section B.3 HOME OCCUPATIONS, Subsection B.3.5 Employees,** is amended by adding the following:

“**B.3.5.2** Despite Article B.3.5.1, in the Multi-dwelling Affordable Housing 1 (MAH1) zone, home occupations must be operated solely by residents of the dwelling unit in which the home occupation occurs.”

- 1.9 **Part B - GENERAL REGULATIONS, Section B.4 SIGNS, Subsection B.4.1 Number and Total Sign Area, Article B.4.1.1** is amended by adding the following:

Column 1	Column 2	Column 3
<i>Zone</i>	Maximum Number of Signs Permitted	Maximum Total Sign Area Permitted
Residential Zones		
MAH1	2 per lot	4.0 sq.m. (43.0 sq.ft.) per lot

- 1.10 **Part B - GENERAL REGULATIONS, Section B.5 PARKING, Subsection B.5.1 Minimum Number of Parking Spaces for Automobiles and Bicycles, Article B.5.1.1, Table 2: Parking Requirements** is amended by adding the following:

Column 1	Column 2	Column 3	Column 4
Use	Standard Parking Requirements	Accessible Parking Requirements	Bicycle parking requirements
RESIDENTIAL			
two family dwelling	1.25 per unit	Greater of 1 or 1 per 10 units	1 per unit without a garage

- 1.11 **Part C - ESTABLISHMENT OF ZONES**, Section **C.1 DIVISION INTO ZONES**, Subsection **C.1.1 Land Based Zones**, Article **C.1.1.1 Residential Zones**, insert new zone “MAH1 Multi-dwelling Affordable Housing 1” after “SSN Seniors and Special Needs”.
- 1.12 **Part D - ZONES**, Section **D.1 RESIDENTIAL ZONES**, insert new Subsection D.1.4 Multi-dwelling Affordable Housing 1 (MAH1) after Subsection **D.1.3 Seniors and Special Needs (SSN)** as shown on **Appendix 1** attached to and forming part of this bylaw.
- 1.13 **Part F - DEVELOPMENT PERMIT AREA GUIDELINES** is amended by adding a new Subsection **F.11 DP 11-Environmental Protection** as shown on **Appendix 2** attached to and forming part of this bylaw.
- 1.14 **Part G - DEFINITIONS**, Section **G.1 DEFINITIONS**, “*dwelling – multiple family*” is amended by adding the word “principal” after “more” and before “dwelling units”.
- 1.15 **Part G - DEFINITIONS**, Section **G.1 DEFINITIONS**, is amended by adding the following definitions in alphabetical order:

<i>“dwelling, two family</i>	<i>a principal building consisting of two dwelling units;</i>
<i>residential rental tenure</i>	means the granting of a right to occupy a <i>dwelling unit</i> as living accommodation where the minimum occupancy period is thirty consecutive days, and where the <i>dwelling unit</i> is not owned by a <i>dwelling unit</i> occupant, but where regular payments are made to the owner for the use of the <i>dwelling unit</i> ;

2. **Schedule “B”** of Gabriola Island Land Use Bylaw, 177 is amended as follows:
 - 2.1 Schedule “B” – North Sheet, is amended by changing the zoning classification of LOT 1, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN EPP11544 (PID 028-580-095) as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 177 as are required to effect this change.
 - 2.2 Schedule “B” – North Sheet, is amended by changing the zoning classification of LOT 2, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN EPP11544 (PID 028-580-109) as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 177 as are required to effect this change.

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 307

Appendix 1

D.1.4 Multi-dwelling Affordable Housing 1 (MAH1)

D.1.4.1 Permitted Uses

The uses permitted in Article B.1.1.1, plus the following uses and no others are permitted in the Multi-dwelling Affordable Housing 1 (MAH1) zone:

a. Permitted *Principal* Uses

- i *multiple family* residential
- ii *two family* residential

b. Permitted *Accessory* Uses

- i *home occupations*, subject to Section B.3

D.1.4.2 Buildings and Structures

The *buildings* and *structures* permitted in Article B.1.1.2, plus the following *buildings* and *structures* and no others are permitted in the Multi-dwelling Affordable Housing 1 (MAH1) zone:

a. Permitted *Buildings* and *Structures*

- i *Multiple family dwellings* and *two family dwellings*, to a maximum of 12 *dwelling units* per hectare (4.85 units per acre) and a maximum of 24 *dwelling units* per *lot*.
- ii Three *buildings* per *lot* that exclude a *pump/utility house*, woodshed and garden shed, and that are *accessory* to all *dwelling units*.
- iii The average size of all *dwelling units* on a *lot* must not be greater than 83 square metres (900 sq.ft.).

D.1.4.3 Regulations

The general regulations in Part B, plus the following regulations apply in the Multi-dwelling Affordable Housing 1 (MAH1) zone:

a. *Building* and *Structure* Height Limitations

- i The maximum *height* of *buildings* or *structures* is 9.0 metres (29.5 feet).

b. *Building* and *Structure* Siting Requirements

- i Except for a sign, *fence*, or *pump/utility house*, the minimum *setback* for *buildings* and *structure* is:
 - 3.0 metres (9.8 feet) from the *front lot line*;
 - 10.0 metres (32.8 feet) from any *lot line* that is not a *front lot line*.
- ii Despite item D.1.4.3.b.i, the minimum *setback* of *buildings* and *structures* from a *lot line* that coincides with a *lot* in the same zone is 0.0 metres.

c. Lot Coverage Limitations

- i The maximum combined *lot coverage* by *buildings* and *structures* is 20 percent of the *lot* area.

d. Subdivision Requirements

- i The minimum lot area is 1.0 hectares (2.47 acres).

e. Form of Tenure

- i One hundred percent (100%) of the *dwelling units* in the Multi-dwelling Affordable Housing 1 (MAH1) zone shall be limited to *residential rental tenure*.

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 307**

Appendix 2

F.11 DP-11 Environmental Protection

F.11.1 Applicability

- F.11.1.1** The following activities shall require a development permit whenever they occur within the DPA, unless specifically exempted under Policy F.11.2.1:
- a. subdivision of land;
 - b. construction of, addition to, or alteration of a building or other structure;
 - c. alteration of land.
- F.11.1.2** In the event that a parcel of land is subject to more than one development permit area, all development permit area guidelines shall apply and only one development permit, containing conditions based on guidelines in all applicable development permit areas, is required.

F.11.2 Exemptions

- F.11.2.1** The following activities are exempt from any requirement for a development permit. Despite these exemption provisions, property owners must meet any other local, provincial or federal requirements:
- a. Activities on land in respect of which the Islands Trust has received a written statement from a registered professional biologist with relevant experience certifying the absence of a sensitive ecosystem within the area that would be affected by the proposed work;
 - b. Gardening and yard maintenance activities, not involving the application of artificial fertilizer, pesticides or herbicides, within a pre-existing landscaped area, including mowing, pruning, planting and minor soil disturbance that does not alter the general contours of the land;
 - c. Manual removal of invasive species in accordance with best management practices;
 - d. Manual planting of native vegetation conducted in accordance with best management practices;
 - e. The construction of a trail if all of the following apply:
 - i. The trail is 1 metre wide or less;
 - ii. No native trees are removed;
 - iii. The surface of the trail is pervious (for example, soil, gravel or wood chips);
 - iv. The trail is designed to prevent soil erosion where slopes occur; and
 - v. Where the trail parallels a stream, the trail is more than 5 metres away from the high water mark of the stream.

- f. The construction of a fence if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 metres on either side of the fence;
- g. Ecological restoration and enhancement projects undertaken or authorized by a public body;
- h. The reconstruction, repair or maintenance of a pre-existing permanent structure on its existing foundation, including general repair or replacement of a septic field on the same spot;
- i. Pruning or topping that is conducted in accordance with the standards and recommendations of the International Society of Arboriculture, and that does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown, or the pruning or removal of a structural root within the critical root zone;
- j. The removal of trees that have been examined by an arborist and certified to pose an immediate threat to life or property;
- k. The repair and maintenance of existing roads, driveways, paths and trails provided there is no expansion of the width or length of the road, driveway, path or trail, and no creation of additional impervious surfacing, including paving, asphaltting or similar surfaces;
- l. Works undertaken by a local government or a body established by a local government;
- m. An application resulting in a lot consolidation.

F.11.3 Guidelines

Prior to undertaking any development activities within DP-11 that are not exempted by F.11.2.1, an owner of property shall apply to the Local Trust Committee for a development permit, and the following guidelines apply:

- F.11.3.1 Minimize the area cleared and disturbed for development within the context of the permitted use and density.
- F.11.3.2 Site buildings and associated infrastructure to minimize removal of vegetation and to allow sufficient undisturbed space around retained significant mature or established trees to protect root systems.
- F.11.3.3 Native vegetation and trees should be retained wherever possible.
- F.11.3.4 Vegetation clearing should occur during the least risk timing window for bird species as recommended by a qualified professional. If works cannot be completed during this window, a qualified professional should be retained to survey the area prior to clearing to rule out the presence of nesting birds or other species.
- F.11.3.5 Where this area includes trees that bear the nest of eagles or other species of birds, a buffer area around each nest tree should be left undisturbed. The size of the buffer should be determined prior to development by a qualified professional, with advice from the provincial ministry responsible for the environment and wildlife or the Canadian Wildlife Service.

- F.11.3.6 Avoid removal of mature and old Douglas-fir and western red cedar trees to the extent possible. Trees with unique identified wildlife habitat or unique habitat potential should be retained and incorporated into the design.
- F.11.3.7 Where species at risk or critical habitat for species at risk have been observed, requirements to protect species at risk and mitigation measures shall be in accordance with the federal *Species At Risk Act* (SARA) and with the provincial *Wildlife Act*.
- F.11.3.8 An assessment of the environmental impact, including mitigation measures required, prepared by a qualified professional, shall be required prior to any new developments or the expansion of existing development.
- F.11.3.9 Additional conditions will be included in a development permit to incorporate any qualified professional recommendations within an environmental assessment.

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 307

Plan No. 1

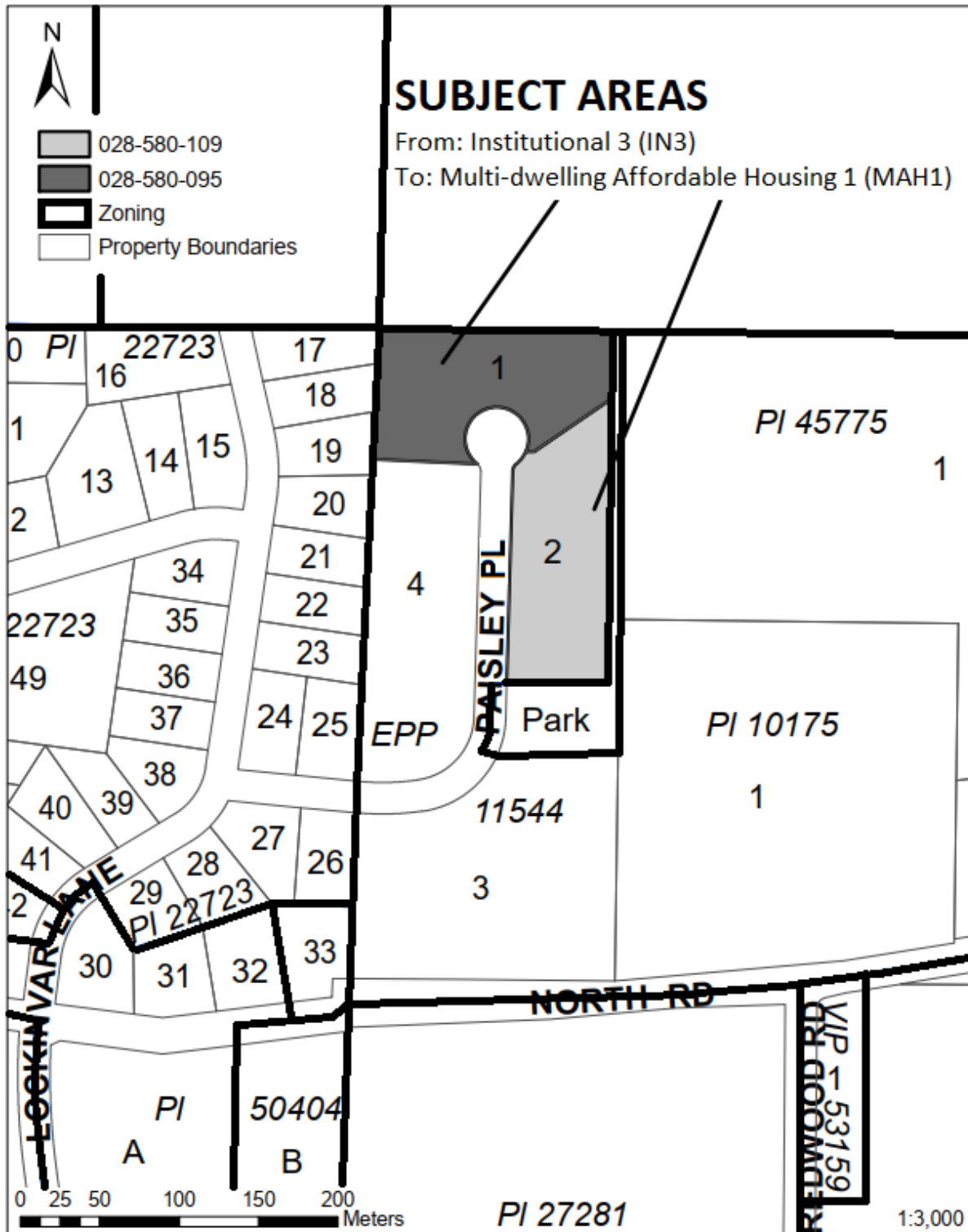


Table 1. OCP Amendments

Schedule Section	OCP Section	1 st Reading	2 nd Reading	Amendment by:
1.4	2.4	<u>Background</u> , is amended by adding the following after “Low-income families”: “; and • Other households needing affordable housing.”	<u>Background</u> , is amended by removing the third bullet text “Low-income families” and replacing it with “Low to moderate income families, as set out in a housing agreement.”	Motion passed by LTC on October 2, 2020.
1.7	2.4, Objective 1	1. To ensure that provision is made for Multi-dwelling Affordable Housing in a manner which responds adequately to the needs of Special Needs residents, Seniors and Low-income families;	Replace “Low-income families” with “ low to moderate income families ”.	Motion passed by LTC on October 2, 2020.
1.8	Policy 2.4.a	n/a	a) Any lands designated for Multi-dwelling Affordable Housing in this Plan shall also be designated as part of DP-8 on Schedule C and the development permit guidelines as outlined in Section 9.4 shall apply.	Motion passed by LTC on October 22, 2020.
1.11	Policy 2.4.d	Text is amended and replaced with: “d) If no banked densities exist, consideration will be made based on the merits of the proposal using the following criteria: i. lot size; ii. proximity to the Village Core, public transportation and community amenities; iii. availability of sufficient water supply for the proposed number of dwelling units; iv. availability of an area of sufficient size and appropriate characteristics to meet provincial health authority	Text is amended and replaced with: “d) Densities for the creation of Multi-dwelling Affordable Housing for low to moderate income families shall come only from: i. banked densities as noted in Appendix 2 (Density Bank) of this plan, or ii. if there are insufficient densities in the Density Bank, the shortfall in densities may be provided based on the merits of the proposal, using the following criteria: • lot size; • proximity to the Village Core, public transportation and community amenities;	Motion passed by LTC on October 2, 2020.

		requirements for an on-site sewage treatment system capable of servicing the proposed number of dwelling units; v. demonstrated community need.“	• availability of sufficient water supply for the proposed number of dwelling units; • availability of an area of sufficient size and appropriate characteristics to meet provincial health authority requirements for an on-site sewage treatment system capable of servicing the proposed number of dwelling units; • demonstrated community need; and • provided that a housing agreement is in place to ensure affordability is maintained in perpetuity.”	
1.15	Appendix 1 – Definitions	Remove definition of “affordable housing” in its entirety.	Replace existing definition of “affordable housing” with the following: “residential dwelling units that may be rented or owned under the terms of a housing agreement registered on title in favour of the Local Trust Committee.”	Motion passed by LTC on October 22, 2020.
1.16	Appendix 1 – Definitions	n/a	Include “(or multi-dwelling affordable housing)” after the term “multiple-dwelling affordable housing” in the Definition section.	Motion passed by LTC on October 22, 2020.

Table 2. Land Use Bylaw Amendments

Schedule Section	LUB regulation	1 st Reading	2 nd Reading	Amendment by:
n/a	n/a	Multi-dwelling Affordable Housing (MAH) zone	Zone be renamed Multi-dwelling Affordable Housing 1 (MAH1) . All references to zone amended to reflect this change.	Motion passed by LTC on October 22, 2020.
1.1	B.1.4.1 (new)	n/a	B.1.4.1 The Multi-dwelling Affordable Dwelling 1 (MAH1) zone is only applicable to the following lots: a. LOT 1, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN EPP11544 (PID 028-580-095); and b. LOT 2, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN EPP11544 (PID 028-580-109).	Motion passed by LTC on October 22, 2020.
1.2	Article B.3.1.3	n/a	B.3.1.3 Home occupation uses in the Multi-dwelling Affordable Housing 1 (MAH1) zone may only occur within the dwelling unit of the principal operator.	Motion passed by LTC on October 2, 2020.
1.3	Clause B.3.2.2.b	b. Catering and food preparation for sale or delivery elsewhere, with delivery occurring between the hours of 8 a.m. and 6 p.m.	b. Catering and food preparation for sale elsewhere and delivery, with delivery occurring between the hours of 8 a.m. and 6 p.m.	Motion passed by LTC on October 2, 2020.
1.4	Clause B.3.3.1.b	n/a	Amended to add the words, “ except in the Multi-dwelling Affordable Housing 1 (MAH1) zone ”, after the opening words “Home occupations”.	Motion passed by LTC on October 2, 2020.
1.6	Clause B.3.3.1.l	n/a	Amended by adding the words, “ permitted in the zone ”, after the term “produce stand”.	Motion passed by LTC on October 2, 2020.
1.7	B.3.3.1.m (new)	n/a	m. In the Multi-dwelling Affordable Housing 1 (MAH1) zone, the total floor area for home occupation use must not exceed	Motion passed by LTC on October 22, 2020.

			30% of the total floor area of the <i>dwelling unit</i> in which the <i>home occupation</i> occurs.	
1.10	B.5.1.1.1 Table 2	n/a	Parking requirements added for “two family dwelling”.	Motion passed by LTC on October 22, 2020.
1.14	Part G – Definitions	“ <i>dwelling – multiple family</i> ” definition	Amended to add the word “ principal ” after “more” and before “dwelling units”.	Motion passed by LTC on October 22, 2020.
1.15	Part G – Definitions	“ <i>affordable housing</i> ” definition added	Removed in its entirety.	Motion passed by LTC on October 22, 2020.
1.15	Part G – Definitions	“ <i>dwelling – two family</i> ” definition	Amended to add the word “ principal ” after “more” and before “dwelling units”.	Motion passed by LTC on October 22, 2020.
1.15	Part G – Definitions	“ <i>residential rental tenure</i> ” means the granting of a right to occupant a <i>dwelling unit</i> ...	“ <i>residential rental tenure</i> ” means the granting of a right to occupy a <i>dwelling unit</i> ...”	Correction.
2.3	Schedule “B”	Schedule “B” – North Sheet, is amended by changing the zoning classification on those land areas as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 177 as are required to effect this change.	Removed in its entirety.	Motion passed by LTC on October 22, 2020.
Appendix 1	Item D.1.4.1.a.i	i <i>multiple family dwelling affordable housing</i>	i <i>multiple family residential</i>	Motion passed by LTC on October 2, 2020.
Appendix 1	Item D.1.4.1.a.ii	ii <i>two family dwelling affordable housing</i>	i <i>two family residential</i>	Motion passed by LTC on October 22, 2020.
Appendix 1	Clause D.1.4.2.a	a. Permitted Land-Based <i>Buildings and Structures</i>	a. Permitted <i>Buildings and Structures</i>	Motion passed by LTC on October 2, 2020.
Appendix 1 (new)	Item D.1.4.2.a.iii	n/a	iii The average size of all dwelling units on a lot must not be greater than 83 square metres (900 sq.ft.).	Motion passed by LTC on October 2, 2020.
Appendix 1	Item D.1.4.3.a.i	i The maximum <i>height</i> of land-based <i>buildings or structures</i> is 12.0 metres (39.4 feet).	i The maximum <i>height</i> of <i>buildings or structures</i> is 9.0 metres (29.5 feet).	Motion passed by LTC on October 2, 2020.

Appendix 1 (new)	Item D.1.4.3.d.i	Existing item “i” renumbered to “ii”	i The minimum lot area is 1.0 hectares (2.47 acres).	Motion passed by LTC on October 2, 2020.
Appendix 1	Clause D.1.4.3.d	ii With the exception of consolidation of two or more <i>lots</i> into a single <i>lot</i> , subdivision of lands within the Multi-dwelling Affordable Housing (MAH) zone is prohibited.	Removed in its entirety, making such consequential numbering alterations to affect this change.	Motion passed by LTC on October 22, 2020.
Appendix 2	F.11.2.1.b	Remove Exemption “b”.	Renumber Exemptions “c” through “n”.	Motion passed by LTC on October 2, 2020.
Appendix 2	F.11.2.1.c	Manual removal of invasive species;	Manual removal of invasive species in accordance with best management practices;	Motion passed by LTC on October 22, 2020.
Appendix 2	F.11.2.1.i	Tree limbing or tree topping, unless the work can reasonably be expected to result in the death and removal of the tree and root system;	Replace with: Pruning or topping that is conducted in accordance with the standards and recommendations of the International Society of Arboriculture, and that does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown, or the pruning or removal of a structural root within the critical root zone.	Motion passed by LTC on October 22, 2020.



Gabriola Island Local Trust Committee
and Islands Trust Northern Office Staff
700 North Road
Gabriola Island, BC V0R 1X3

November 5th, 2020

RE: Water Management Plan

The attached revised preliminary Water Management Plan provides an initial overview of the Paisley Place affordable housing water system, operating strategies and monitoring protocols. Until such time as the Paisley Place housing project has funding secured from BC Housing and CMHC; the project and water system have been fully designed; the water license obtained from Forests, Lands and Natural Resources Operations and Rural Development; Construction and Operating Permits issued from Island Health; and arrangements made with neighbours for well monitoring, this Plan will remain as a draft. The plan has been updated based on some additional input from Allan Dakin that we received after sending it to you in early October. We are also now including the *Paisley Place Water Requirements* report from MSR Solutions.

Some of the background explanations have been edited for clarity. Mr. Dakin has indicated that manual observation of the wells is not very useful because of potential for significant daily fluctuations in water levels and so we will rely on hourly observations by data logger. Given the documented lack of interference between the Project Well and observation well, ongoing monitoring of observation well is not warranted.

Our expectation is that GHS will provide an updated draft of this Water Management Plan to the Islands Trust with the submission of an Environmental Development Permit. A final copy of the Plan will be submitted by GHS to Islands Trust once a Water System Operating Permit has been obtained from Island Health, which will occur only after construction is almost complete and the water system has been commissioned.

Through our work with the design and consultant team we have identified the overall benefit of implementing a greywater collection, treatment and redistribution system and its inclusion forms part of the draft Water Management Plan. Through the use of a greywater system the estimate is that during the period of May to October the system would net an additional 300,000 to 400,000 L (80,000 – 105,000 usg) or 1630 to 2275 L per day as compared to rainwater harvesting during that same time period. Moreover greywater capture is a more consistent way of supplementing groundwater during the dry season and may provide some Climate Change mitigation benefits in the future. At this time GHS will not implement a rainwater harvesting program, but will build the buildings in such a way as to allow this in the future if required.

Cordially,

Jim Ramsay,
Director, Gabriola Housing Society



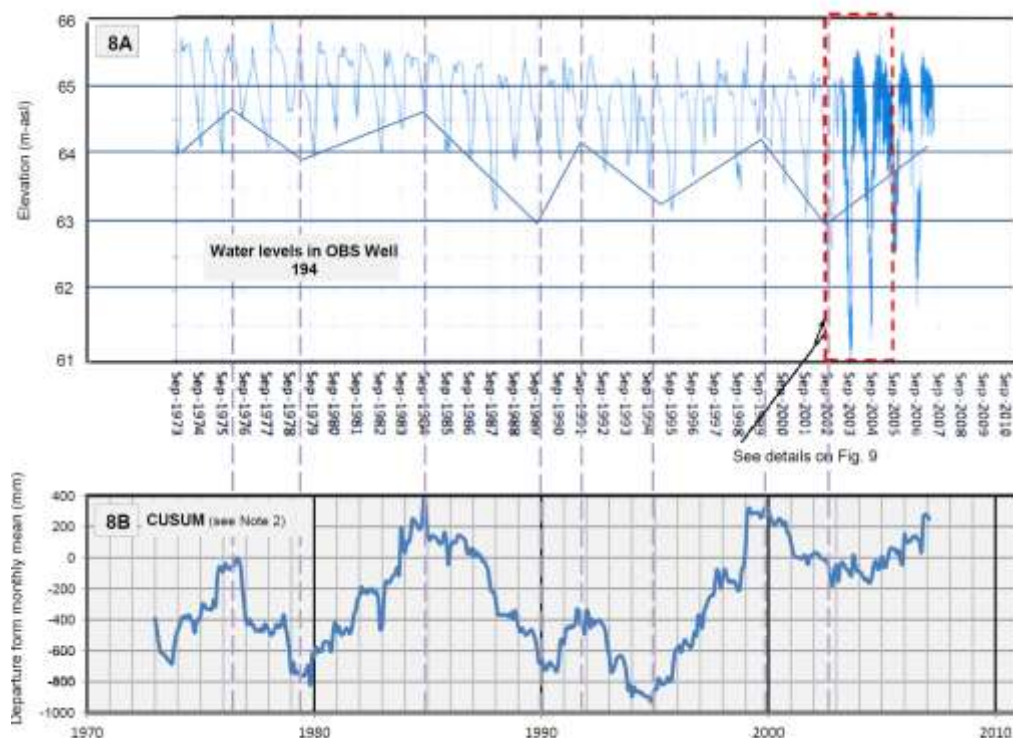
Paisley Place – Preliminary Water Management Plan

BACKGROUND

Water Supply

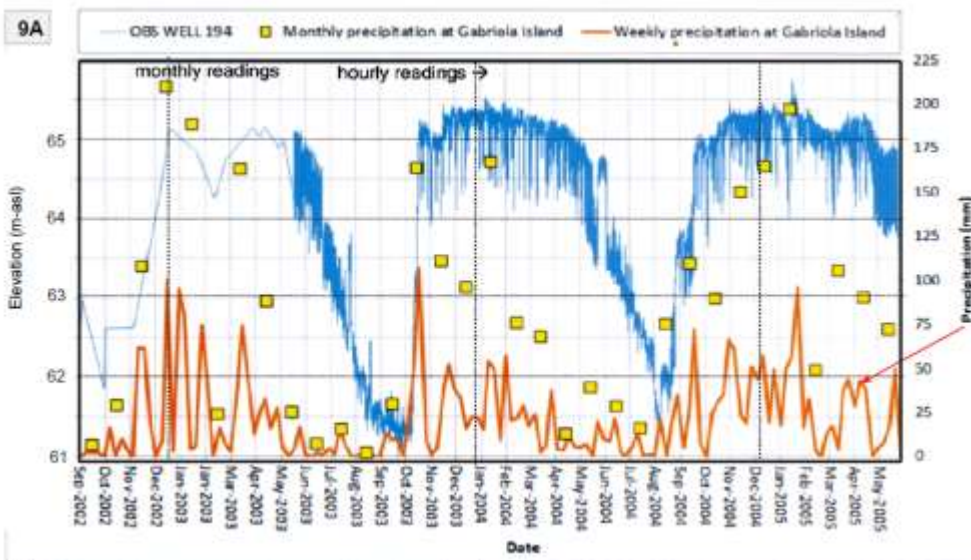
The *Assessment of Well Yields on Proposed Housing Development Property, Paisley Place Gabriola Island, B.C.* completed by Allan Dakin, FEC, P.Eng, Senior Groundwater Engineer from Elanco Enterprises demonstrates that this well is drawing water from a very stable bedrock aquifer. The aquifer is not showing signs of stress due to Climate Change.

A provincial observation well located just south of the Paisley Place properties draws water from the same aquifer and was monitored from 1973 to 2006. The sampling frequency changed from monthly to hourly in 2002 (prior to 2002 it may not have recorded the annual high and low water level). The record shows that the high water levels in the early 2000s were only 20cm or so lower than in 1973. Moreover in 1994, after almost a decade of below average monthly rainfall, water levels had dropped only 50-60 cm. Since 1994, when there have been more years of average or above average monthly rainfall, the water levels have risen. It is important to note that the number of recorded wells in the vicinity has increased over that same time period. It is impossible to know whether the apparent very modest drop in the water level in the observation well is due to changes in precipitation patterns, changes in land use and forest cover, or extractions by users in the immediate vicinity or in a larger area.





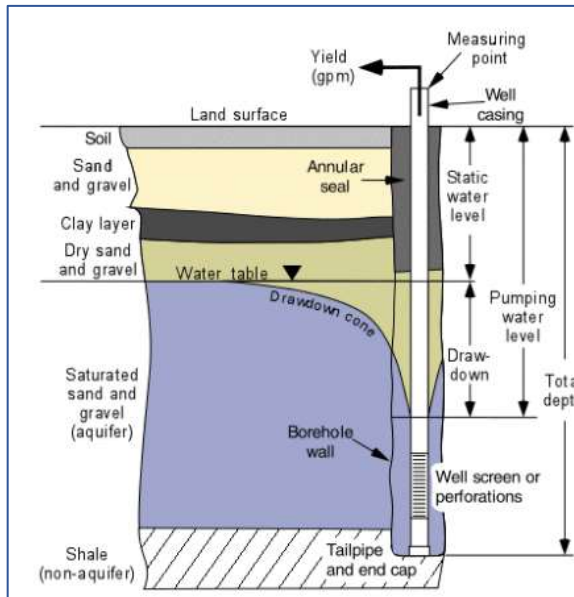
The analysis by Mr. Dakin demonstrates that water levels in this well drop every summer – likely due to a combination of extraction by water users (probably mostly field irrigation at the school) and general drying out of the soils / groundwater – but return every year to about the same level when the rains begin in the fall. A critical component for consideration and for our water system operations is the summer dry period. As demonstrated by the detailed monitoring of the observation well in the early 2000s, water levels in the observation well dropped by a maximum of 4m in 2003, the driest summer / early fall in the record. Nonetheless, with the fall rains water levels quickly returned to winter levels.



The update report from Elanco Enterprises – *Assessment of rainfall impact on water levels in Well 73 on Proposed Housing Development Property, Paisley Place, Gabriola Island, BC* – documents the results of one and a half months of monitoring water levels in Well 73 (late December to mid-February). This showed that the highest water levels in Well 73 (the Project Well) were at about 66.8 m, though more often they were 20 cm lower at 66.6m (see graphs in the *Water Quality* section below). These levels are just over 2 m higher than when the pump test was initiated in early September 2019 (water level at 64.5 m). The water level in the Project Well was also assessed in early September 2020 prior to the fall rains and was found to be at 65.1 m. A wetter spring in 2020 might have accounted for this difference, though the observation record indicates daily fluctuations of close to 1m so the two September measurements are not that different. This supplemental monitoring confirms the observation well-record: use of water and lack of rains causes a minor (2-4m) drawdown of the water table, but it quickly returns to “full” with the onset of fall and winter rains.



As clarified by Mr. Dakin's supplemental letter with respect to concerns that the project may have a problematic impact on wells in the vicinity of Lockinvar Lane, the operation of a well has



a cone-like drawdown impact (see the concept figure to the left and on the following pages). The drawdown of water levels is most significant in the well itself. The drawdown in the fractured bedrock aquifer (not sand and gravel as is illustrated) becomes less and less as with increasing distance from the well. How far away the influence extends depends on the materials the aquifer sits in. In the case of Paisley Place, the Gabriola Housing Society (GHS) well is situated in a bedrock/shale aquifer and the dynamics of drawdowns and impact is linked to distance between wells but, more importantly, by the presence and size of connecting fractures.

As demonstrated by the pump test summarized in the *Assessment* report, pumping at 5 USGPM and

later 10 USGPM had a significant drawdown impact on the both the main well and a second well less than 10m to the south. There was significantly less drawdown in the well 25m to the north, and no impact at all on the well 40 m to the north-west (in the direction of Lockinvar Lane), and also no impact on the well 260m to the south (the observation well). However, a car wash at the school over the October weekend caused a 1.5m drawdown in the Project Well and a 1.0m impact on the observation well, even though the observation well is significantly closer to the school well. This suggests a strong hydraulic connection with the Project Well and school well along the main fracture. The observation well, however, is on a different, smaller fracture, which means the school's well drawdown impacts the observation well, but the Project Well does not. The data collected by Mr. Dakin indicates that the drawdown "cone" (not cone-like in this case, but elongated ellipsoid shape) for the Project Well does not extend to Lochinvar Lane or the observation well, but .likely does extend to the school well.

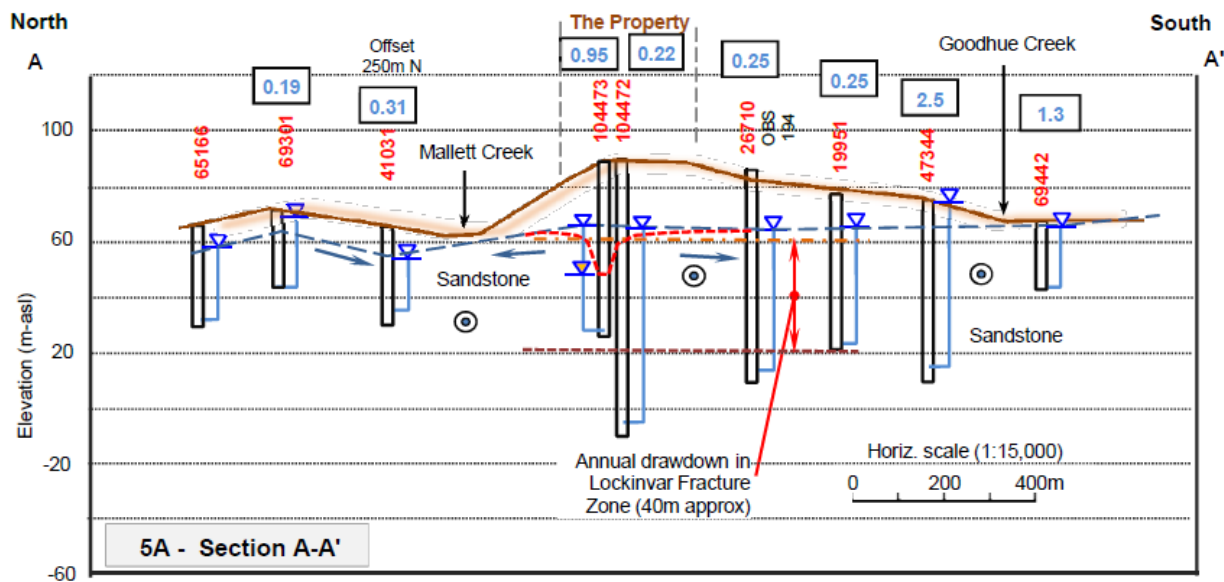
As part of determining an appropriate sustainable yield, a key consideration is the summer dry period where there will be drawdown in the Project Well. There are two aspects to consider and manage:

1. To what degree would use of the well water drawdown the well such that it goes dry leaving users with no water?
2. To what degree would pumping from the Project Well result in draw down in the neighbouring wells that is sufficient to cause an observable impact on their yields?

The *Assessment* report calculates the sustainable 100 day pumping rate is 0.18 L/s. At this rate, the drawdown within the Project Well is estimated to be 20m (or 70% of maximum available 28.5m drawdown). The maximum impact on the school well (the nearest well that could be



impacted by the Project Well) is an estimated 1.2 m drawdown. As indicated in the following this inter-well drawdown will not have an impact on the operational yield from this 73m deep well. The School District staff is still trying to confirm the current depth to the pump intake in this well, but believe it is approximately 45-50 m below ground. Based on the public record the depth to water surface when the well is not pumping (static water level) is 15m, the depth is 73m and the estimated yield at the time of construction was 50 gpm (3.1 L/s). It is estimated that the current maximum pumping rate from this well (with irrigation) is slightly higher than that projected for the Project Well (i.e. about 0.2 L/s or 3.2 gpm). As the original estimated yield for this well is about three times that of the Project Well's estimated yield the drawdown required to sustain this yield will be less than the 20m estimated for the Project Well. Mr Dakin (personal communication) has conservatively estimated a 15m drawdown for the School Well and this means if the depth to the pump intake is 45m, the available drawdown would be 30m and thus current usage requires only 50% of this drawdown. This being the case a 1.2m inter-well drawdown would not have an impact on the yield from the School Well.



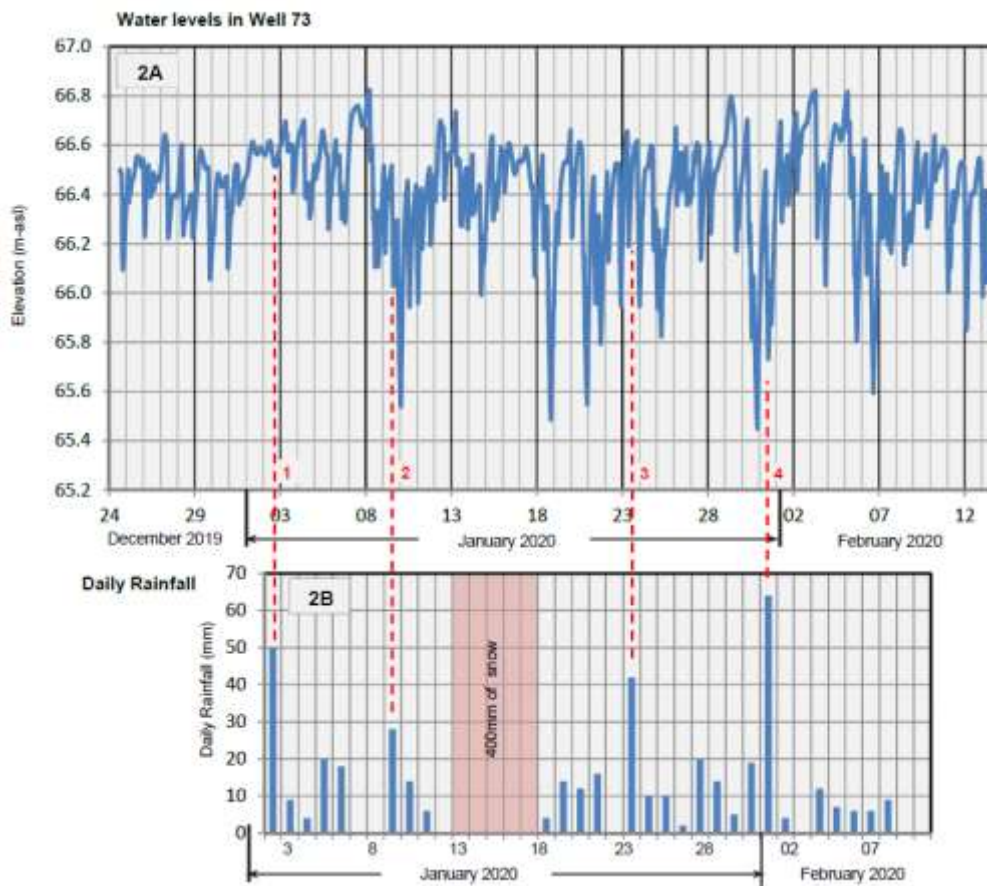
Water Quality

The initial water quality summarised by the *Assessment* report indicates water quality parameters similar to other wells in the vicinity with only an elevated turbidity and total dissolved solids that did not meet the Canadian Drinking Water Quality (CDWQ) standards. However, the iron, manganese and fluoride all met the CDWQ specified criteria despite being elevated in some other neighbourhood wells. Sodium levels were higher compared to other neighbourhood wells, but still within the CDWQ standards. The water quality testing did not indicate any bacteriological contamination nor did it have elevated nutrient levels that might suggest contamination from human sources. Based on the experience of other wells, Mr. Dakin



has indicated that the TDS and related chloride and sodium concentrations in the well water should decline to meet CDWQ standards as the groundwater is flushed by freshwater sources. Also, the turbidity will decline, as fine sediment is flushed out of the bedrock fractures.

The *Assessment* report recommended winter monitoring of well levels to determine the pathogen risk-level of the aquifer. The update report from Elanco Enterprises – *Assessment of rainfall impact on water levels in Well 73 on Proposed Housing Development Property, Paisley Place Gabriola Island, BC* – documents the results of one and a half months of monitoring (late December to mid-February). The monitoring indicates a response to rainfall impacts, but with peaks that occur 4 to 5 days following large rainfall events (see graphs on following page). This indicates that water reaches the aquifer after an extended period of contact in the soils. This natural filtration provides an effective protection for the aquifer and puts it in a lower risk category.



Reference documents

Assessment of Well Yields on Proposed Housing Development Property, Paisley Place Gabriola Island, BC, Elanco Enterprises.



Letter Re: Concern that Housing Development Well on Paisley Place may have an impact on wells in the vicinity of Lockinvar Lane, Gabriola Island, B.C. from Elanco Enterprises.

Assessment of rainfall impact on water levels in Well 73 on Proposed Housing Development Property, Paisley Place Gabriola Island, BC , Elanco Enterprises.

Paisley Place Water Requirements, MSR Solutions



WATER MANAGEMENT PLAN OBJECTIVES

- To use groundwater from the underlying bedrock aquifer in a sustainable way
- To provide healthy potable water to the Paisley Place housing tenants
- To follow groundwater user best management practices
- To minimize per capita water use
- To ensure Paisley Place groundwater use does not negatively impact other groundwater users
- To ensure Paisley Place wastewater disposal does not contaminate the aquifer
- To supplement groundwater use with greywater capture for irrigation use and possibly toilet flushing
- To supplement groundwater use with rainfall harvesting if proven necessary by the monitoring program
- To develop climate change mitigation measures
- To monitor water use to be able to confirm average per capita water use, identify leakages and system failures, and ensure that daily water consumption does not exceed licensed maximum
- To monitor water levels to confirm we have correctly identified our sustainable extraction amount, monitor for signs of aquifer degradation and be able to identify if exceptional drawdowns are occurring during a drought

WATER MANAGEMENT PLAN STRATEGIES

Water Use

GHS has applied for a water license to use the full amount of the sustainable yield identified by Elanco Enterprises or a total of 15,552 litres per day. Maximum indoor water use is estimated at 150 L – 160 L per day per person. At an anticipated maximum expected occupancy of 65 residents this means indoor water use will be 10,400 L per day or 67% of the daily license amount. Provided residents only use this amount of water, this will leave approximately 5150 L per day for irrigation during the dry summer period. GHS does not anticipate using even close to this amount of water for irrigation except during the first 2 to 3 years post development while the new landscaping is being established. Given these considerations GHS has been working with its design and engineering team to implement the following strategies:

- Installing 10,000 gallons of water storage exclusively for powering the sprinkler system and providing water for fire hydrants to be used on site. This amount of water is approximately double what is required by the BC Building and Fire Codes, which requires a 30 minute water supply on-site. Should an incident require more than 30 minutes of fire-fighting, the Gabriola Fire Department supplies its own water through a tendering system.
- Installing 10,000 (37,850 L) - 20,000 (75,700 L) US gallons of water storage for potable water and irrigation uses. This water storage is not designed to get through the dry season but to allow for consistent extraction from the well without excessive extraction from the aquifer. The storage allows for some days to have more use than the permitted water use or for periods of the day where water may be used at a higher volume than is being drawn from the well.



- Installing a grey water collection and treatment system that is estimated to yield 3160 L per day if 65 occupants use, on average, 160 L per day. The grey water system is expected to be used only during the drier irrigation season.
- The landscape design will require no more than 7500 L per day water usage during the establishment period (first 2 to 3 years). The project will implement the following strategies *(Note that there is a distinct possibility that GHS initially only receive funding support for 12 of the 24 units, allowing for half of the landscaping to be established separately from the other half and making implementation of some of these strategies unnecessary)*:
 - Planting lawn areas during the fall so that it becomes established through the rainier seasons; lawns will not be watered during the summer;
 - Planting only the number of trees and shrubs that can be maintained within the 7500 L total;
 - Exploring (with BC Housing) the possibility of establishing a planting reserve as a capital budget item to allow for some of this landscaping to be planted during a second establishment period;
 - Planting from cuttings/propagules rather than seeds; and
 - Recruiting volunteers to hand water (uses less water) as an alternative to always using the irrigation system.
- GHS will implement a Water Conservation Plan that will include:
 - Education for tenants on ways to conserve water;
 - Prohibiting car washing with a hose; and
 - If tenants are using more than 10,400 L per day reducing irrigation frequency or length to keep within the 15,552 L daily water extraction.
- As a last resort GHS will purchase bulk water to ensure the plantings do not die in the first few critical years.
- Should GHS be struggling to keep within its 15,552 L per day water allocation or if monitoring indicates 15,552 L extraction is excessive, then GHS will implement a rainwater collection program.

Monitoring Water Use

The maximum sustainable daily extraction of 15,552 L limit is based on the application of a number of conservative assumptions (e.g. it is likely GHS could exceed 15,552 L and would still be a sustainable extraction). Setting a conservative extraction limit is one way to ensure sustainable groundwater use. The proposed monitoring protocols will allow GHS to demonstrate compliance with its water license, but also confirm if, for whatever reason, 15,552 L is not an appropriate extraction level or, over time, 15,552 L becomes an inappropriate extraction level due to climate change.

The monitoring program will include the following components. *Note GHS still needs to confirm participation with the School District and the owner of the land with the former observation well.*



- Hourly readings (requires data logger) of water levels in the Project Well;
- Hourly readings (requires data logger) of the school well;
- Digital water flow meter on the Project Well;
- Water meter for the irrigation system / garden taps with readings taken at least twice monthly unless a digital water flow meter is installed;
- Water meter for each of the buildings with readings taken at least twice monthly unless a digital water flow meter is installed; and
- GHS will produce and publish an annual water monitoring report.

Wastewater

As aspect of groundwater use is the dynamic of in-ground wastewater disposal within recharge zones of the underlying aquifer. Elanco Enterprises has determined that there is low potential for the Project Well to be “Groundwater at Risk of Containing Pathogens”. This is due to the fact that winter monitoring demonstrated little correlation between rainfall events and well levels (e.g. there is slow but consistent recharge of aquifer from saturated soils rather than direct flow from the surface to the groundwater). Nonetheless, out of an abundance of caution and the connected aspect of the Paisley Place Project Well and the school well, GHS will implement a Type 3 wastewater system, which will include ultraviolet treatment of the wastewater. As a result, wastewater distribution to the disposal field will be water free of pathogens. Additional measures to further protect the groundwater include:

- Implementation of wellhead protection measures consistent with best-practices and the BC Sewerage regulations.;
- Directing surface drainage away from the wellhead; and
- Locating any on-site sewage forcemains at least 30m away and gravity sewage mainlines at least 15m away from the wellhead.

Rainwater (stormwater)

There are two aspects of rainwater that GHS will be managing. The first aspect has potential for pollutants to be introduced into the stormwater by vehicles and by other actions by people. The second is the possibility of site development interfering with typical rainwater pathways to the groundwater. Strategies that will be implemented by GHS to mitigate both aspects include:

- Tenant education with respect to proper use of and disposable of pollutants and about the role of the site’s raingardens and swales to clean rainwater and recharge groundwater;
- Build raingardens near the parking areas that will receive runoff and be designed to maximize removal of pollutants;
- Direct rainwater towards the forest zones as much as possible to allow for natural infiltration and absorption;



- Rainwater from the raingardens and landscape areas that cannot be directed to the forest areas will be provided a pathway via swales to the eastern ditch of Paisley Place;
- The rainwater from the project site and eastern Paisley Place ditch drains to a low point at the southern end of the existing lot 2 (adjacent to the Park), which has been identified as an existing natural depression where rainwater infiltrates into the underlying soils (e.g. there is no outlet); and
- Roof rainwater will be directed to the forests for infiltration or into surface or subsurface rock pits to allow for groundwater recharge.

Water Quality and Water Quality Monitoring

The GHS will be operating a Small Water System to provide potable water to its tenants. Given the parameters of the aquifer, the Water System will include filtration, UV treatment and chlorine disinfection. Given the nature of the aquifer, chlorine disinfection may not be required but will be implemented by GHS as an additional precaution. This System will be operated under permit from Island Health and will likely require monthly testing for total coliforms and E.coli. Any additional testing parameters will be determined through the Construction and Operating Permit process with Island Health. At minimum, for the first 5 years of operations GHS will also complete a full water quality test of the source water to monitor for any sign that the development is having an impact on the groundwater quality.



MSR SOLUTIONS INC.

MSR File No. 20-509
Paisley Place Water Requirements

Date: November 6, 2020
To: Ian Scott
From: MSR Solutions
Subject: Paisley Place Water Requirements

1. Introduction

Paisley Place is a proposed affordable housing development on Gabriola Island, BC by the Gabriola Housing Society (GHS). The development will consist of 24 townhouse style units ranging from studio to 3 bedrooms. GHS has retained MSR Solutions Inc. (MSR) to investigate water demand requirements as well as the feasibility of utilizing greywater and rainwater to supplement the water system.

2. Design Basis

2.1. Population

The BC Design Guidelines for Rural Residential Community Water Systems (RRCW) uses a "Bed Unit Model" for determining population, two occupants per bedroom. This is generally an over-estimation of the number of occupants that will be present at Paisley Place. Using Table II- 9 from the Sewerage System Standard Practice Manual (SPM) Version 3, a different population equivalent can be assigned to each unit type. Lastly GHS has provided a letter indicating the projected population and living situations. These values were averaged and converted to a per unit occupancy. This can be seen compared to the SPM occupancy numbers in Table 1 below.

Table 1: Occupancy Equivalents

Units	SPM Occupancy per Unit	Projected Occupancy per Unit
Studio	1.5*	1
1 Bedroom	2	1.5
2 Bedrooms	3	3
3 Bedrooms	3.75	4.6

*Not available in SPM. Assumed 1.5 for added factor of safety

Several unit layouts have been considered for the development. For the purposes of the water requirements, two layouts were considered using the projected occupancy provided by GHS. The "Original" layout is used as a general minimum population of 52 occupants, and "Option 2" as a general maximum population of up to 65 occupants.

2.2. Water Demand for Sizing of Storage

The existing well has a sustainable yield of 0.18 L/s or 15,550 L/day or 15.55 m³/day. Water demand at Paisley Place will vary depending on the occupancy of the 24 units. To balance a low continuous 24-hour flow from the well against varying daily demand over a 12-16 hour period, storage and replenishment must be considered.

Using the maximum and minimum population buildouts and projected flows, the total desired storage can be calculated. The RRCW uses an Average Daily Demand (ADD) of 230 L/person/day. These guidelines are generally over-estimations of actual use in small systems. In MSR Solutions' experience with water and sewer servicing and monitoring in British Columbia, it has been found that Average Daily Flows can be as low as 160 L/person/d in similar properties. This data has previously been used as a design basis for projects in Port Renfrew, Mill Bay, and other locations in BC. To provide an adequate range, both values were compared using a "max" and "min" possible population.

Design considerations for storage should be made to a highest demand scenario, and therefore 230 L/person/day will be used for storage sizing. This ensures under maximum scenarios that the well is not overstressed and the community does not run out of water. Based on actual anticipated use, the storage ensures an adequate buffer for maintenance and other uses or incidents such as a water leak.

2.3. Water Demand for Anticipated Use

In water conservation communities such as Gabriola Island, residents are well aware of water conservation practices. It can then be assumed that water consumption will be less than the usage numbers provided in the RRCW. GHS states in their water application letter that the indoor water usage can be estimated at 150 L/person/d. Regional use statistics and similar facilities are referenced in Table 1 of the letter, showing flows (combined indoor and outdoor) ranging from 221-232 L/person/day. One of the referenced sources is the Capital Regional District (CRD). They calculate water use at 232 L/person/day with 72% occurring indoors (See Appendix A), for a demand of 167 L/person/day. For purposes of this report MSR will use its experienced values of 160 L/person/day for anticipated use. A comparison of the demands from the different flow rates can be seen in Table 2.

Table 2: Average Daily Demand using RRCW, CRD, and Experience flows

	RRCW		CRD		Experience	
Population	52	65	52	65	52	65
Flow (L/person/d)	230	230	167	167	160	160
Total (L/d)	11,960	14,950	8,684	10,855	8,320	10,400

2.4. Max Month for Storage Calculation

A “Max Month” was used to calculate a peak demand period. According to Metcalf & Eddy Wastewater Engineering, a max month is a 30-day period where the total flow volume averages out to 1.2x the ADD for those 30 days. During this period, a “Max Week” at 1.4x the ADD (days 4-10) and a single max day demand (MDD) of 2x the ADD (Day 11) are incorporated. These demand volumes were combined with the wells ability to refill the storage to provide a net volume result throughout the month. Figure 1 shows the daily storage change for 4 scenarios, using max and min populations for both the highest and lowest projected volume demands while maintaining a 10,000 L residual in the tank for unknowns. A fifth scenario is graphed (ADD of 14,000 L/d) to show the maximum demand volume where the well input is still greater than the volume output during days of the max month outside the max week and max day. This will represent a reasonable design point for storage (equates to 61 people at 230 L/person/day).

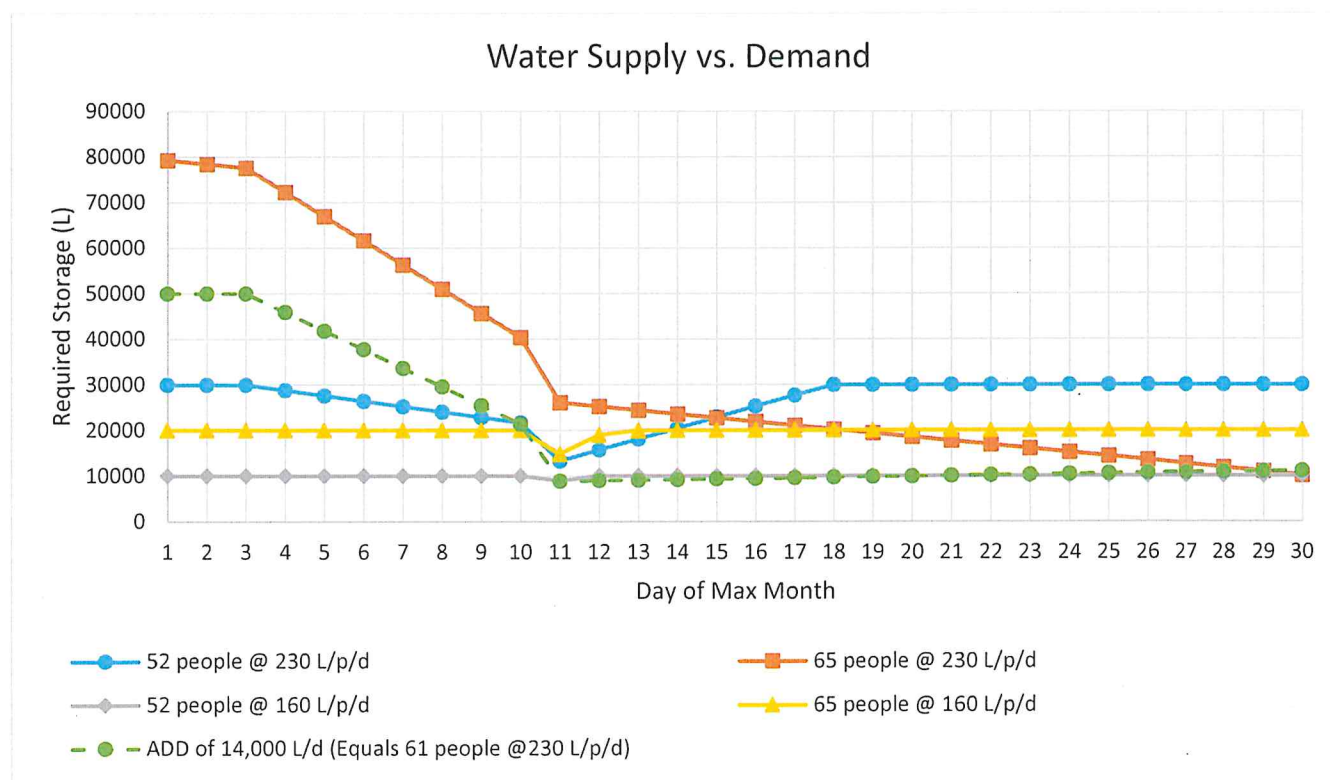


Figure 1: Water Supply vs. Demand

Only the max scenario 65 people @ 230 L/person/day was not able to have a positive flow rate at any point during the max month. In this scenario the well would need 108 days to replenish the storage back to full assuming 80,000 L storage and demand is ADD. The design rate of 14,000 L/day maintains a greater flow in than flow out during periods outside the max week and max day. It would take this scenario 26 days of ADD to refill the storage back to 50,000 L.



The three other scenarios could provide enough water for the development with considerably less storage but may not be able to handle demand if there is an increase in occupants or during extreme demand periods and therefore should not be considered for storage purposes. For Paisley Place, designing the storage to accommodate an ADD of 14,000 L/day or greater provides adequate factors of safety based on anticipated flows, while providing additional storage for unknowns.

2.4.1. Emergency Conditions

Should demand become greater than the designed storage and water runs low or out, Paisley Place would have to consider the following options:

1. Stop irrigation and notify residents that water is scarce and conservation efforts need to be taken
2. Truck potable water in from Nanaimo to replenish the storage
3. Over pump well temporarily (further detail in 2.4.2)
4. Consider upgrading storage capacity

2.4.2. Pump Generation

Anticipated water use is estimated at 160 L/person/day or 10.4 m³/day. The pump can produce at 0.18 L/s and will operate for 16 hours per day to meet the anticipated demand. Control of the pump can be on a totalizer to turn off after reaching the average daily limit of 15.55 m³/day, however, it can be placed on manual to exceed the daily limit. A Second switch will be triggered when the storage tanks are full and turn off the pump. This provides the potential to pump up to 18.66 m³/day (3,100 L/day additional) for short terms. Impact from these short-term increases are negligible on safe yield as pumps typically aren't reaching the yield point of the aquifer on an average day, which allows the aquifer time to replenish itself before the next demand period. If the increased usage continues for an extended period, there is the potential for harmful impacts on the well production.

2.5. Greywater

Greywater is recycled water from the users. It is recommended to only recycle the water from shower/bath and vanity sinks. The kitchen sink is subject to food contamination and high fecal counts from washing of meats. This will require two collection piping systems for outgoing flow, with one for greywater, and the other for the blackwater from the toilet and kitchen sinks. Return of greywater for toilet flushing will require two systems for incoming water flow, a non-potable water system for toilets separate from the potable water system for taps and showers. Greywater will need to be treated to meet Health Canada guidelines for use in irrigation or toilet flushes. This will require a separate treatment system from the drinking water system, designed to capture and treat the greywater as well as additional labelling of potable, grey, and black water piping to be in accordance with CSA/ASME Standards.

A greywater treatment system for Paisley Place, similar to Figure 2, would likely feature septic settling (not shown), filtration (1 & 2), chlorination (4-6), and UV treatment (3).

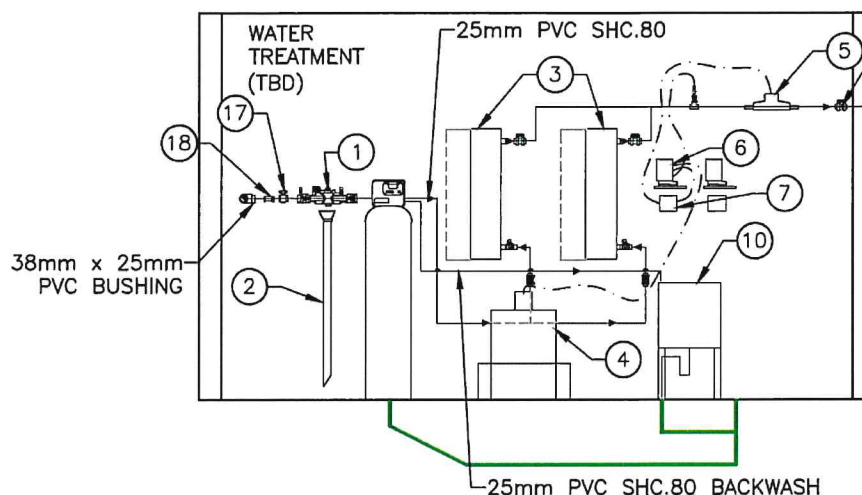


Figure 2: Example Greywater Treatment System

Available greywater is based off the ADD multiplied by an adjustment factor. The BC Ministry of Health manual lists an adjustment factor of 0.65 for Light Greywater and 0.35 for Laundry Greywater. The proposed greywater system collects Light Greywater excluding laundry, therefore an adjustment factor of 0.3 is deemed applicable. Based on the anticipated wastewater flows (160 L/person/day) of 8,000-10,000 L/d at an adjustment factor of 0.3, would average 2,500-3,100 L/d of greywater available for toilet flushes and/or irrigation.

Toilet flush demand can be estimated at 5 L/flush with typical design practice assuming 5 toilet flushes per day per person. The average demand for greywater for toilet flushes would range from 1,300-1,600 L/d based on occupancies from 52-65 persons. If greywater were to be used for toilet flushing, there would be an excess of about 1,000-2,000 L/d that could be used for irrigation.

2.6. Rainwater

Rainwater availability can be determined by the collection surface area. A conservative estimation of 750 L/m² can be made using the average rainfall data from 1981-2010 from the Gabriola Island Climate Station data. In a typical year Gabriola Island will see 960 mm of rain. This estimation has an assumption of 20% losses due to first flush treatment and collection losses. A better calculation can be made once a total area and treatment system are decided on. Using preliminary unit designs, a safe estimate of 1,300 m² can be used for a collection surface. Rainwater for indoor use will need to be treated to meet Health Canada guidelines, but does not require treatment for irrigation.

The distribution of rainfall events on Gabriola Island are very seasonal, with most of the rainfall occurring between October and April, and prolonged droughts common during summer months. Total monthly rainfall available for collection (after losses) is shown in Figure 3. Depending on expected rainwater use, tanks will be required to have enough storage to provide water through the summer months.

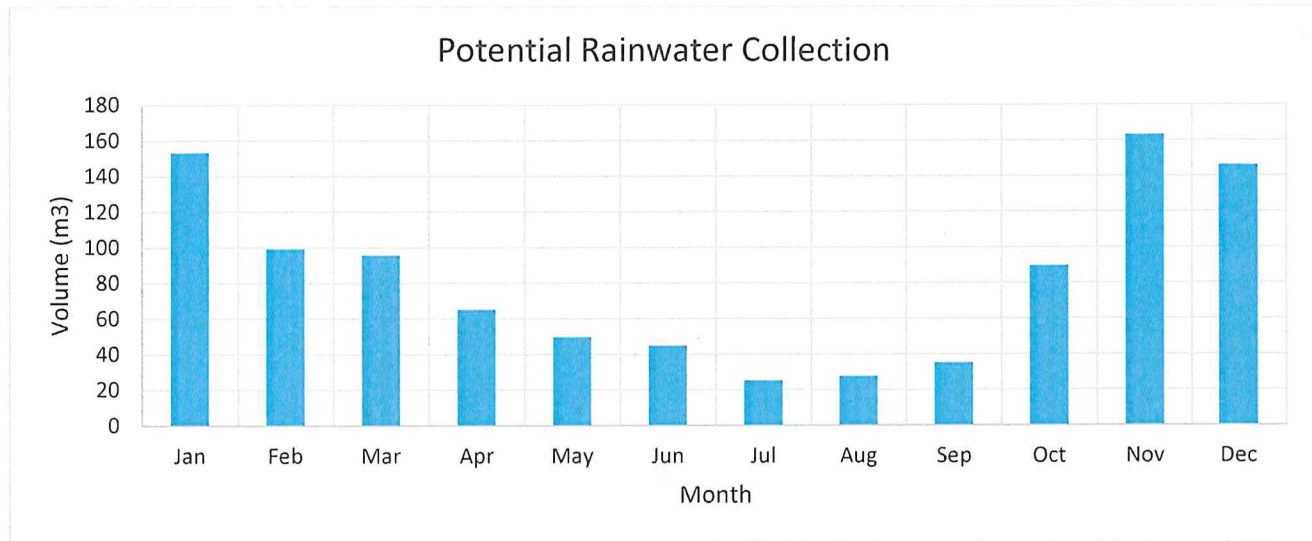


Figure 3: Projected Available Rainwater

If rainwater is to be used specifically for irrigation (typically April-September), the irrigation demand will likely be greater than the available water through the summer months unless sufficient storage is used.

3. Irrigation

Water available for irrigation will be dependant on storage, source, and the total storage needed. Further discussion with a landscape consultant will clarify the required demands and the storage needed to meet those demands.

3.1. Well Use for Irrigation

Based on the available well yield of 15,500 L/day and an anticipated use of 10,200 L/day, there remains approximately 5,000 L available for irrigation during average use. During peak demands there is the risk that the well can't sustain the full demand and irrigation. Supplementing well water with greywater or rainwater for irrigation can help offset the demand. If the water system is designed to the 230 L/person/day referenced in the RCCW and CRD average total use data, that would leave an estimated 70 L/person/day available for irrigation, or about 4,500 L/day at a buildout of 65 people.

3.2. Greywater for Irrigation

Based on CRD data and MSR experience that the average indoor use is 160 L/person/day, and 30% can be captured for re-use, the estimated available greywater is 48 L/person/day or 3,120 L/day. Greywater can be suitable for irrigation without treatment if completely used within 24 hours of storage, to prevent the growth of bacteria. To ensure no residual water is left for bacteria to grow, a smaller storage tank will be used and therefore a smaller amount available.

Any storage longer than 24 hours will require a treatment system to remove the harmful bacteria that may grow. This method will have additional costs of a treatment building but, provided the treatment system can handle the capacity, and storage is met, the full 3,120 L/day that is available can be utilized.

3.3. Rainwater for Irrigation

Rainwater will not require any treatment other than course filtration before irrigation, therefore the costs associated are generally collection and storage. Because of the low rainfall during months when irrigation is being used, storage accumulation during the winter months is recommended. Figure 4 shows the available daily water for irrigation from rainwater and irrigation, along with the required potable water supplement to meet 10,000 L/day or 10 m³/day.

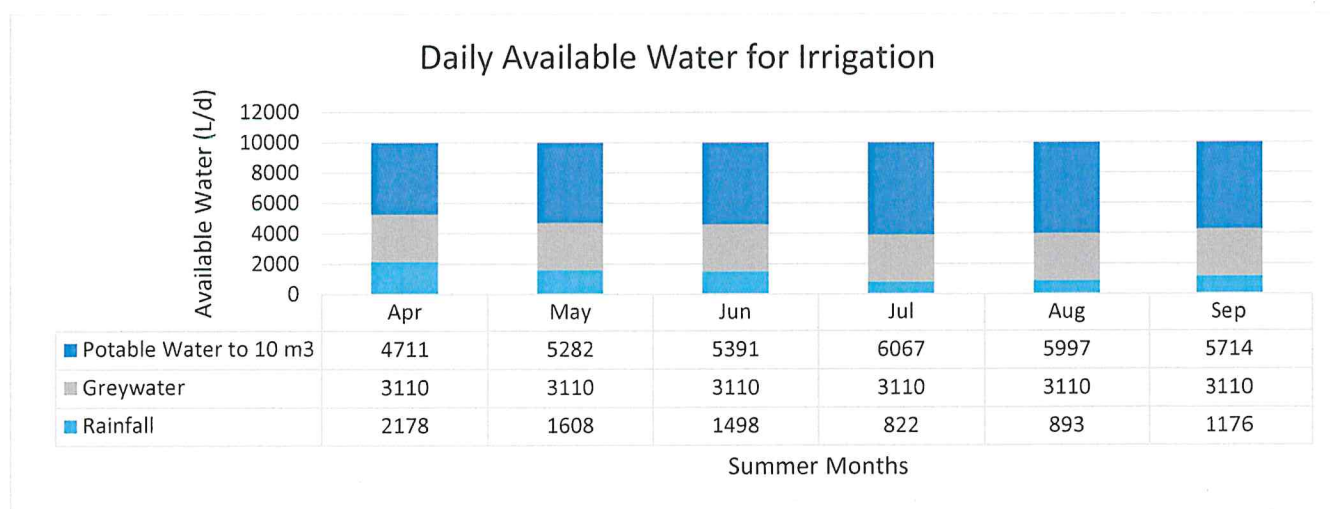


Figure 4: Daily Available Water for Irrigation

Because Gabriola Island is a water sensitive area it is not necessary to have full irrigation over the property. Other options can include limiting use through small garden plots or drought tolerant plants (xeriscaping) or supplementing with additional sources such as greywater or rainwater.

4. Storage

Storage requirements will range depending on population and supplemental sources (greywater, rainwater) as well as if the tank is above or below ground. Above ground tanks will come with an easier installation, lesser cost, and more flexibility on location. Underground tanks save space and provide better insulation to prevent freezing but come at a higher cost to install.

Multiple smaller above ground tanks are often preferable due to their cheaper shipping and installation costs. Generally, storage tanks larger than 3,000 imp gal (13,000 L) are considered “Oversized Load” and will come with

additional shipping costs. If space requirements are an issue, above ground tanks up to 50,000 L are readily available. A comparison of tanks can be seen in Figure 5.

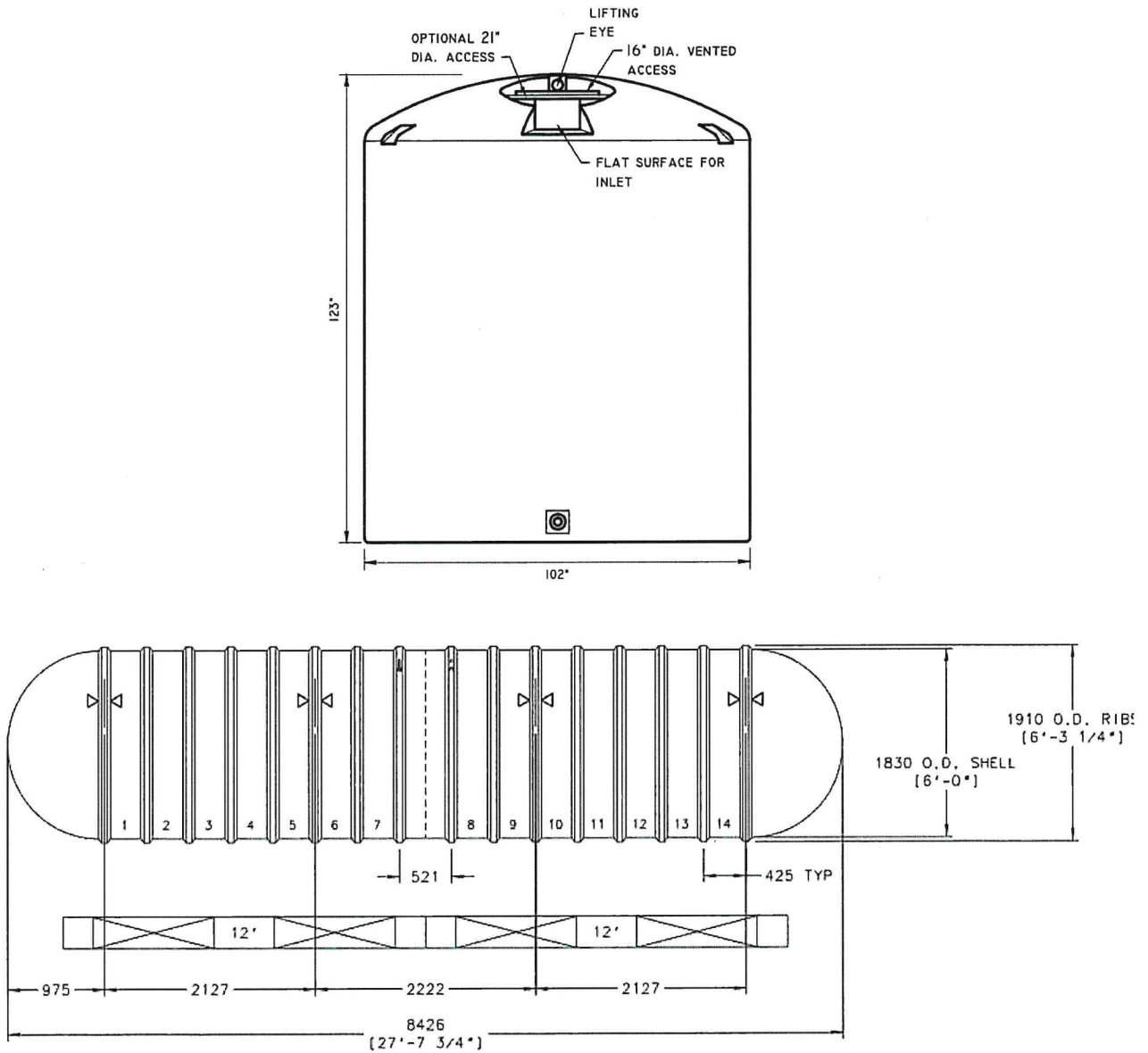


Figure 5: 15,000 L above round tank (above) and 20,000 L below ground tank (below)



5. Treatment

It is MSR's experience that Island Health will be looking to ensure the water system is following the multiple barrier approach, which negates concerns about the well being directly influenced by surface water (GUDI) or Generally at Risk to Pathogens (GARP).

A treatment system for the well water consisting of filtration, UV disinfection, and residual chlorination will meet Island Health requirements and ensure water is safe even after several days in the storage tanks. Filtration will be 4" x 20" filter canisters with a 5 micron and 1 micron filter, which is easily maintained by opening the canister and replacing the cartridge typically within a few minutes. The UV systems will either be simple for a typical cleaning required every 2-3 months, or a more expensive model, which will have a built-in wiper, requiring only annual maintenance. Both UV options require annual bulb changes.

Chlorine disinfection will be kept at a residual of 0.5 mg/L to minimize concerns for odour, and taste, as well as some people with general concerns. This will also mitigate regrowth within the distribution systems, thereby reducing the frequency of line flushing. These components will need to be kept inside a treatment building. A building under 100 ft² will prevent the need for additional permits and should be sufficient for the required treatment equipment.

6. Conclusion

Paisley Place can treat and distribute water to its desired population when relying on well capacity with adequate storage. Rainwater can provide approximately 1,000 m³/yr additional water with greywater providing an additional 2-3 m³ daily. A multi-barrier treatment system (filtration, UV disinfection and residual chlorination) will be required to treat the well water to meet health standards.

7. Recommendations

The determination of tank size is subject to best practices, as well as regulatory oversight, and are not necessarily congruent. Design guidelines suggest the 230 Lpcd usage rate can be achieved with installation of 80,000 Litres of storage, which include an allowance for outdoor use and some irrigation. On a practical level and based on our experience over the past 30 years, small, decentralized water systems will function adequately with reasonable storage requirements.

In our experience, the 50,000 Litres of storage is more than adequate for the maximum month condition, and can be supported in an application for a construction permit to Island Health, as it will provide 200 L/person/day (1.2x CRD indoor usage) at a population of 65 people. It will also provide more flexibility with storage options. Irrigation can be achieved through additional storage for rainwater collection, grey water reuse, or minimized through Xeriscaping of the site. Because there is no requirement to treat rainwater before irrigation it is a very cost-effective means for providing the water needed to irrigate. GHS will need to ensure adequate storage meets their decided irrigation outcomes. Any rainwater used in the potable water system can pass through the same treatment system as the well water.



MSR SOLUTIONS INC.

MSR File No. 20-509
Paisley Place Water Requirements

The addition of greywater reuse will come with the added cost of additional pipe networks and treatment measures. There is sufficient greywater for use in toilets and to assist in irrigation throughout the summer months, however the cost could be significantly more than using rainwater.

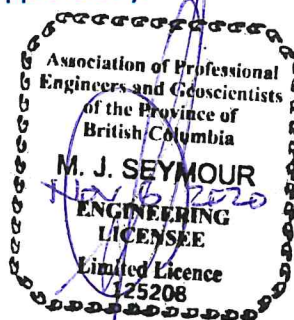
A well treatment system with filtration, UV disinfection, and residual chlorination will meet Island Health requirements and ensure well water is safe to consume. The treatment equipment will need to be housed indoors. If space is not available in an existing building a small treatment shed will need to be constructed.

Prepared by:

ORIGINAL SIGNED

TJ Molland
Junior Technologist

Approved by:



Mike Seymour, ASCT, Eng.L.
Principal

Environmental Education: Drinking Water Conservation

Washroom Water Use (High School)

Background Information

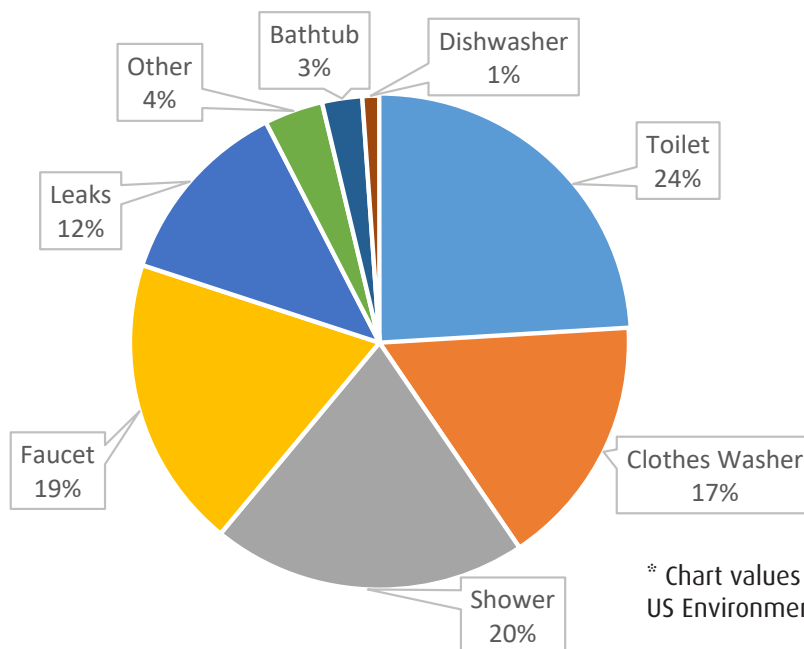
Drinking water for the Greater Victoria Water System is currently provided from the Sooke and Goldstream watersheds. Together these watersheds comprise 10,927 hectares and include five surface reservoirs or lakes. These reservoirs collect and store runoff from precipitation, mostly in the form of rain. Collected water is treated before being distributed to our homes as clean tap water.

In British Columbia, less than 3% of municipal treated water is used for drinking and consumption. The rest, approximately 97%, of clean, treated tap water is flushed down the toilet, flows down the drain, or is used to wash cars and water gardens.

In the capital region, we use an average of **232** litres of water per person, per day. Most of our water use (**72%**) occurs indoors. Of all indoor water use, approximately **65%** occurs in one room — the washroom. That means we are using an average of **151 litres** of clean, treated tap water in the washroom everyday.

With growing populations and a changing climate we need to be prepared ourselves to adapt for new circumstances. The first step to adaptation is to be aware of where and how we use water. Awareness will allow us to better protect and conserve our drinking water.

Indoor Water Use by Fixture*



* Chart values are 2014 estimates from the US Environmental Protection Agency (EPA).

Activity Summary

Use the provided table (or make your own) to record washroom water use throughout the day and week. Every time you use water in the washroom add a tally mark to your chart. Using data recorded, calculate daily totals, weekly totals or both, for individual fixtures. The data will then be used to examine and show examples of how behaviours and efficient fixtures can impact water consumption.

Before recording water use, hypothesize how much water will be used and which fixture will use the most water.

Instructions

1. Record your washroom water use.

Use the provided table, or make your own, to record washroom water use throughout the day and week. Every time you use water in the washroom add a tally mark to your chart. You will use this data to analyze and discussion washroom water use.

2. Determine flow rate and water usage of washroom fixtures.

Do some research to determine the average, low-flow and the actual flow rate for all washroom fixtures (toilet, showerhead and faucet).

Shower

Low-flow: _____

Average: _____

My actual: _____

Toilet

Low-flow: _____

Average: _____

My actual: _____

Faucet

Low-flow: _____

Average: _____

My actual: _____

To calculate **showerhead** flow rate in litres per minute (L/min):

1. Place a bucket under your showerhead.
2. Turn the shower faucet on full and run the water into the bucket for 10 seconds.
3. Turn off the shower and measure the volume of water.
4. Multiply your measurement by six to get the amount of water flow per minute. For example, if you ran your shower for 10 seconds and captured 1.9 litres of water in your bucket, your showerhead would have a flow rate of over 11 L/m.

Older showerheads have flow rates as high as 20 L/min. New showerheads can have as low as 5.6L/min. Current BC Building Code for showerheads is 9.5 L/min.

To calculate volume or litres per flush (LPF) for your **toilet**:

1. Look for a stamp near the hinges of the lid or inside the tank or lid of the tank. There is often a LPF value stamped somewhere on the toilet.
2. Low consumption (LC) or high-efficiency toilets (HET) may be marked with "LC," "LC/4.8," or "4.8LPF"
3. If you cannot find a stamp, use these [instructions](#) from Marin Municipal Water District to manually check your toilet's LPF.

Older toilets have LPFs as high as 20 L. New toilets can use as little as 4.8 LPF. Current BC Building Code for newly installed toilets is 4.8 LPF or less.

To calculate flow rate for your **washroom faucet**, follow the same technique as calculating showerhead flow rate:

1. Place container or measuring cup under faucet.
2. Turn the faucet on full and run the water into the container for 10 seconds.
3. Turn off the water and measure the volume of water collected.
4. Multiply the volume of water by six.

Kitchen faucets and washroom faucets often have different flow rates. Be sure to use washroom faucet flow rates for your calculations. Faucet flow rates can be modified by attaching aerators. You may use a faucet with an aerator for your low-flow rate.

Resource suggestions to research fixture water volumes and flow rates:

CRD [Water conservation at home](#)

Environmental Protection Agency (EPA)- [Water Sense](#) and [Water Efficiency Management Guide](#)

3. Calculate your daily and weekly washrooms water use for each fixture (toilet, shower, faucet) and flow rate (low, average, actual). For example, if you flushed the toilet seven times on Monday, calculate the water use as if you had a low-flow toilet, an average toilet and for your actual toilet. If you have access to Microsoft Excel or a similar program you could set up a spreadsheet to quickly calculate and store the information for you.

Note:

When calculating water use for the shower and faucet you will be using the total minutes the water was running, so you will need to time your showers, teeth brushing, hand washing, etc.

If you need estimates or averages to compare you can use the guidelines recommended by relevant authorities. For example, the CDC recommends washing your hands for 20 seconds and Health Canada recommends brushing your teeth for at least two minutes, twice a day.

Sample calculations:

Toilet — Monday

Low-flow (4.8 LPF):
= 4.8 L x 7 flushes
= 33.6 L

Average (6 LPF):
= 6 L x 7 flushes
= 42 L

Actual (12 LPF):
= 12 L x 7 flushes
= 84 L

Fixture: Toilet				
	Uses	Low-flow (4.8 LPF)	Average (6 LPF)	Actual (12 LPF)
Monday	7	33.6	42	84
Tuesday	7	33.6	42	84
Wednesday	5	24	30	60
Thursday	6	28.8	36	72
Friday	6	28.8	36	72
Total	31	148.8	186	372

Discussion Questions

1. What was your average daily washroom water use for the week? How does your washroom water use compare to the average capital region resident?
2. Calculate your percentage of water use per fixture. Which fixture uses the most? The least?
3. If you were to switch all your fixtures to a low-flow option how much water would you save?
4. Use visual representations (tables, charts, graphs, etc.) to show the difference in water use of low-flow, average and actual for the different fixtures.
5. Use visual representations (tables, charts, graphs, etc.) to show the difference in water use for each fixture based on behavioural changes. For example, compare various showers times, turning the tap off when brushing teeth or shaving vs. leaving the tap on, "if its yellow, let it mellow," etc.
6. What are some actions you could take right now to reduce your washroom water consumption?

Expand and Connect

Compare your daily water use to that of an average British Columbian and/or average Canadian.

Create a new chart and include all the ways you use water at home (washing dishes, laundry, cooking, etc.) or use the Alliance For Water Efficiency's online [water calculator](#) to estimate your total at home water use.

Research and/or design a fixture or system that would reduce the amount of water used in the bathroom. For example, are there ways we could avoid using treated drinking water to flush toilets? Could we collect and reuse water running down the shower drain?

Check your house for leaks. An estimated 12% of all indoor water use is actually due to leaks.

- Check your toilet — add a few drops of dye or food colouring to the tank. Wait 20-30 minutes. Check the toilet bowl. If there is dye in the toilet bowl, your toilet has been leaking. To fix the leak first try tightening the rubber flapper in the tank. If that does not fix the problem you may have to replace the flapper or eventually look for professional help.
- Check all your faucets and showers. Are any of them dripping? If so, is there a simple fix you can do to stop the leak? See BC Hydro's [Fix a water leak](#) for tips.

What other environmental factors are impacted by water use? For example, if we take longer showers, use the dishwasher for small loads, and wash clothes with hot water we are using energy to heat our water. Depending on your home energy hook-ups this you could be creating GHG emissions without realizing.

How might a changing climate impact our drinking water supply?

- Consider the capacity of the water supply area and reservoirs.
- Consider seasonal changes in precipitation and water use. For example, our water supply relies mainly on rain collected in the winter but our highest water use is in the summer.

Still Curious?

CRD resources:

[Water conservation at home](#)

[High Efficiency Showerheads](#) and [Shower Smart Brochure](#) (PDF)

[High Efficiency Toilets](#) and [High-Efficiency Toilet Brochure](#) (PDF)

[Sooke Water Supply Area](#) and [Weekly Water Watch](#)

Greater Victoria Water Supply Area [Facts and Figures](#)

Other resources:

Province of BC - [Water Conservation](#) and [Living Water Smart](#) (PDF)

[BC Building Code](#)

The [Partnership for Water Sustainability BC](#)

If you have any questions about drinking water and water use in the region, or are looking for ideas on how to connect this topic with other learning opportunities, contact us at education@crd.bc.ca.

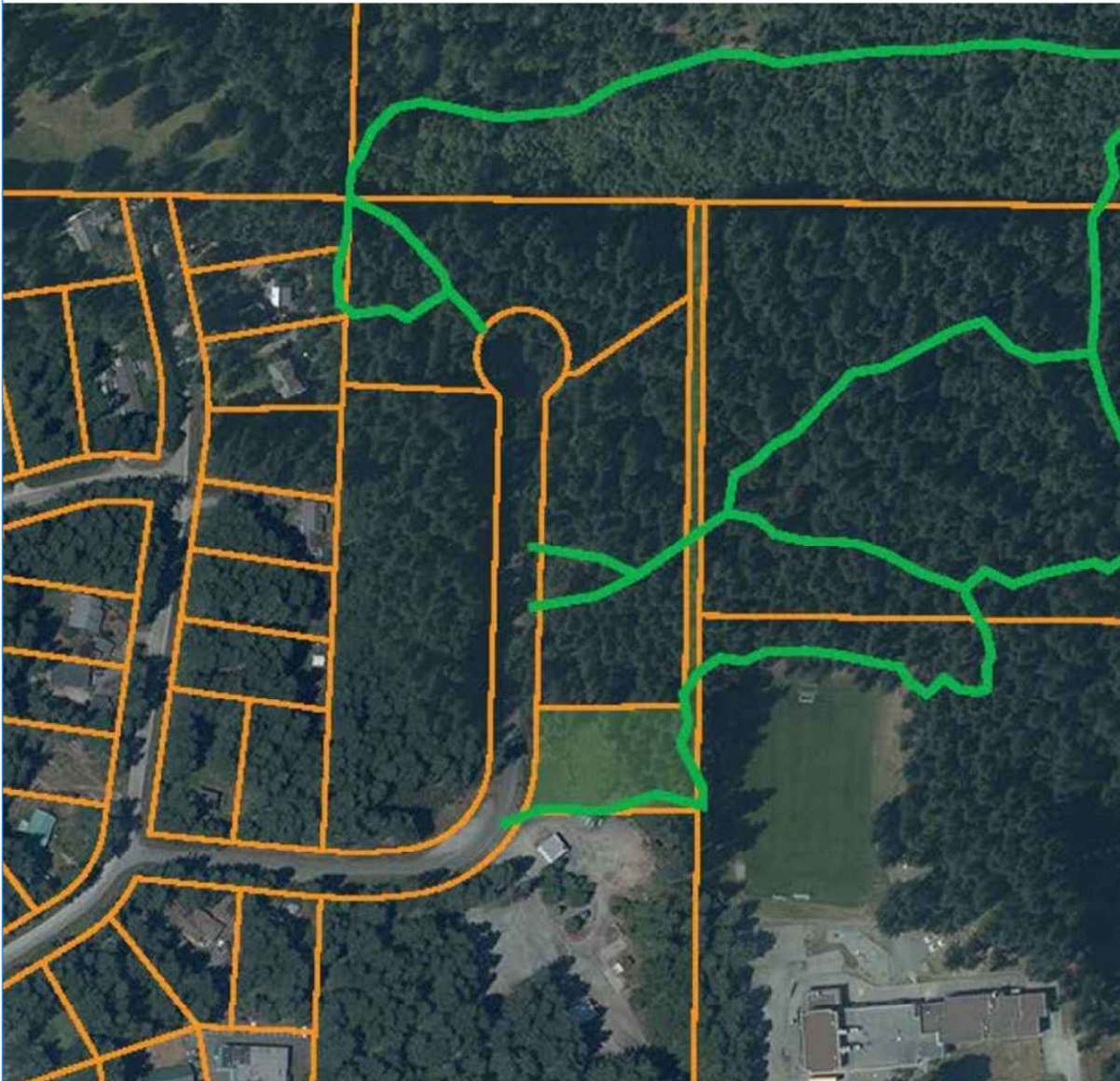
Weekly Water Use

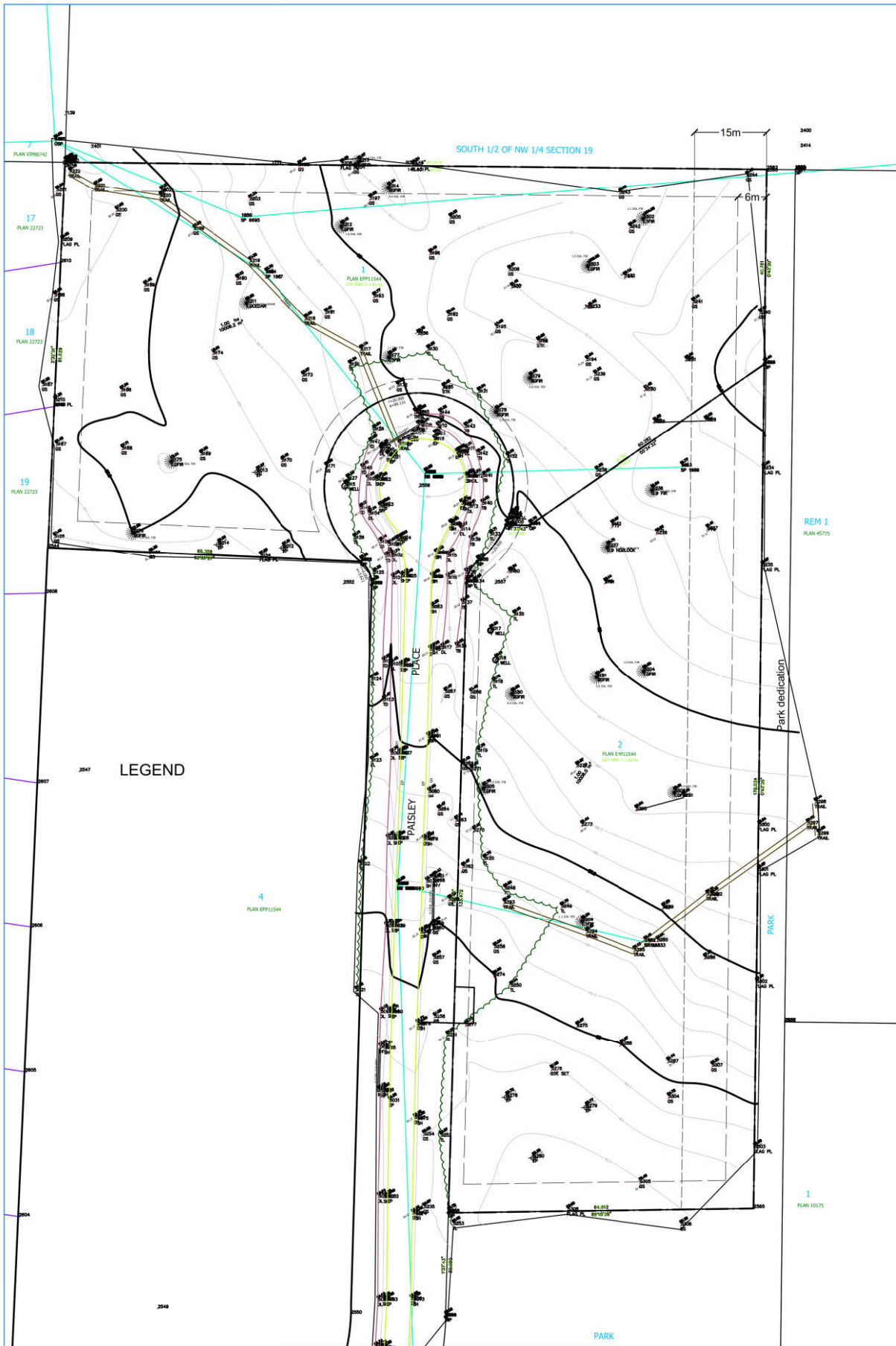
Record how much water you use in the washroom during the week by adding a tally mark or amount of time to the corresponding category.

	Monday	Tuesday	Wednesday	Thursday	Friday		Weekly Totals
Flush Toilet  ___ litres per flush							How many times did you flush the toilet this week? _____ How many litres of water did your toilet use in total? $\text{number of flushes} \times \text{LPF}$ = _____ litres
Wash Hands  ___ litres per min.							How many times did you wash your hands this week? _____ How much water did you use washing your hands? $\text{number of washing} \times \text{L/min}$ = _____ litres
Brush Teeth  ___ litres per min.							How many times did you brush your teeth this week? _____ How much water did you use brushing your teeth? $\text{number of brushes} \times \text{L/min}$ = _____ litres
Shower or Bath  ___ litres per min. ___ litres per bath							How many times did you shower this week? _____ How much water did you use having a shower? $\text{number of showers} \times \text{L/min}$ = _____ litres
Other: (laundry, dishes, water lawn etc.)							
Daily Totals							litres

Paisley Place: Rezoning Application

- | | |
|---|---|
| 1.1 Site Survey | 3.1 Building Type 2 - ground floor |
| 1.2 Site Plan | 3.2 Building Type 2 - second floor |
| 2.1 Unit A2 - Studio | 3.3 Building Type 3 - ground floor |
| 2.2 Unit B1 - 1 Bedroom | 3.4 Building Type 4 - ground floor |
| 2.3 Unit B6 - 1 Bedroom Acc. | 3.5 Building Type 4 - second floor |
| 2.4 Unit C2 - 2 Bedroom ground floor | 3.6 Building Type 5 - ground floor |
| 2.5 Unit C2 - 2 Bedroom second floor | 3.7 Building Type 5 - second floor |
| 2.6 Unit D1 - 3 Bedroom ground floor | 4.1 Building Type 5 - Concept elevation A |
| 2.7 Unit D1 - 3 Bedroom second floor | |
| 2.8 Unit D3 - 3 Bedroom ground floor Acc. | |
| 2.9 Unit D3 - 3 Bedroom second floor Acc. | |

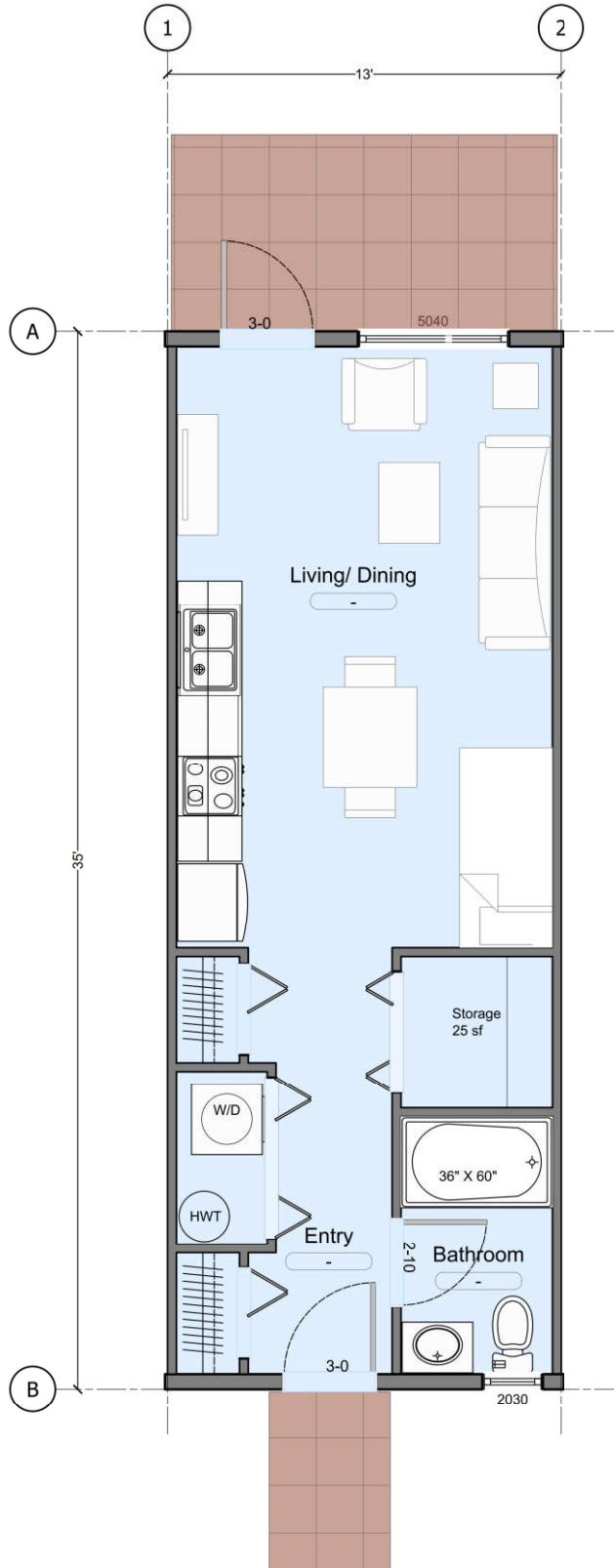






Studio

Unit A2
455 sq.ft.

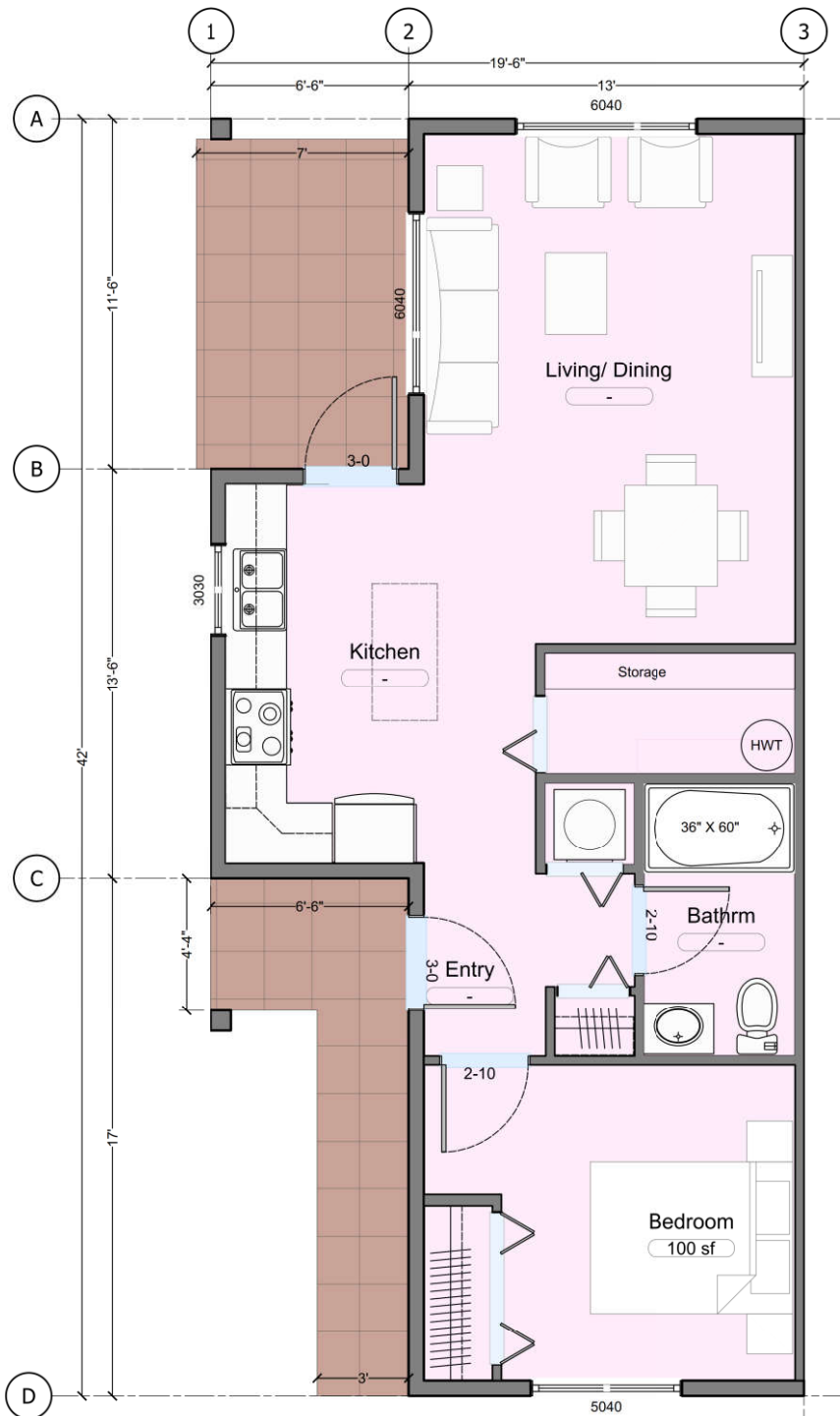


Type A2
455 sf

MOBIUS ARCHITECTURE

1 Bedroom - Type 1

Unit B1
630 sq.ft.

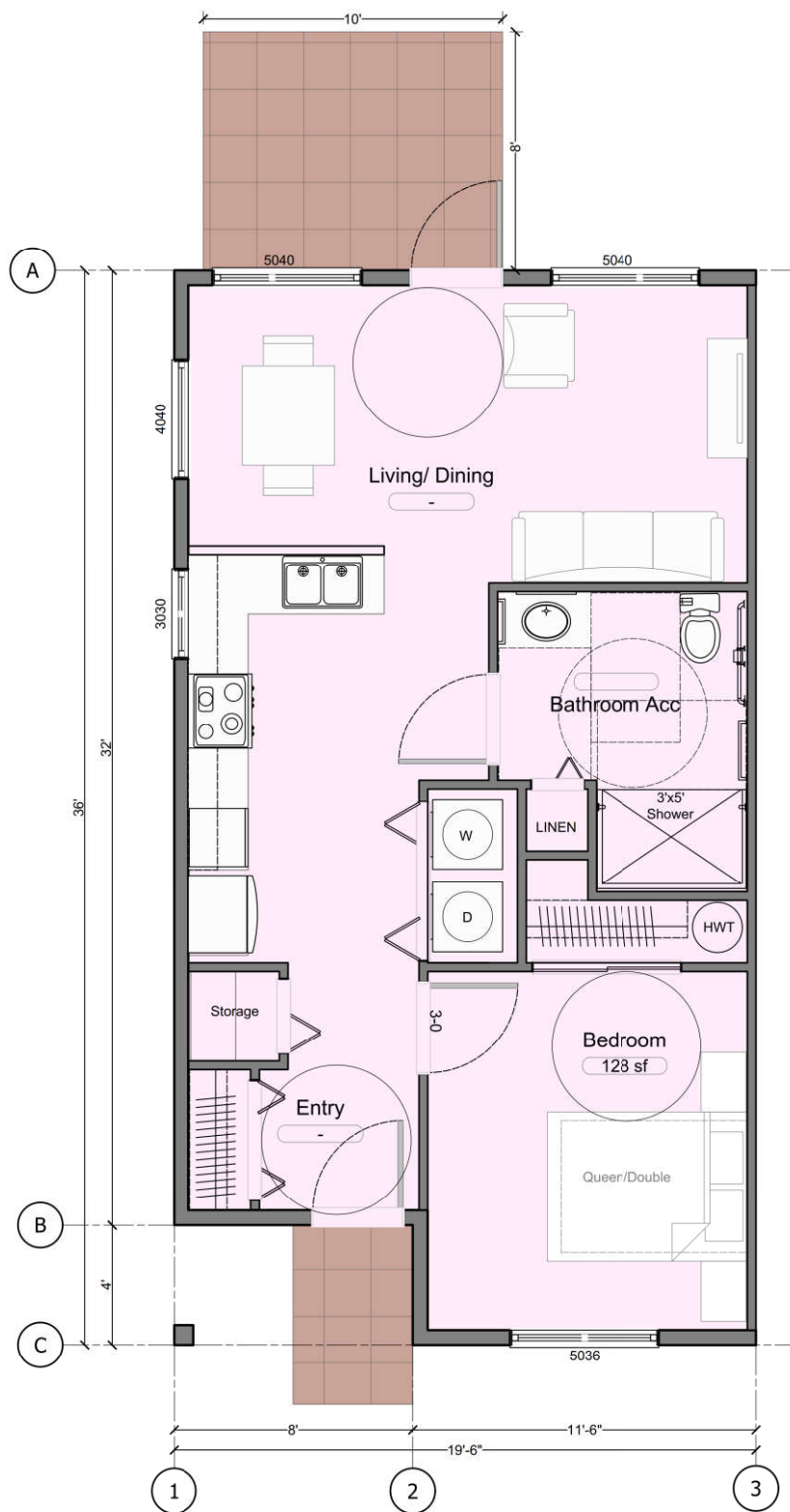


Type B1
630 sf

MOBIUS ARCHITECTURE

1 Bedroom - Type 6 - Accessible

Unit B6
670 sq.ft.

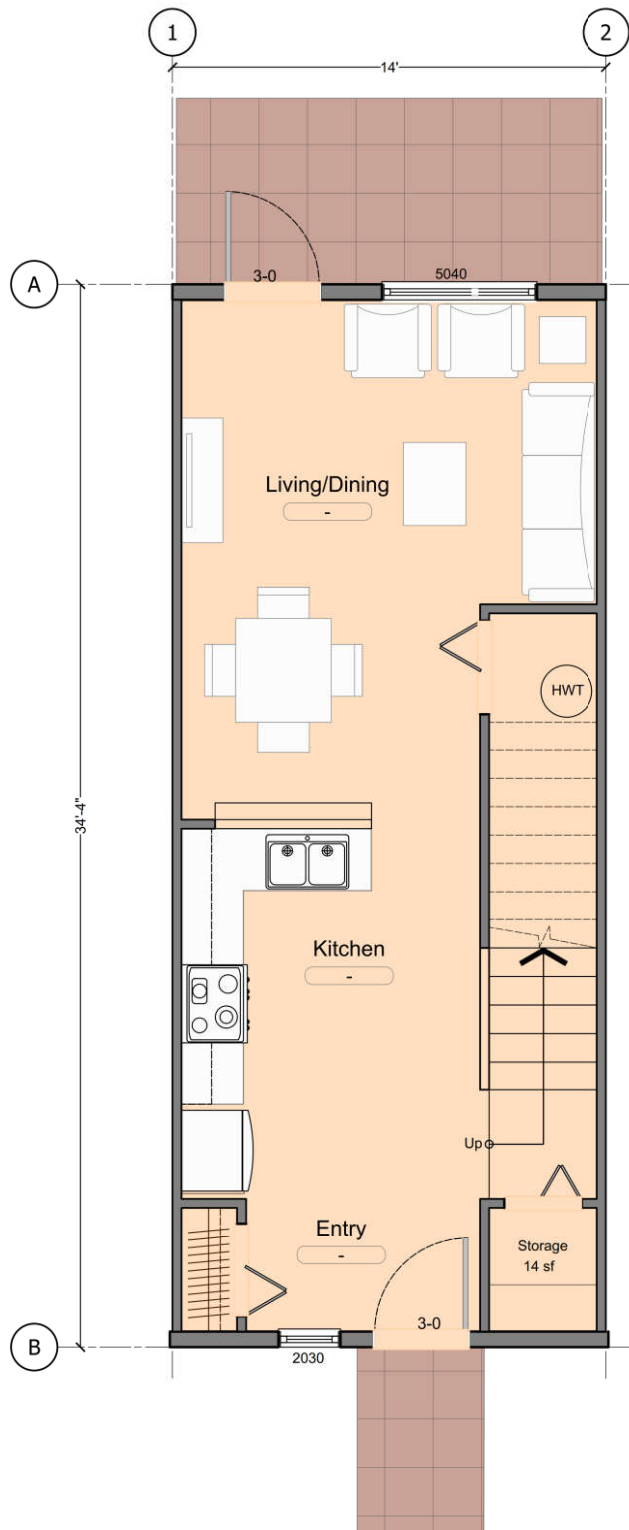


Type B6
670 sf

MOBIUS ARCHITECTURE

2 Bedroom - Type 2 - Ground Floor

Unit C2.1
962 sf

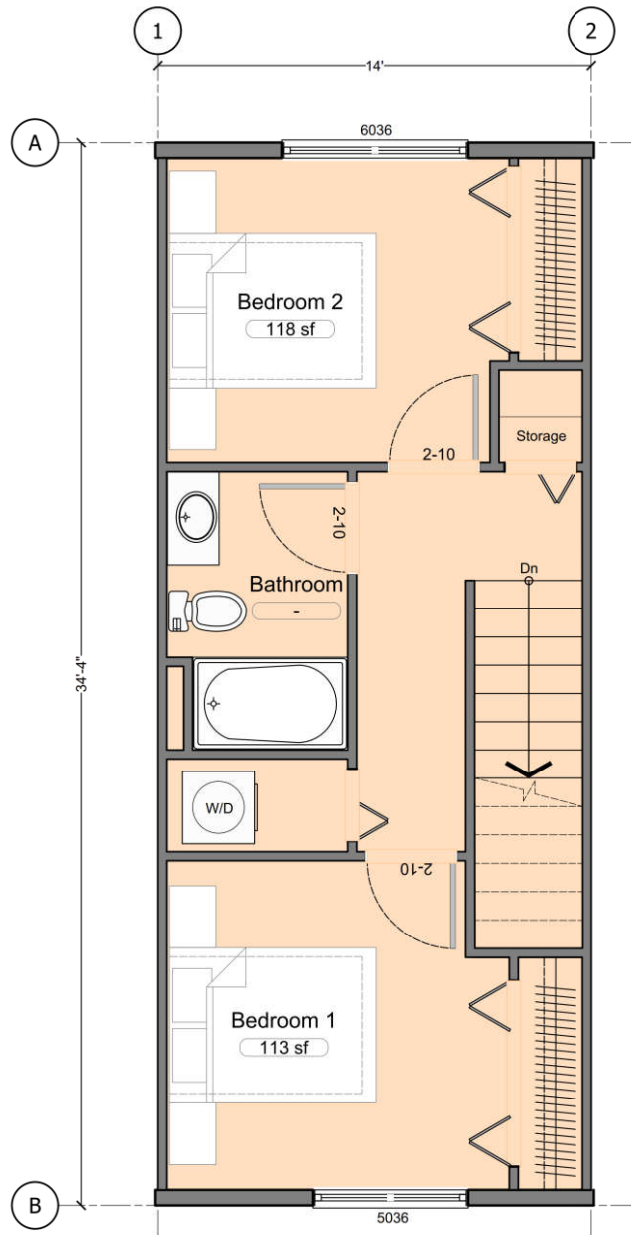


Type C2.1
481 sf
Ground Floor

MOBIUS ARCHITECTURE

2 Bedroom - Type 2 - Second Floor

Unit C2.2
962 sf

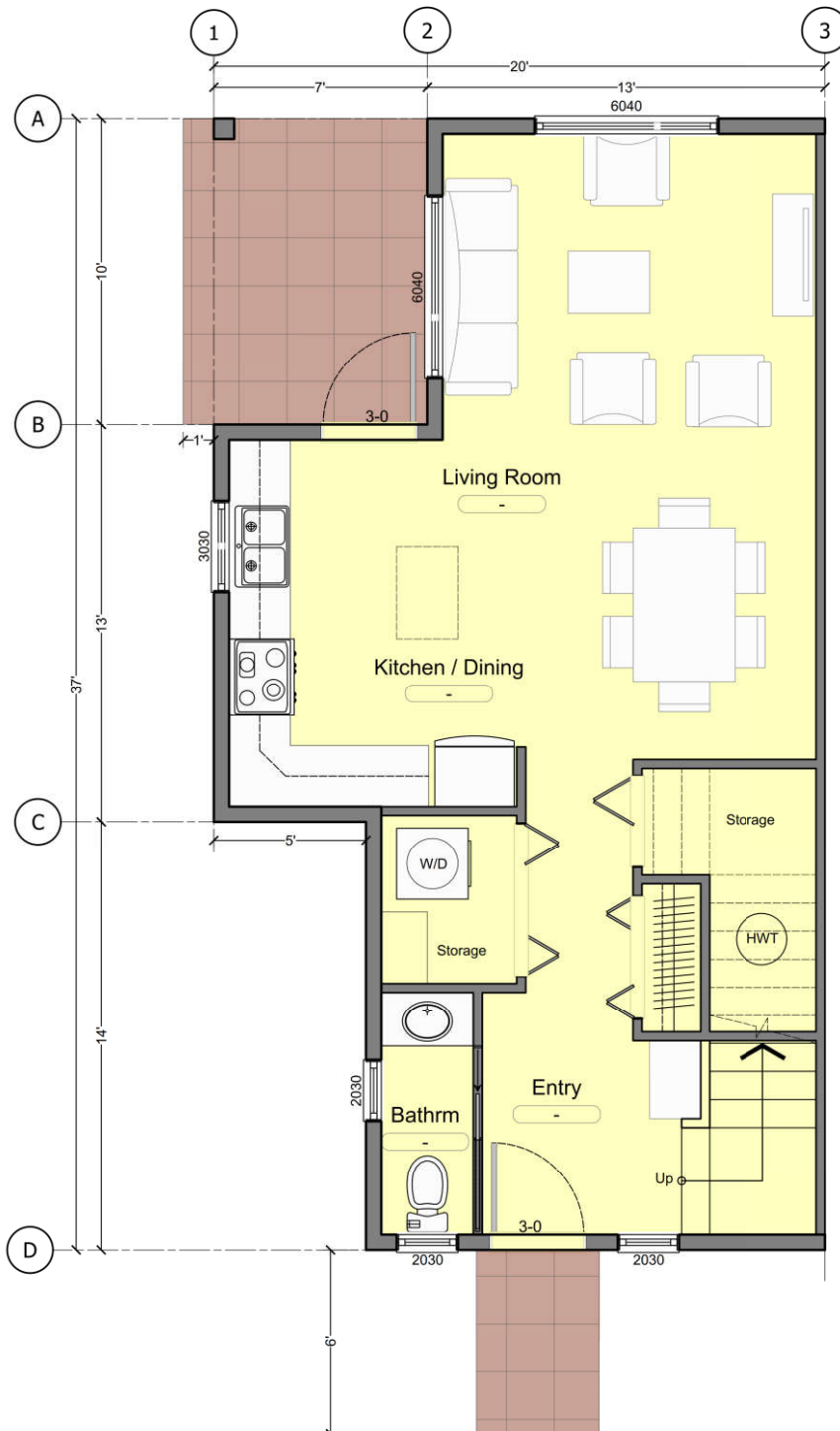


Type C2.2
481 sf
Second Floor

MOBIUS ARCHITECTURE

3 Bedroom - Type 1 - Ground Floor

Unit D1.1
1200 sf

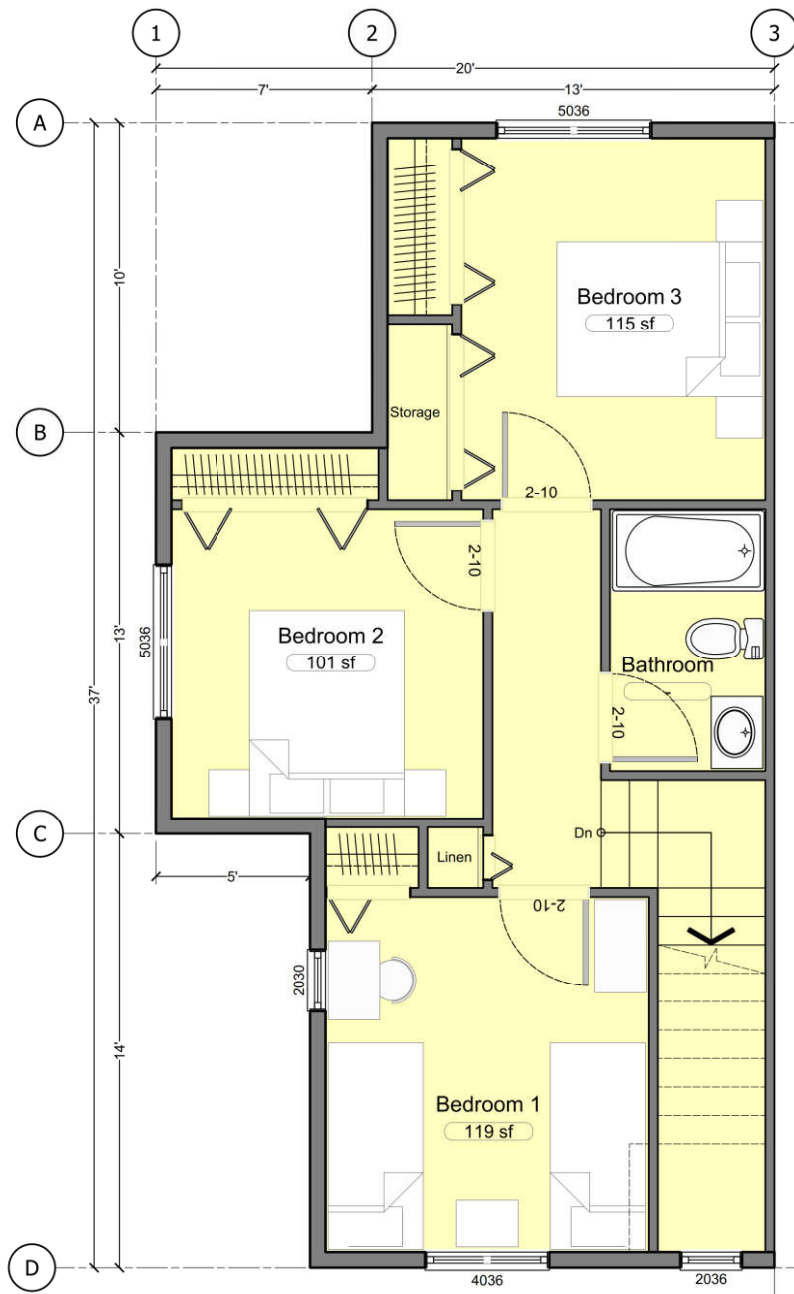


Type D1.1
600 sf
Ground Floor
3 Bedroom

MOBIUS ARCHITECTURE

3 Bedroom - Type 1 - Second Floor

Unit D1.2
1200 sf



Type D1.2
600 sf
Second Floor

MOBIUS ARCHITECTURE

3 Bedroom -Type 3 (Acc.)- Ground Floor

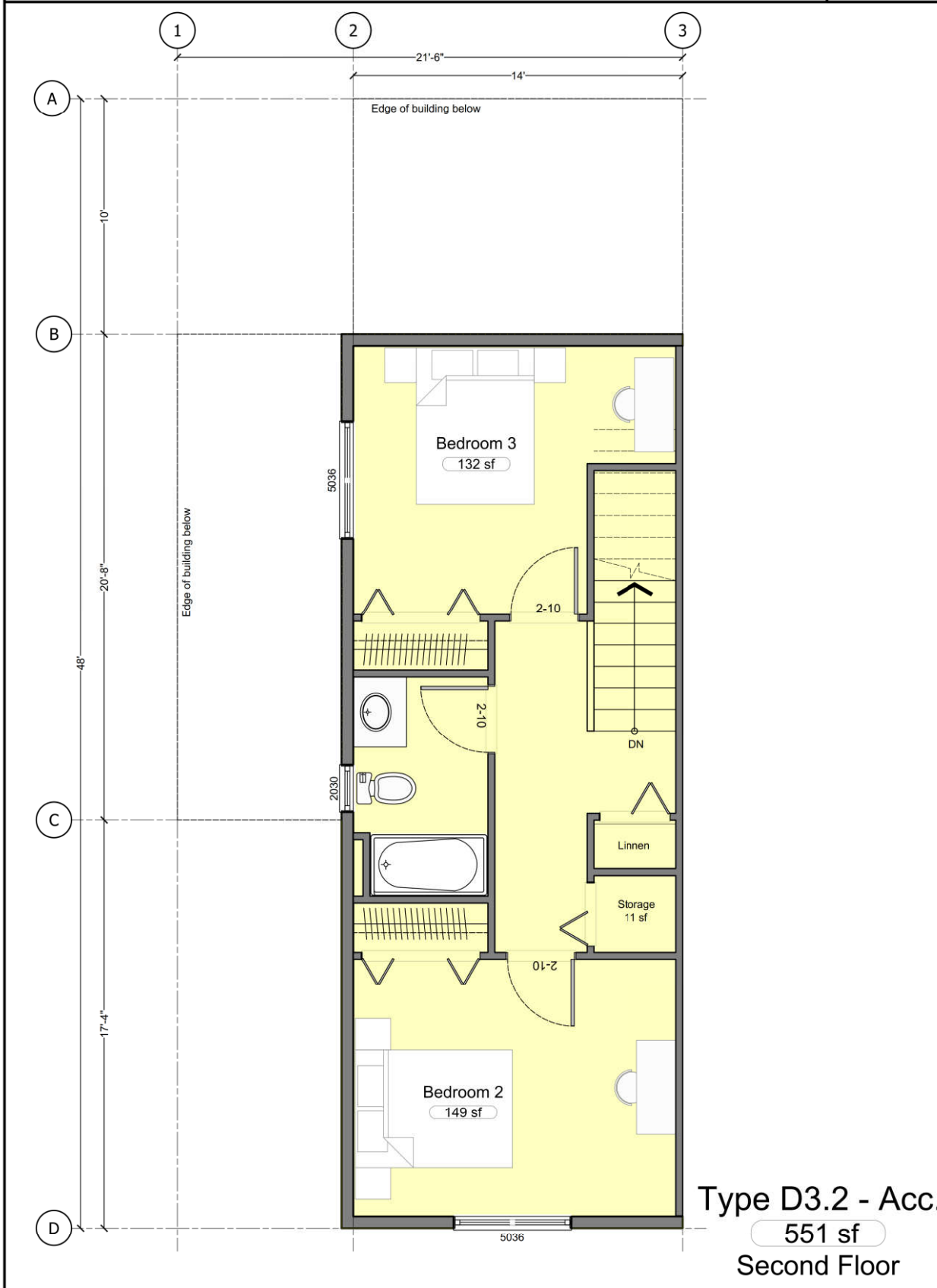
Unit D3.1
1387 sf



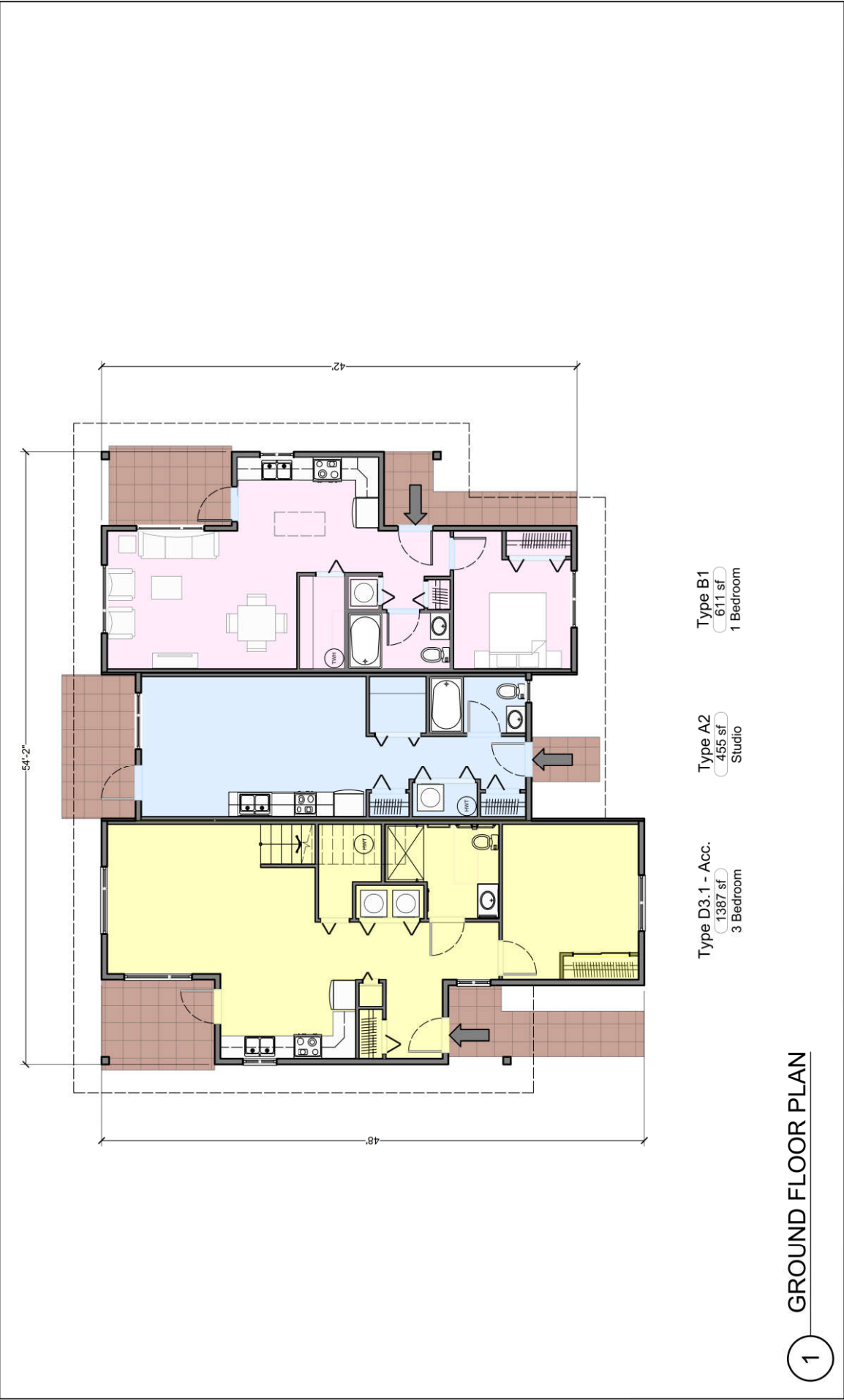
MOBIUS ARCHITECTURE

3 Bedroom -Type 3 (Acc.) -Second Floor

Unit D3.2
1387 sf



MOBIUS ARCHITECTURE



1 GROUND FLOOR PLAN

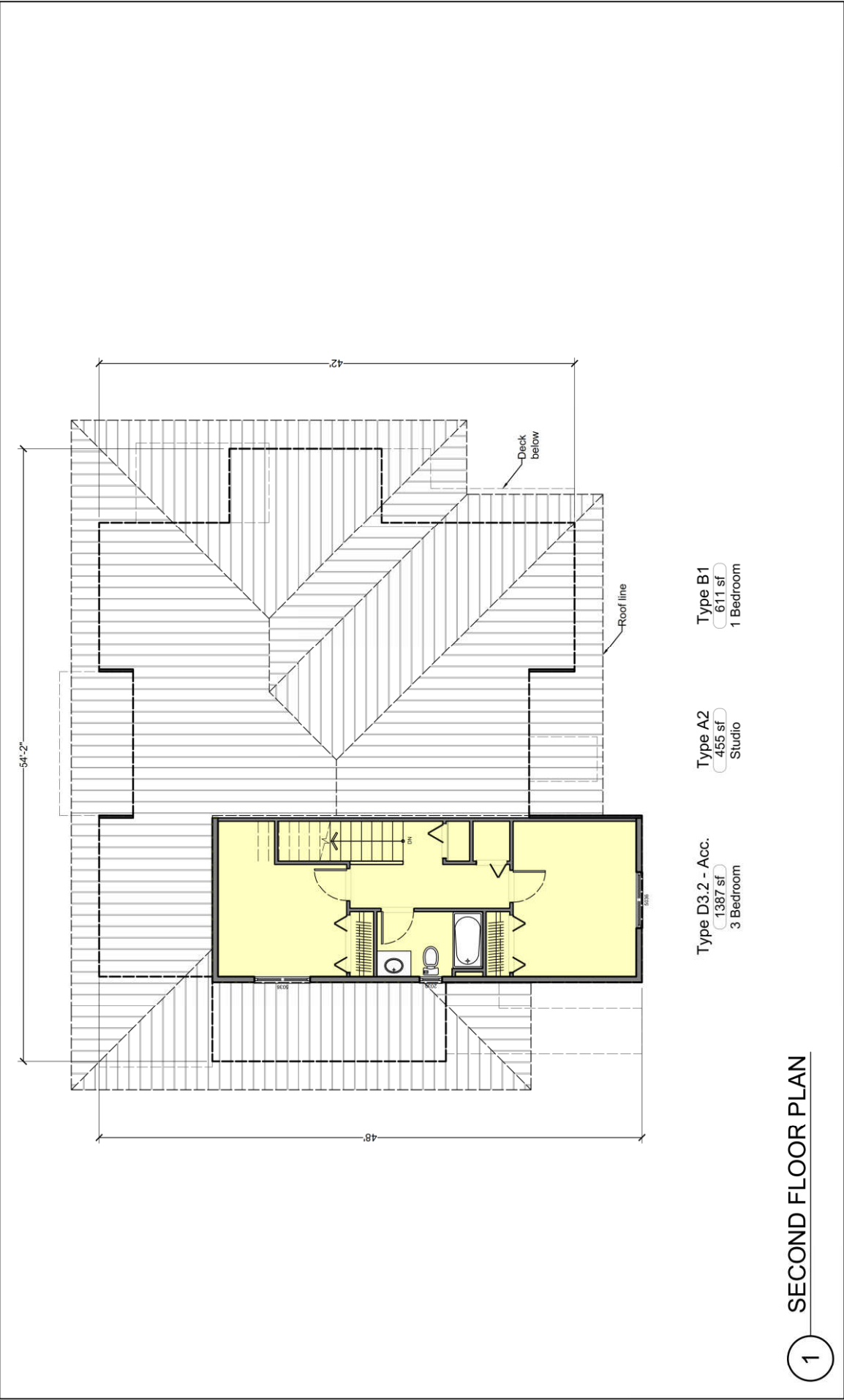
SCALE: 1/8" EQ. 1"
Nov 16, 2020

BUILDING TYPE 2

DWG NO: 3.1

2011

REV/DATE: 1



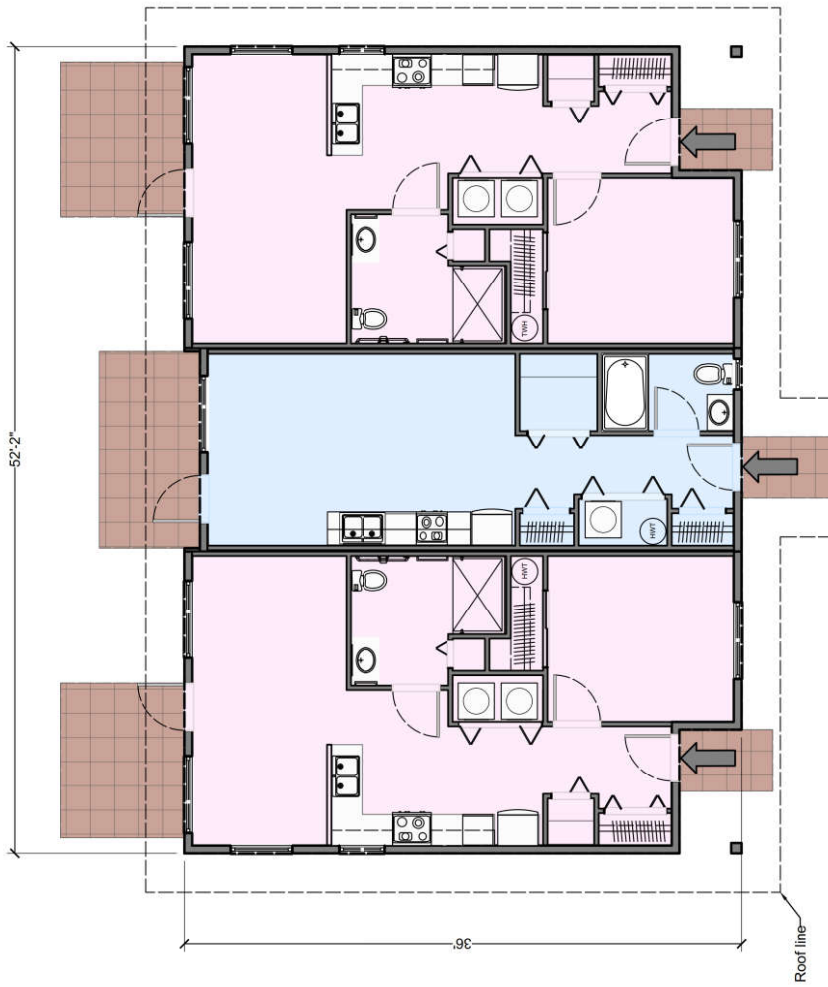
DWG NO: 3.2

BUILDING TYPE 2

SCALE: 1/8" EQ. 1"
Nov 16, 2020

REV/DATE: 1

2011



Type B6 - Acc.
670 sf
1 Bedroom

Type A2
455 sf
Studio

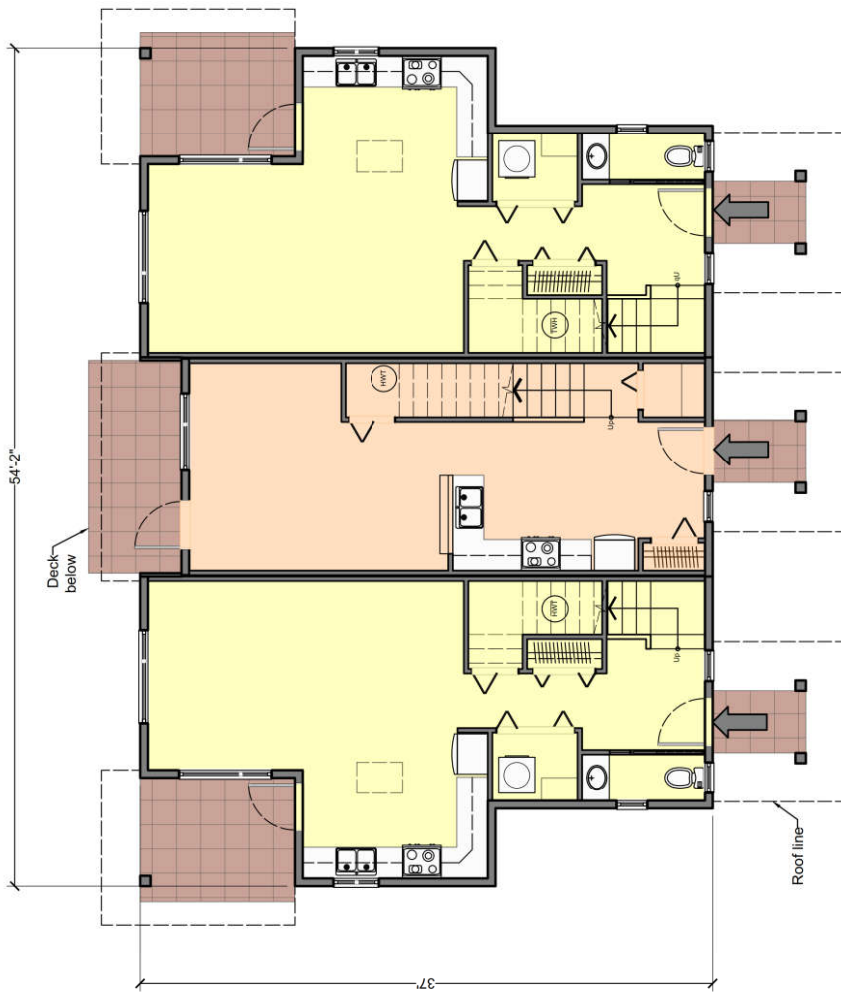
Type B6 - Acc.
670 sf
1 Bedroom

1 GROUND FLOOR PLAN

SCALE: 1/8" EQ. 1"
Nov 16, 2020

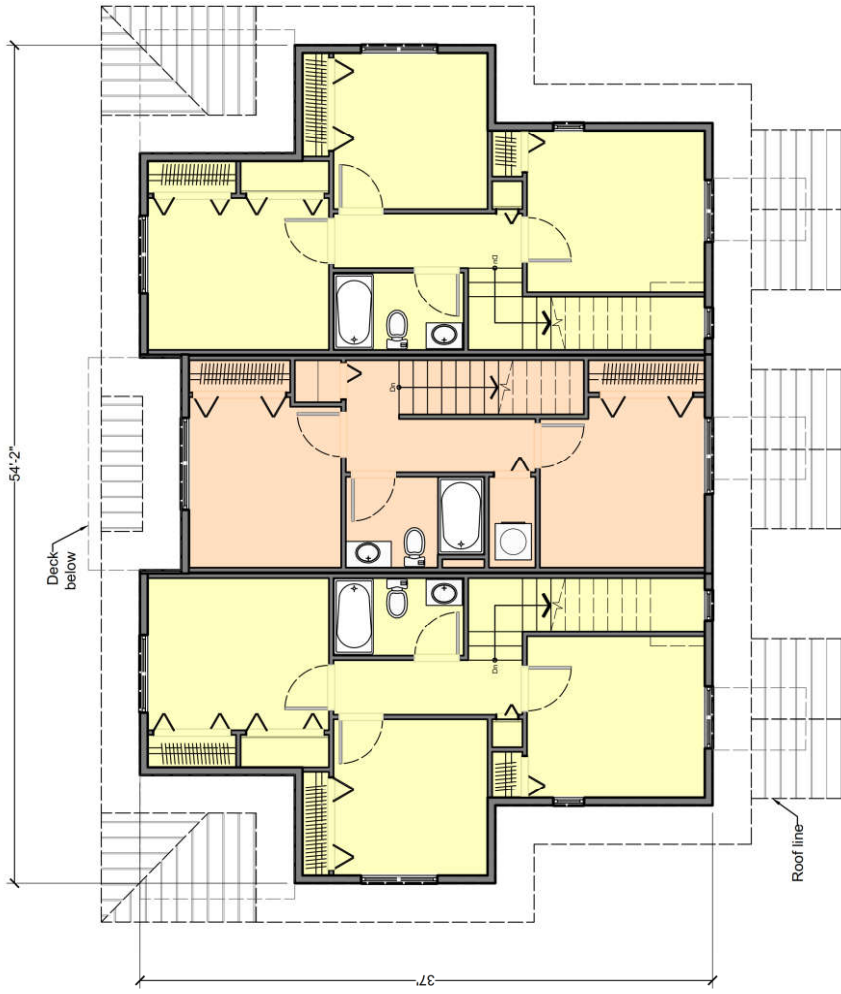
BUILDING TYPE 3
DWG NO: 3.3

2011
REV/DATE: 1



- Type D1.1
1200 sf
3 Bedroom
- Type C2.1
962 sf
2 Bedroom
- Type D1.1
1200 sf
3 Bedroom

1 GROUND FLOOR PLAN

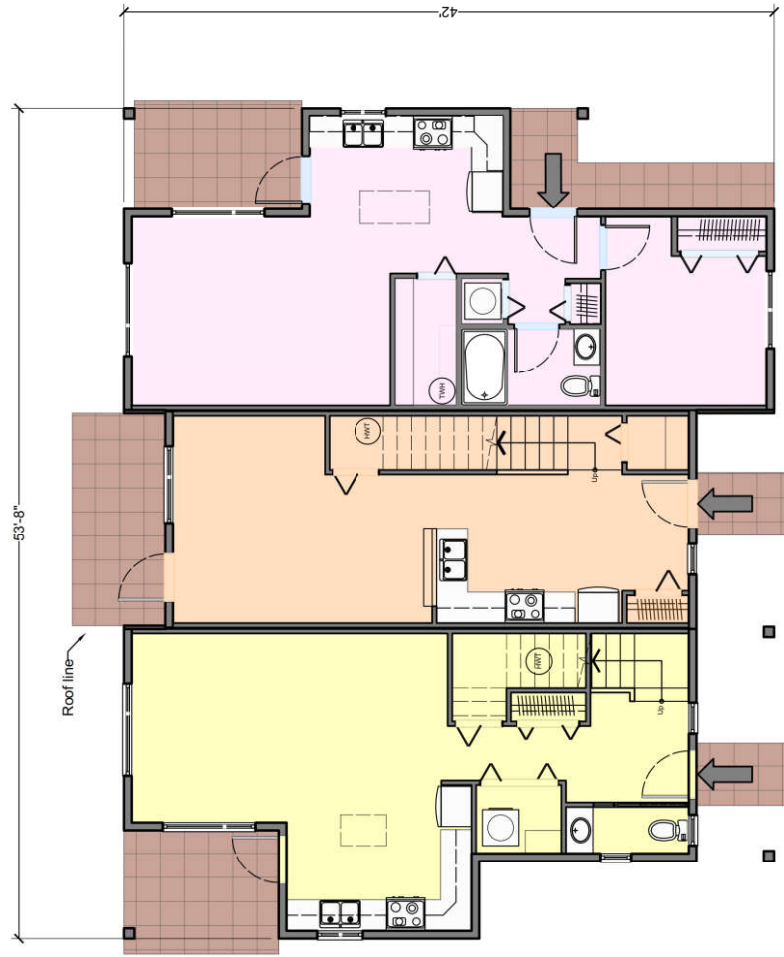


Type D1.2
1200 sf
3 Bedroom

Type C2.2
962 sf
2 Bedroom

Type D1.2
1200 sf
3 Bedroom

1 SECOND FLOOR PLAN



Type D1.1
1200 sf
3 Bedroom

Type C2.1
962 sf
2 Bedroom

Type B1
611 sf
1 Bedroom

1 GROUND FLOOR PLAN

SCALE: 1/8" EQ. 1"
Nov 16, 2020

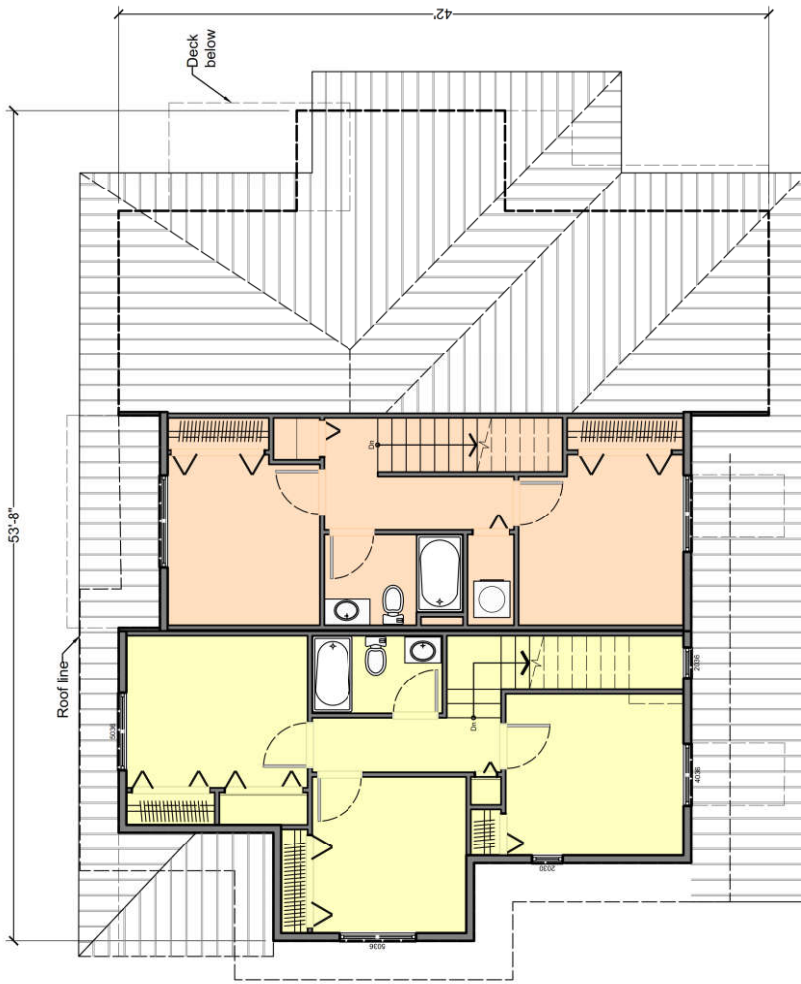
BUILDING TYPE 5

DWG NO: 3.6

2011

REV/DATE:

1



Type B1
611 sf
1 Bedroom

Type C2.2
962 sf
2 Bedroom

Type D1.2
1200 sf
3 Bedroom

1 SECOND FLOOR PLAN

SCALE: 1/8" EQ. 1"
Nov 16, 2020

BUILDING TYPE 5

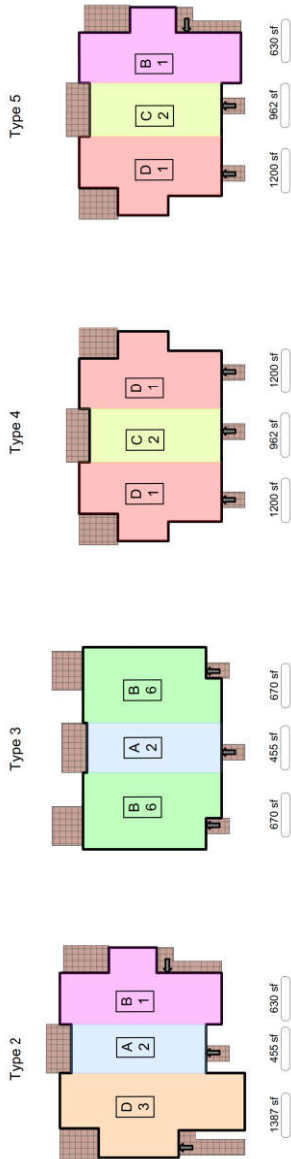
DWG NO: 3.7

2011

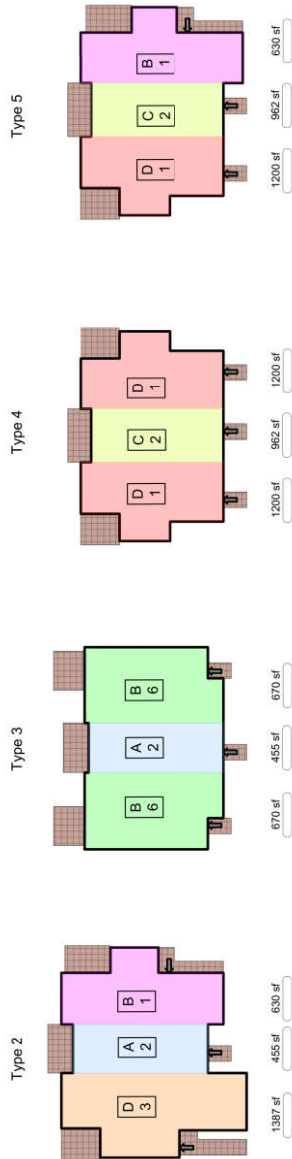
REV/DATE:

1

Unit Mix - (24 Units)
Phase 1



Phase 2



(Phase 1)

Building Type	A2 Studio	B1 1 Bedroom	B6 1 Bedroom (Acc.)	C2 2 Bedroom	D1 3 Bedroom	C3 3 Bedroom (Acc.)
2	1	1				1
3	1		2			
4				1	2	
5		1		1	1	
Total	2	2	2	2	3	1

(Phase 1)

Building Type	A2 Studio	B1 1 Bedroom	B6 1 Bedroom (Acc.)	C2 2 Bedroom	D1 3 Bedroom	C3 3 Bedroom (Acc.)
2	1	1				1
3	1		2			
4				1	2	
5		1		1	1	
Total	2	2	2	2	3	1

Scheme E (Total)

Building Type	A2 Studio	B1 1 Bedroom	B6 1 Bedroom (Acc.)	C2 2 Bedroom	D1 3 Bedroom	C3 3 Bedroom (Acc.)
Total	4	4	4	4	6	2

SCALE: 1/8" EQ. 1"
Nov 16, 2020

Unit Mix

DWG NO: 3.8

2011

REV/DATE: 1



1 BUILDING 5 FRONT



3 BUILDING 5 LEFT



2 BUILDING 5 BACK



4 BUILDING 5 RIGHT

SCALE: 1/8" EQ. 1'

Oct 19, 2020

ILLUSTRATED ELEVATION

4.1

DWG NO:

2011

Scheme A

REV/DATE:

1

From: ALIX HODSON [REDACTED]
Sent: Tuesday, November 17, 2020 10:46 AM
To: Dan Rogers; Kees Langereis; scolbourn@islandstrust.bc.ca; gabriolaplanner@islandstrust.bc.ca; pluckman@islandstrust.bc.ca; Peter Johnston **Subject:** Notification

Attachment of Notification

November 12, 2020

Notice of Application to Front Counter, BC Provincial Team

In view of what we perceive as a serious threat to the quantity and quality of our Well water due to the drastic increase in density in our area, specifically and most notably, the 24 proposed densities at **Paisley Place Housing Development**, we have registered our concerns with the Front Counter, BC Provincial Team.

There are currently **20+ wells** in the immediate area surrounding the Gabriola Housing Societies' **Paisley Place Development** and this does not include the 27 future Wells of the [REDACTED] **Church-Spruce Development**, nor the **School Well** or any of the **wells of the commercial establishments** along North Rd and towards the Village. Please be advised that under the regulations of **Fitfir**, WSA of BC: *if the potable water in our wells are impacted in quality or quantity or threatened through diminishment from consumption due to increased densification or the contamination of our wells by sewage ingress into the groundwater*, caused by the proposed Gabriola Housing's **Paisley Place Development** (24 densities) or the [REDACTED] **Church-Spruce Development** (27 densities); we will hold the Gabriola Island Trust, Trustees and Planners, Potlatch Developer and Gabriola Housing Society legally responsible under the regulations of **Fitfir**. To be clear, the **Islands Trust** and both **Developers** will be required to provide water and the necessary holding systems in perpetuity to compensate for any and all the domestic wells that their development might impact.

Originally, the **Paisley Place Condominium Development** was projecting their daily water usage to be a mere 126L per person per day and after such a low figure caused some serious doubts the number has now been increased to 165L per person per day. The Government of Canada has published estimates of per capita metered consumption. A more realistic projection of consumption for this complex will be at least 40% more water than the Gabriola Housing Society claims. Standard water consumption is 342L per person per day. Even, when the water is monitored on a metered system with supervision and penalties the lowest usage is 25l L per person per day. At this rate they would be using 22,100 L per day and over an annual period this would far exceed the amounts permitted by their water licence and very likely the capacity of the aquifer. Under these circumstances it would appear obvious that the single producing Well # 104473 intended for use by the Paisley Place Housing Development is at least questionable. The suggestion by Gabriola Housing Society to augment any well shortfall with the use of cisterns for household is neither recognized by the RDN, nor permissible, for public housing developments or institutional use.

The Dakin Report of 2016 for the [REDACTED] **Church-Spruce Development** clearly indicates that the area around and to the east of **Paisley Place is the main recharge zone** for the Lockinvar, Ross Way, Burnside and the [REDACTED] Church-Spruce Development areas. In view of this, the increasing effects of climate change and the Islands Trust's own mandate *not to increase densities in water stressed areas* (appendix 2.2.3), we have filed our concerns with Front Counter, BC Provincial Team and further action may be pending.

We are also encouraging other well owners in this area to do the same and have sent them the necessary information to register their concerns with the appropriate authorities and thereby lay the groundwork for a possible class action.

Respectfully,

Alix Hodson(M.Ed.) and Andrew Deggan

November 23, 2020

Hello Gabriola Local Trust Committee –

REQUEST:

On behalf of the Gabriola Housing Society (GHS), I urge you to make the following decisions at the LTC meeting on November 26, 2020:

1. Give First (or First and Second) Reading for proposed Bylaw 308 (Housing Agreement) as presented.
2. Request a copy of the approved provincial water licence for the water supply intended to support the proposed development prior to adoption of the proposed Bylaws 306 & 307 instead of prior to the Public Hearing, an alternate proposed by IT staff.
3. Proceed with the Community Information Meeting & Public Hearing on December 10, 2020 for proposed Bylaws 306 and 307.

REASONS:

1. Reading of proposed Housing Agreement:

The November 26, 2020 Staff Report states: “At this time, legal counsel has advised staff to present the draft housing agreement to the LTC to determine whether the LTC is willing to accept the draft housing agreement as it is presented, or to revise it. Further revisions to the draft housing agreement would involve further discussions with legal counsel.” (November 26, 2020 agenda package, p.28)

We believe that stating a specific number of Affordable Market Units in the Housing Agreement could prevent GHS from being chosen by certain funders. In the current COVID-19 context for the BC government, there is no guarantee of securing funding for all 24 units in the Paisley Place project from the 2021 BC Housing Community Housing Fund (CHF). It is possible GHS will need other funders as well (such as CMHC), who have somewhat different models of income mix. These funders will be contributing millions of dollars to the project and have province-wide or nation-wide criteria that have to be followed. To happen at all, the Paisley Place project needs reasonably broad parameters regarding the Affordable Market homes in the Housing Agreement.

In addition, when finalizing the Housing Agreement, should a specific maximum number or percentage of Affordable Market Units be added to the Housing Agreement, then any such change can be directed by the LTC and occur after 1st and 2nd Reading and before or after the Public Hearing.

Note that the current BC Housing CHF model is 20% Deep Subsidy homes (fixed rents based on low-income programs), 50% Rent-Geared-to-Income homes (fixed rents at 30% of income using Housing Income Limits) and 30% Affordable Market homes (rents start at 30% of income, then increase annually).



2. Timing of provision of Water Licence to the LTC

We have been assured that on November 24, 2020 we will receive a thorough technical review of our application for a Water Licence from the Ministry of Forests, Lands, Natural Resources Operations and Rural Development (FLNRORD). We will forward this review immediately to you, so you have it in advance of the November 26th LTC meeting.

Since January 2020, GHS has been diligently working to secure a required Water Licence under the auspices of the BC Water Sustainability Act. The evaluation process conducted by FLNRORD includes a technical review by qualified specialists, referrals, and assessment of whether other groundwater users will be negatively impacted. The evaluation process includes a consideration of FITFIR (First-In-Time, First-In-Right) principles. The Water Licence process is established to protect existing water users.

A Water Licence is a legal requirement and GHS agrees that the Water Licence must be in place prior to final reading of Bylaw 306 & 307 but is not necessary prior to the Public Hearing. GHS either receives a Water Licence, with any required conditions, or it does not. As described above, we have provided ample evidence to demonstrate that the proposed Water Licence amount requested is sufficient for the proposed land use.

If GHS fails to secure the proposed Water Licence for 15,552 L/per day then we know the rezoning process would need a new Public Hearing. GHS chooses to take the risk of possibly needing a second Public Hearing (for which we will cover the cost) rather than delay the December 10th Public Hearing, because that would significantly weaken our funding application in January 2021.

GHS does not support a review by the IT Freshwater Specialist before the December 10th Public Hearing, of the November 9, 2020 updates in the Water Management Plan from GHS and the November 17, 2020 letter (date of letter on LTC website) from A. Hodson and A. Deggan to the LTC.

Updates in the Water Management Plan, November 9, 2020

At the October 22, 2020 LTC meeting, there were no stated queries or concerns about the Draft Water Management Plan submitted on October 6, 2020. In good faith an update was provided on November 9, 2020 with only two updates related to monitoring program specifics and water system engineering design. The details of the Water Management Plan, which will definitely be amended after the Public Hearing and before and after construction, should not be Public Hearing issue. Thus, the updates do not need a review by the IT Freshwater Specialist before a Public Hearing; the LTC could receive comments, if required, from Mr. Shulba after the Public Hearing.

We have submitted a Water Management Plan so the Islands Trust can have confidence GHS will, through its property operations, provide appropriate water management. We expect to modify the Plan over time as more information is obtained including Water Licence details. Other authorizations, such as from Island Health, can only occur *after* a rezoning has been completed and would be included in the Plan.

First update: On the advice of Mr. Dakin we have removed monitoring of the former observation well for five years (suggested by Mr. Shulba). The pump test we conducted demonstrated that the project well has no measurable interference with the observation well. Monitoring both the project well and the school well will provide all the required information on water volumes, water



levels and drawdown patterns. Indeed, monitoring the observation well will only indicate the ongoing interference between the school well and observation well. We are committed to implementing an appropriate monitoring program.

Second update: We included a report from MSR Solutions (the engineering company we hired to design the water treatment and storage systems as best practice and highlighted by Mr. Shulba's referral comments on August 21, 2020). The storage system is required to ensure that over short periods of times (hours, days, high demand month) there is sufficient water for the tenants and that GHS does not exceed the proposed Water Licence amount. These are detailed civil engineering and design issues within the jurisdiction of other approval authorities.

Letter from A. Hodson and A. Deggan, sent to the LTC on November 17, 2020

The Staff Report cites "... concerns expressed by community members regarding impacts to surrounding water users" (November 26, 2020 agenda package, p.25).

The letter writers are concerned the Paisley Place development will affect impact water availability and quality in the neighbourhood. We would offer a few clarifying comments:

- The letter is addressed to Front Counter BC, the public interface into the water licensing application system tasked with implementing the Water Sustainability Act and BC's management of groundwater resources, including application of the "First-in-time, first-in-right" (FITFIR) principle.
- Mr. Dakin, the author of the Elanco Enterprises reports for both Paisley Place and the Sitka Grove development is a well-respected and eminently qualified professional: A Senior Groundwater Engineer, a Fellow of Engineers Canada and a Professional Engineer.
- Mr. Dakin's Paisley Place reports have already been reviewed by Mr. Shulba, a Professional Engineer and the Islands Trust Freshwater Specialist, who found no fault with the work.
- Mr. Dakin's work is currently undergoing review by similarly qualified specialists at the Province who are tasked with ensuring that the proposed Paisley Place extraction is sustainable and does impact existing groundwater users.
- There is misunderstanding of the groundwater dynamics in the neighbourhood:
 - a. The provincial observation well shows very consistent year after year winter water levels demonstrating an overall health and stability of the larger system.
 - b. Mr. Dakin's work demonstrates it is localized summer drawdowns that need to be considered, which **have been** considered in the proposed maximum sustainable yield.
 - c. Mr. Dakin's work for GHS has demonstrated that there is large underground rock blockage that does not allow much, if any, groundwater to flow from the Paisley Place west towards Lockinvar and beyond; the poor well performance of some of the wells along Lockinvar are thus related to the limited fractures and localized recharge dynamics.



Other concerns expressed in the letter were regarding the amount and types of water that will be used by the Paisley Place project. We want to provide some clarifications:

- No reference is provided as to which federal entity provides these numbers.
- As indicated within the Water Management Plan we are working with experts to ensure we have sufficient water for the tenants. Based on the experience of those experts 160 litres per day per person is a reasonable estimate of average water use from GHS tenants. This is based on the published average indoor water consumption in the Capital Regional District (167 L per day) and the fact that the tenants will likely be less than average water users: Gabriola Islanders who are water-conscious. At an estimated maximum occupancy of 65 people *and* with the inclusion of greywater harvesting, we expect to have enough water for 262 L per person per day for indoor water uses. As documented by the Water Management Plan we will focus in the dry summer period on tenant education of water conservation practices, monitoring of water use and limiting outdoor water use as required.
- Mr. Dakin has completed three detailed reports (December 30, 2019, February 28 and August 6, 2020) that include a *conservatively* calculated sustainable extraction of groundwater.
- GHS will not be collecting rainwater in cisterns; cisterns will be used for storage of greywater and potable water. To augment any well shortfall, GHS is planning a greywater system as explained in the Water Management Plan.

3. Proceed with the Community Information Meeting and Public Hearing on December 10, 2020 for proposed Bylaws 306 & 307

We would emphasize that having necessary rezoning nearly completed when we apply in early January 2021 for the BC government's Community Housing Fund is extremely important if we are to have a chance of being chosen for the limited available funding. *If GHS is not selected in 2021 by BC Housing and perhaps other government agencies for funding, GHS will not have the money to build this greatly needed affordable rental housing project.*

Thank-you for your attention to this letter.

Cordially,

Nancy Hetherington Peirce,
President, Gabriola Housing Society

From: Kathy Yardley [REDACTED]
Sent: Tuesday, October 20, 2020 6:09 PM
To: Scott Colbourne <scolbourne@islandstrust.bc.ca>; klangeris@islandstrust.bc.ca; Dan Rogers <drogers@islandstrust.bc.ca>; northinfo <northinfo@islandstrust.bc.ca>; Gabriola Island Local Trust Committee <GabriolaIslandLocalTrustCommittee@islandstrust.bc.ca>
Cc: [REDACTED]
vanessa.craig@rdn.bc.ca
Subject: Cell coverage on DeCourcy

Good afternoon,

I am very upset that there is still lack of acknowledgement that there is not adequate cell coverage on DeCourcy Island. Our fire hall has no cell service. This makes it very difficult in emergency situations. As a community we have worked extremely hard to train for emergencies. We need cell service for the safety of our community. That we have not been heard because those that have are not interested is not acceptable. We are only asking that what the Federal Government has put into policy be provided here. To quote the Minister of Rural Economic Development, "It is essential that Canadians in rural and remote communities can fully engage with each other, the rest of Canada and the global economy". We have no access to land lines as we are completely an off-grid island.

**Sincerely,
Kathy**

Kathy and Dave Yardley

**[REDACTED]
DeCourcy Island
[REDACTED]**

From: [REDACTED]
Sent: Wednesday, October 21, 2020 12:08 PM
To: Scott Colbourne <scolbourne@islandstrust.bc.ca>; klangeris@islandstrust.bc.ca; Dan Rogers <drogers@islandstrust.bc.ca>; northinfo <northinfo@islandstrust.bc.ca>; Gabriola Island Local Trust Committee <GabriolaIslandLocalTrustCommittee@islandstrust.bc.ca>
Cc: [REDACTED] 'Craig, Vanessa' <vanessa.craig@rdn.bc.ca>
Subject: Cell coverage for DeCourcy Island

Greetings,

As president of the DeCourcy island Community Association, I must register my strong objection to the placing of any additional impediments to the improvement of cell service on DeCourcy. We are not satisfied with the existing cell connections and coverage. Do not forget that the residents and property owners on DeCourcy are part of your constituency as well and are entitled to, at least, a basic level of cell service. This is not the case at the moment, as many people here are without reliable cell coverage. Additionally, our fire hall, which provides emergency response to fires and health and medical emergencies, has no cell service whatsoever. It is obviously not a good situation for those residents who may require urgent help or care if they are unable to connect to reliable cell service.

I would request that you re-examine your Model Strategy proposal to take our needs under greater consideration.

Sincerely,

Ian Parkinson, President
DeCourcy Island Community Association
[REDACTED]

MEMORANDUM

File No.: 3026-10 (LTC General –
Meeting Logistics)

DATE OF MEETING: November 26, 2020
TO: Gabriola Island Local Trust Committee
FROM: Heather Kauer, Regional Planning Manager
Northern Team
SUBJECT: 2021 Local Trust Committee Meeting Schedule

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee schedule its regular business meetings on the following dates in 2021: January 21, March 4, April 15, May 13, June 17, July 29, August 3, September 9, October 21, and November 25.

DISCUSSION

Each Local Trust Committee (LTC) is asked to endorse, by resolution, its regular business meeting schedule for 2021. Tentative dates have been identified in relation to anticipated project commitments, application volumes, trustee availability, ferry schedules, statutory holidays, conferences, Trust Council, Trust Council Committees, Trust Fund Board, and available staff and financial resources. Tentative meeting dates are identified in Attachment 1.

If alternative dates are proposed, LTCs should avoid scheduling meetings on dates which may conflict with other planned meetings or events. Key dates are noted for reference in Attachment 1. Note, LTCs do not need to identify the planned start times or locations for meetings. Meeting details will be advertised in accordance with legislated notification requirements.

Submitted By:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	October 16, 2020
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ATTACHMENT

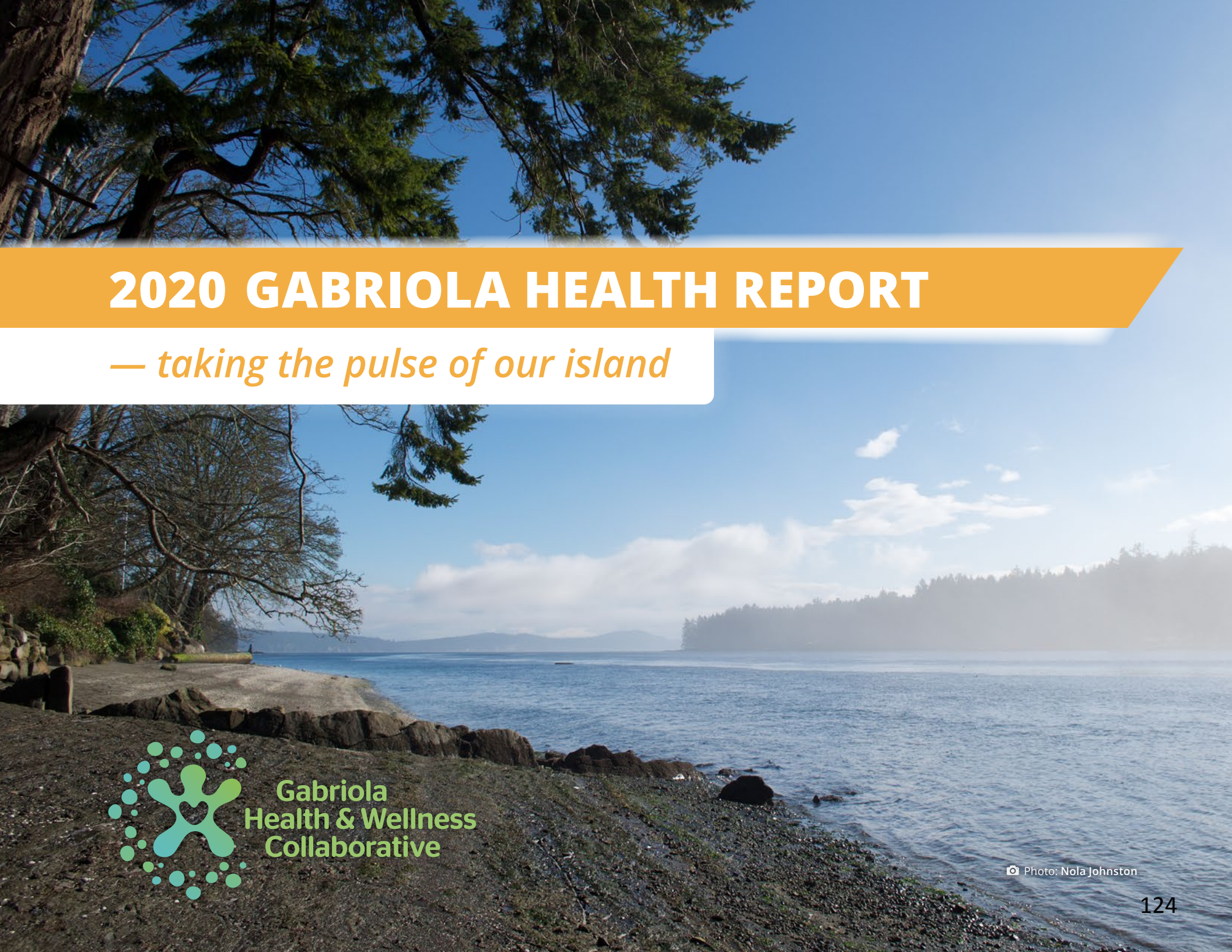
1. Tentative 2021 Northern Local Trust Committee Meeting Schedule

ATTACHMENT 1 – TENTATIVE 2021 NORTHERN LOCAL TRUST COMMITTEE MEETING SCHEDULE

LTC	Denman	Gabriola	Gambier	Hornby	Lasqueti	Thetis	Ballenas-Winchelsea
	January 19	January 21	-	January 29	-	-	-
	-	-	February 4	-	February 1	February 9	-
	March 16	March 4	-	March 26	-	-	-
	-	April 15	April 1	-	April 6	April 13	April 21
	May 4	May 13	May 27	May 21	-	-	-
	-	June 17	-	-	June 21	June 1	-
	July 6	July 29	July 22	July 16	-	-	-
	-	-	-	-	August 9	August 3	-
	September 7	September 9	September 30	-	-	September 28	-
	-	October 21	-	October 8	October 4	-	-
	November 2	November 25	November 4		-	November 16	November 10
	-	-	-	December 10	December 6	-	-
Total	6	9	6	6	6	6	2
Start Time							
-In Person	10:30 am	10:30 am	10:30 am	11:30 am	11:00 am	9:30 am	10:00 am
-on Zoom	10:00 am	10:30 am	10:30 am	10:00 am	9:30 or 10 am	9:30 am	10:00 am
Location if in person	Denman Activity Centre	Gabriola Arts & Heritage Centre	TBD	New Horizons	Judith Fisher Centre	Thetis Community Centre	TBD

Key Dates

Stat Holidays	Jan. 1; Feb. 15; Apr. 2, Apr. 5; May 24; Jul. 1; Aug. 2; Sep. 6; Oct. 11; Nov. 11; Dec. 25,26
Trust Council	March 9-11, June 8-10, Sept 21-23 Nov 30 - Dec 1-2 (all tentative)
Executive Committee	Jan 13, Feb 3, Feb 24, Mar 24, Apr 14, May 5, May 26, Jun 23, Jul 14, Aug 4, Sep 8 Oct 6, Oct 27, Nov 17, Dec 15
Financial Planning Committee	TBD
Islands Trust Conservancy	Mar 30, May 25, Jul 13, Oct 5, Nov 23 (tentative)
Trust Programs Committee	TBD
Local Planning Committee	TBD
SD 79 (Cowichan) Spring Break	Mar 15-26
SD 46 (Sunshine Coast) Spring Break	Mar 15-26
SD 68 (Nanaimo) Spring Break	Mar 13-28
SD 71 (Comox) Spring Break	Mar 22-Apr 1
AVICC Conference	April 16-18
LGMA Conference	June 15-17
UBCM Conference	Sept. 14-17



2020 GABRIOLA HEALTH REPORT

— taking the pulse of our island



Gabriola
Health & Wellness
Collaborative

Photo: Nola Johnston

GHWC respectfully acknowledges and recognizes the Coast Salish Nations whose territory we live and work on. In particular, we acknowledge and recognize Gabriola Island as the unceded territory of Snuneymuxw First Nation (SFN). We respect the longstanding relationships that Coast Salish and Hul'qumi'num speaking Nations have to this land, as they are the original caretakers. We acknowledge that the Snuneymuxw Treaty of 1854 (Douglas Treaties) was signed with the British Crown and colonial governments and asserts SFN treaty rights and title. We acknowledge and recognize that SFN rights and title is affirmed by section 35 of the Constitution Act, 1982.



Table of Contents

Acknowledgement		
A. Introduction and Background	1	
B. Gabriola and Its People	2	
Size and Location	2	
Climate	2	
Population	2	
Births and Deaths	2	
Median Age	2	
Age Distribution	3	
Gender	3	
Indigenous Identity	3	
Ethno-Cultural Composition	3	
LGBTQ2S	3	
Households	3	
Total Households	3	
Average Household Size	3	
Households by Size	4	
Household Type	4	
Families	5	
Total Families	5	
Average Family Size	5	
Family Composition	5	
Families by Size	5	
Couples With and Without Children	6	
Couple Families – Number of Children	6	
Lone Parent Families – Number of Children	6	
Lone Parent Families by Sex of Parent	6	
Housing	7	
Private Dwellings and Occupancy	7	
Housing Tenure	7	
Housing Condition	7	
Average Value of Dwellings	8	
Median Monthly Shelter Costs	8	
Core Housing Need	8	
Homelessness	8	
Mobility	8	
Education and Learning	9	
Education Levels	9	
Educational Attainment	9	
Educational Attainment by Gender	9	
School Enrolment	9	
Licensed Child Care Spaces	9	
Library Usage	10	
Cardholders	10	
Items Borrowed Per Capita	10	
Program Participation	10	
C. Economic Health	11	
Economy	11	
Industrial Mix	11	
Local Business	11	
Local Investment	12	
Employment	12	
Labour Force Status	12	
Participation Rate	12	
Unemployment Rate by Gender	12	
Employment Rate	12	
Work Activity	13	
Class of Worker	13	
Occupations	13	
Income	14	
Source of Income	14	
Source of Income by Gender	14	
Individual Income	15	
Singles Income	15	
Family Income	16	
Median Family Income	16	
Employment Income	16	
Median Employment Income	16	
Low Income	17	
People in Low Income	17	
People in Low Income by Age	17	
People in Low Income by Age and Gender	17	
D. Community Wellbeing	18	
Health Care	18	
Primary Health Care Services	18	
General Information	18	
Physician Attachment	18	
Alternative Care	18	
Acute Care Services	18	
Urgent Care Services	18	

Table of Contents

Cases by Age and Sex	19	Policing Statistics	29
Cases by Diagnosis	19	Police Situation Resolutions	29
Cases by Method of Arrival	19	Mental Health Callouts	29
Cases by Attachment	19	Emergency Preparedness	29
Cases by Urgency	19	E. Sustainability	30
Cases by Type and Outcome	20	Environment	30
Ambulance Trips	20	Conservation and Protection	30
Emergency Department Utilization	20	Protected Land, Parks and Trails	30
Hospitalizations	20	Protected and Unprotected Land	30
Health Status: Disease	21	Meeting the Protected Land Target	30
Chronic Diseases by Prevalence	21	Managing Invasive Plants	31
Chronic Diseases by Incidence	21	Sustainability Issues	31
Cancer	21	Greenhouse Gas Emissions	31
Suicide	21	Heat Pumps	31
Social Inclusion	22	Recycling / Reuse	31
Affordable Housing	22	Food Security	32
Grocery and Meal Programs	22	Agricultural Land	32
Grocery Program Participants by Primary Income Source	22	Working Farms	32
Grocery Program Participants by Age	22	Community Gardens	32
Grocery Program Participants by Family Type	22	Farmers Markets	32
Grocery Program Participants by Primary Reason for		Food Recovery	32
Accessing Food Bank	22	Public Transportation	33
Grocery Program Participants by Housing Situation	22	Bus Service and Ridership	33
Meals Program	22	Ferry Service and Ridership	33
Subsidized GERTIE Rides	23	F. Endnotes	34
Taxi Saver	24		
Discount Ferry Experience Cards	24		
Civic Engagement	25		
Community Involvement	25		
Community Participation	25		
Arts and Culture	25		
Recreation	26		
Governance	27		
Local Government Elections Voter Turnout	27		
Provincial Election Voter Turnout	27		
Federal Election Voter Turnout	27		
Safety	28		
Emergency Services	28		
Ambulance Service Callouts	28		
Fire Services Callouts	28		
Police Services Callouts	28		

A. Introduction and Background

The Gabriola Health and Wellness Collaborative (GHWC) has produced the Gabriola Health Report to provide all Gabriolans access to data that reflects the health of our island community. Taking a broad approach to the definition of health, this report provides a comprehensive picture of many aspects of community health. It casts light on the health status of our population and provides information that can help us set priorities for improving the health and wellbeing of our community. It is our hope that this report will prove useful not only to community organizations in their activity and program planning but to all Gabriolans wanting to know more about their community.

Data Sources and Methodology

This report takes a “social determinants of health” approach. As such, we have not only included data on issues like disease prevalence and health care availability, but also data that reflects on the broader social and economic conditions that can and do have real impacts on people’s health – including income levels, housing affordability and quality, attachment to the workforce, education levels, environmental quality, food security, social inclusion, and engagement in civic and community life.

The data in this report comes from two sources: the 2016 Canadian Census of Population, produced by Statistics Canada, and data shared by local Gabriola organizations as well as from their websites.

Most of the demographic and economic data in this report comes from the 2016 Gabriola Island Trust Area Census Profile.¹ While most Census data reflects the situation of respondents as of the May 10, 2016 census date, income data reflects full-year 2015 incomes. We recognize that Census data has some limitations, including that people in some demographic groups – such as those who may be economically disadvantaged or socially excluded – have a higher rate of non-response to the Census than others. For example, since the Census is largely delivered through the mail, the experiences of people who are homeless are not taken into account. The next Canadian census will take place in May 2021.

Data provided by local organizations provides a more in-depth look at particular aspects of Gabriola life, such as issues reflecting community wellbeing, sustainability, social inclusion and civic engagement. We thank those organizations that contributed their data to the report and have highlighted their contributions in the text. We hope that future editions of this report will

include more local data to create an even more robust picture of Gabriola’s health and wellbeing.

To understand how Gabriola fits within the region and the province, we have included data comparisons with other communities. We chose to compare with Bowen Island, because it is a ferry-dependent Trust island with a similar population and proximity to a large urban centre; Nanaimo, because it is our major service centre encompassing urban and more rural areas; and, BC to show how all three communities fit in the larger picture.

Note that the data in this report was largely captured and describes conditions before the COVID-19 pandemic.

Acknowledgements

The Gabriola Health and Wellness Collaborative (GHWC) is a voluntary network of over 40 organizations and individuals working to improve health outcomes for Gabriolans throughout their lives. GHWC takes a systems approach to health that looks at the environment, the people, and the ways they interact. Each year it sets priorities which it achieves through mutual support, shared advocacy and coordinated use of resources.

This project was managed by Collaborative member Dyan Dunsmoor-Farley. Data quality assurance oversight was provided by Dr. Don Sutherland. Researcher Jennefer Laidley went above and beyond in collecting, analyzing and organizing the data, which was translated into graphics by Kevan Heughan of Gabriola Graphics.

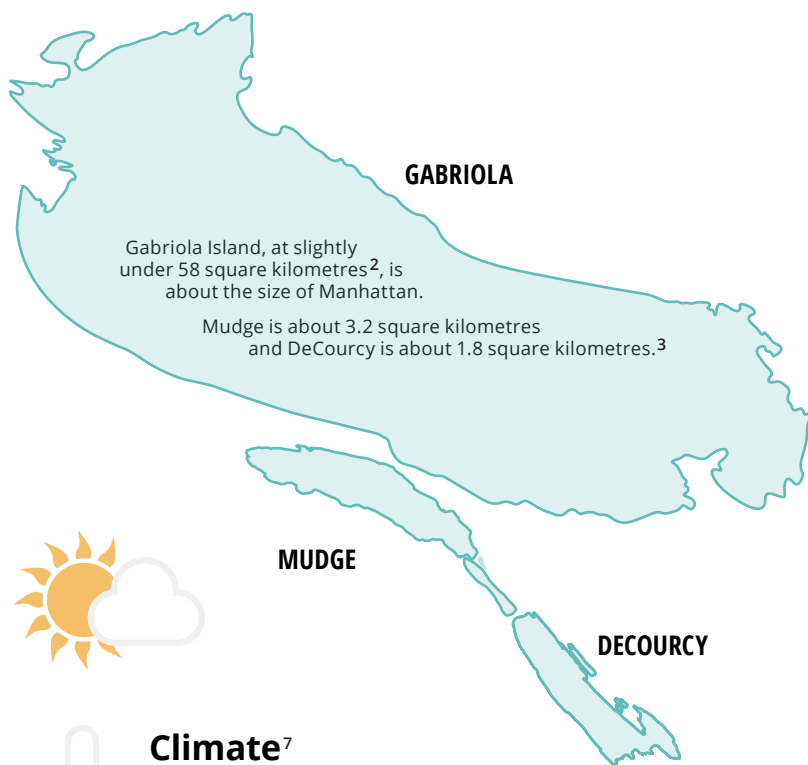
The project would not have been possible without the generous support of the Gabriola Health Care Foundation and the Gabriola Auxiliary for Island Health Care Society and the participation of many individuals and organizations that contribute to Gabriola’s community life.



B. Gabriola and Its People

Size and Location

Gabriola, Mudge and DeCourcy are among more than 200 islands located in the Salish Sea between the British Columbia mainland and Vancouver Island and are dependent on regular BC Ferry service for access.



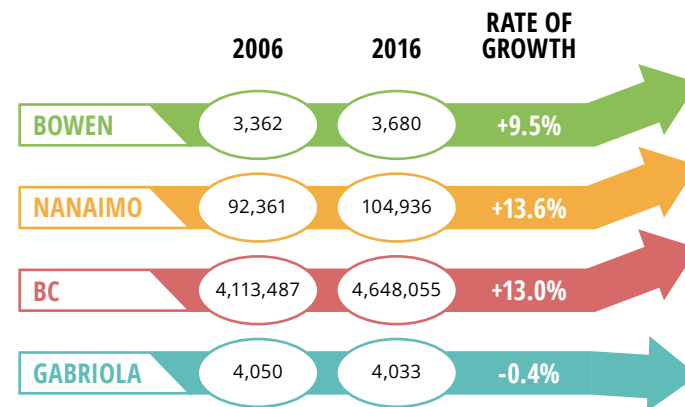
Climate⁷

Gabriola is classified as having a “Mediterranean” climate, with wet winters and dry summers. Gabriola has an average of 145 rainy days per year and six days with snowfall greater than 0.2 centimetres (0.08 in).

Daily average temperatures are 3.9C in winter (Dec-Feb) and 16.2C in summer (June-Aug), with extreme temperatures as high as 32C and as low as -16C recorded between 1981-2010.

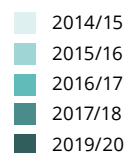
Population⁴

Gabriola’s population has been stable over the past ten years⁵ but increases significantly in the summer months, as we can see from changes in ferry ridership on page 33.



Births and Deaths⁶

GABRIOLA
2014/15 - 2018/19

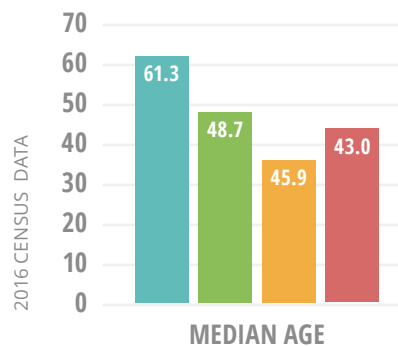


Years for birth and death data run June 1 – July 30.

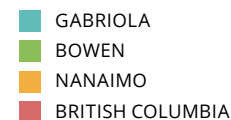
BIRTHS

DEATHS

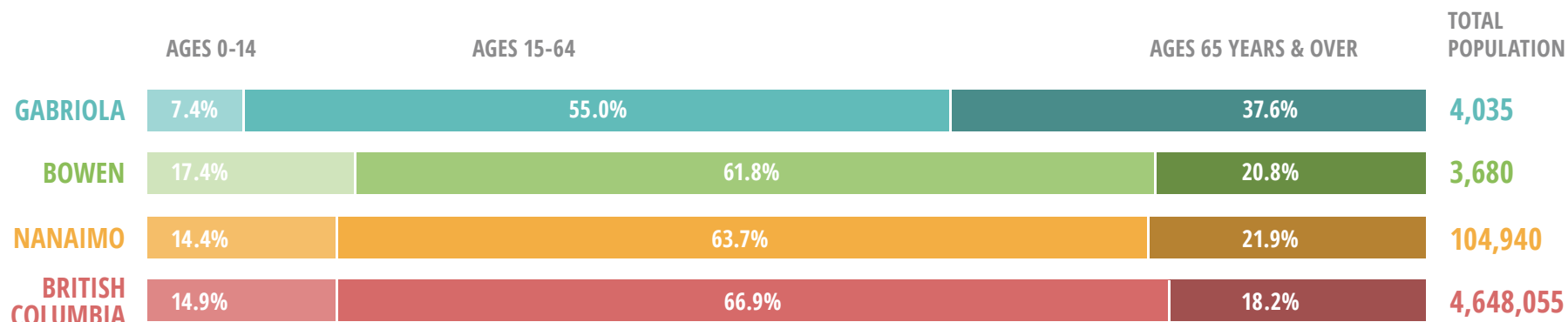
Median Age⁸



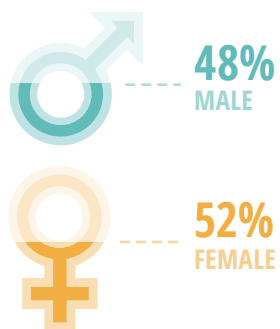
“Median age” means that half of the population is under the median and the other half is over.



Age Distribution



Gender - Gabriola

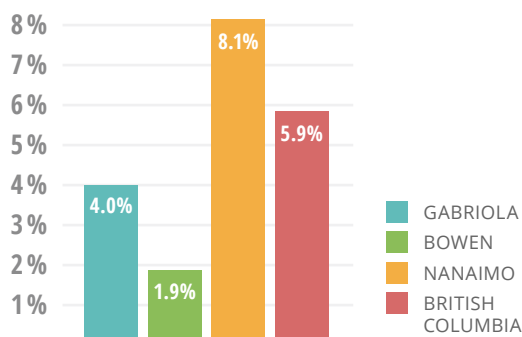


Currently Statistics Canada does not collect data on those who identify as non-binary.

Indigenous Identity

Gabriola is part of the unceded territories of the Snuneymuwx First Nation. Historically, more than 5,000 Snuneymuwx lived on Gabriola.⁹

PROPORTION OF RESIDENTS WHO IDENTIFY AS INDIGENOUS



Ethno-Cultural Composition - Gabriola

Ethno-cultural Identity	% of Pop.	
White ("Not a visible minority")	97.6%	97.6%
Black	0.5%	
Korean	0.4%	2.1%
Japanese	0.4%	
Chinese	0.2%	
Filipino	0.2%	
Latin American	0.2%	
Southeast Asian	0.2%	

The Census defines "Visible Minority" as "persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour". The total does not equal 100% due to rounding.

LGBTQ2S - Gabriola

Some surveys have indicated that almost 5% of the population on Gabriola self-identifies as lesbian, gay, bisexual, trans, queer, or two-spirited.¹⁰ However, the Census does not capture this data and a full survey of the population has not been done. A number of factors make gathering this data challenging.¹¹



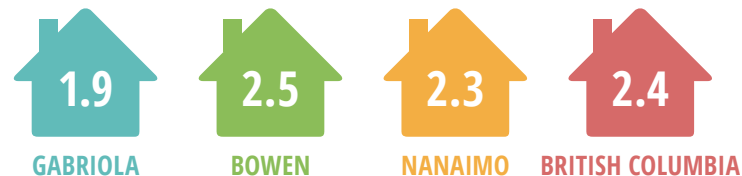
Households

A household is a person or a group of people who live in the same dwelling. This may be one or more families sharing the dwelling, a group of unrelated people, or someone living alone.¹²

Total Households



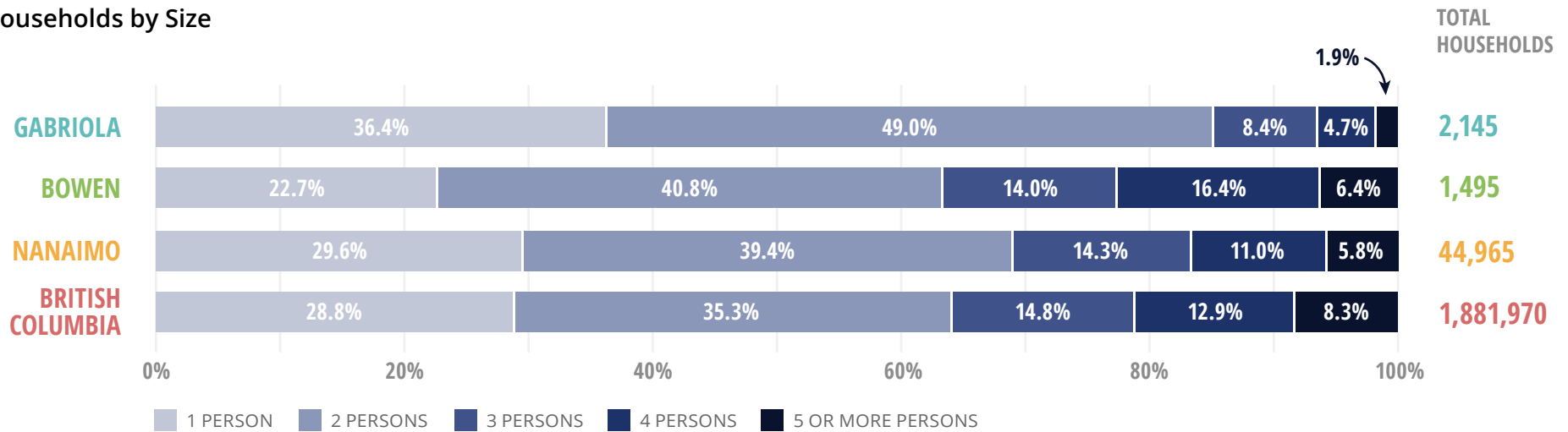
Average Household Size



2016 CENSUS DATA EXCEPT WHERE INDICATED

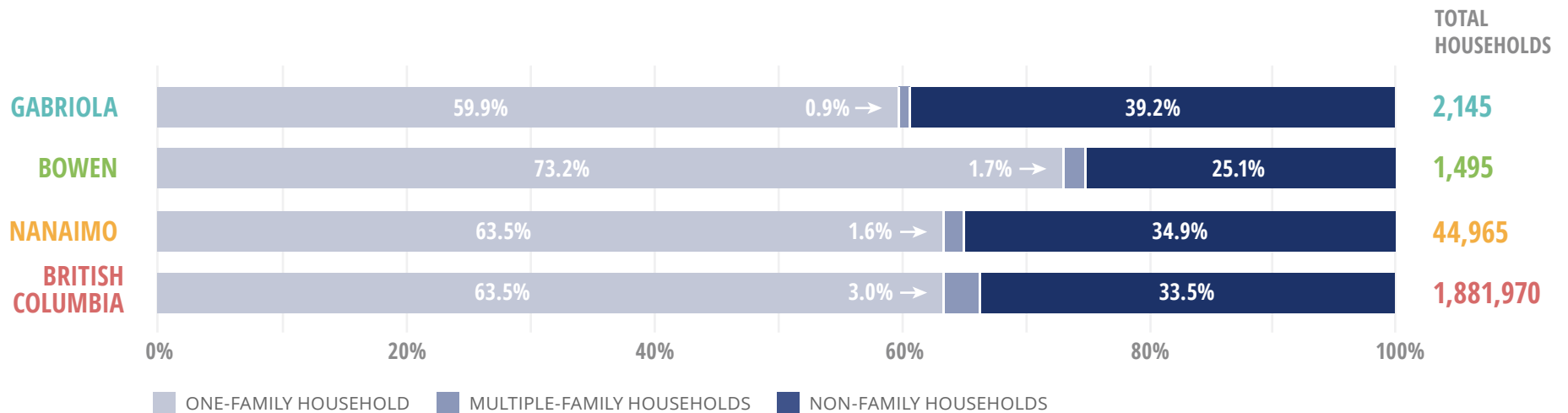
Households (Continued)

Households by Size



Household Type

A one-family household is made up of a married or common-law couple or lone parent, and any children living with them. A multiple-family household contains more than one family. A non-family household is one where either one person lives alone or two or more people live together but are not related (e.g., roommates).



2016 CENSUS DATA

Families

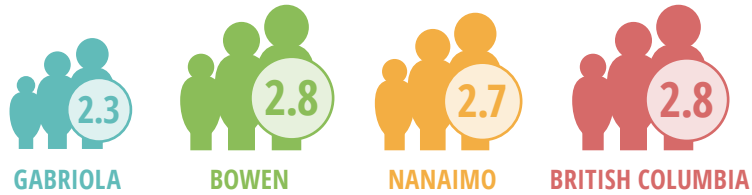
A family is a married or common-law couple, with or without children, or a lone parent and their children.¹³ It does not include people living alone. Of Gabriola's 1,320 families, 340 are families with children.

Total Families

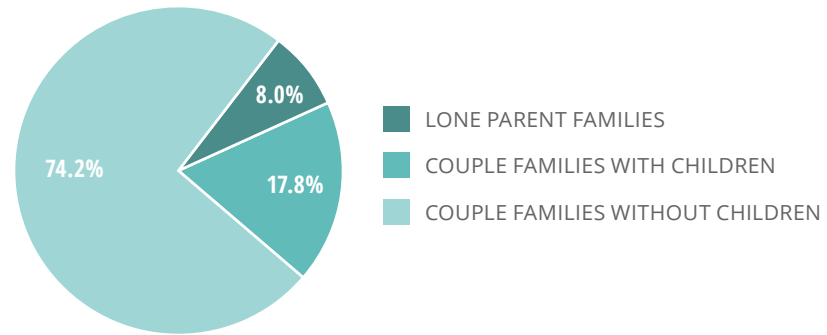
Gabriola has
1,320
families.



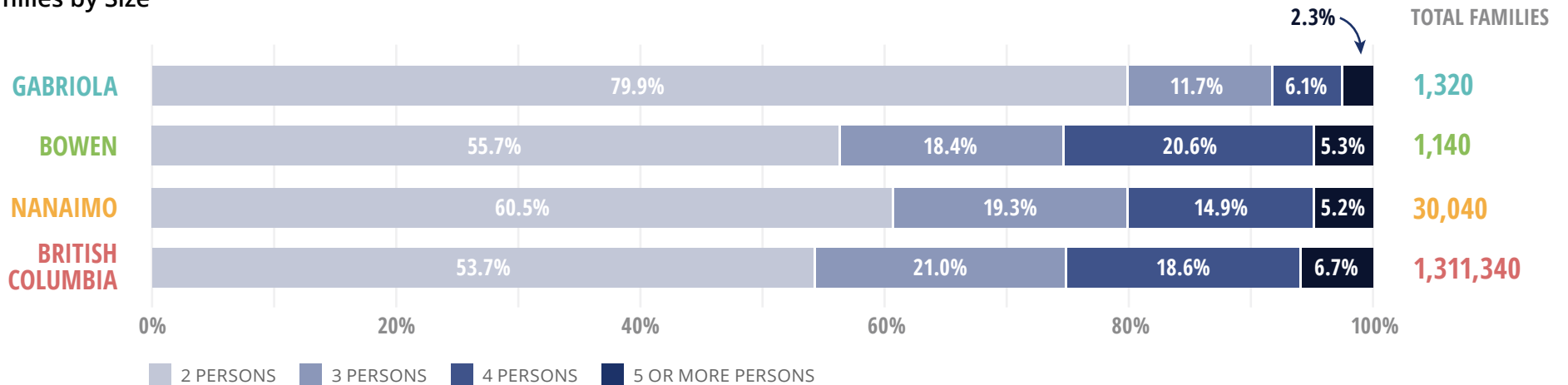
Average Family Size



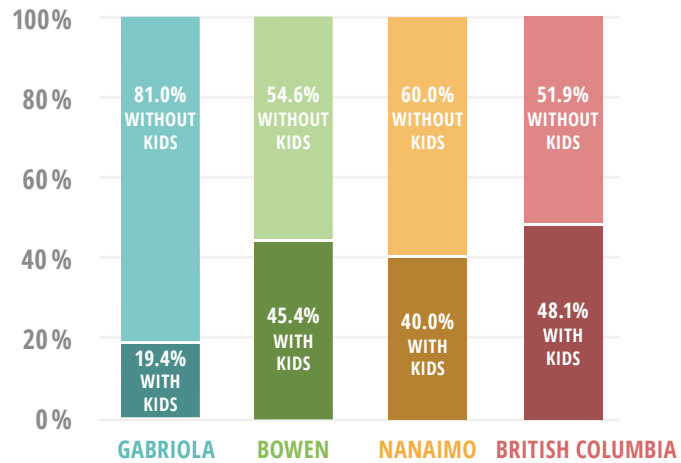
Family Composition - Gabriola



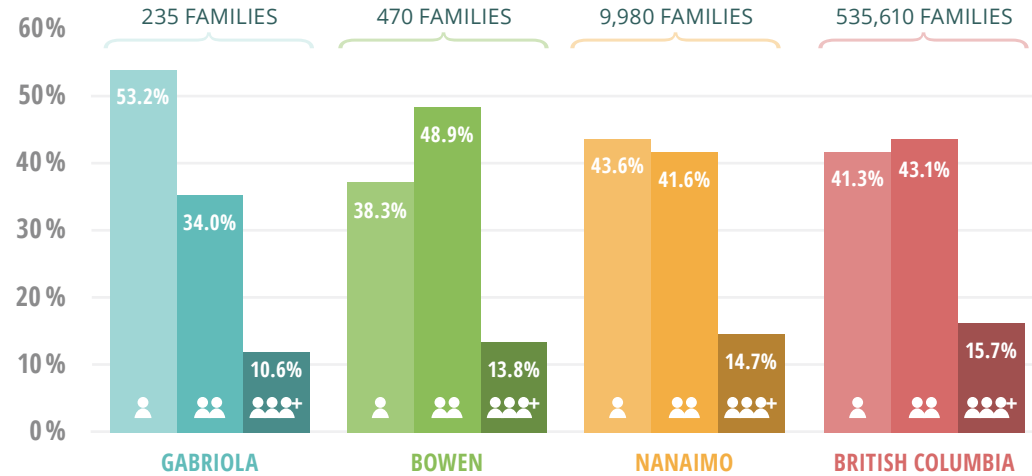
Families by Size



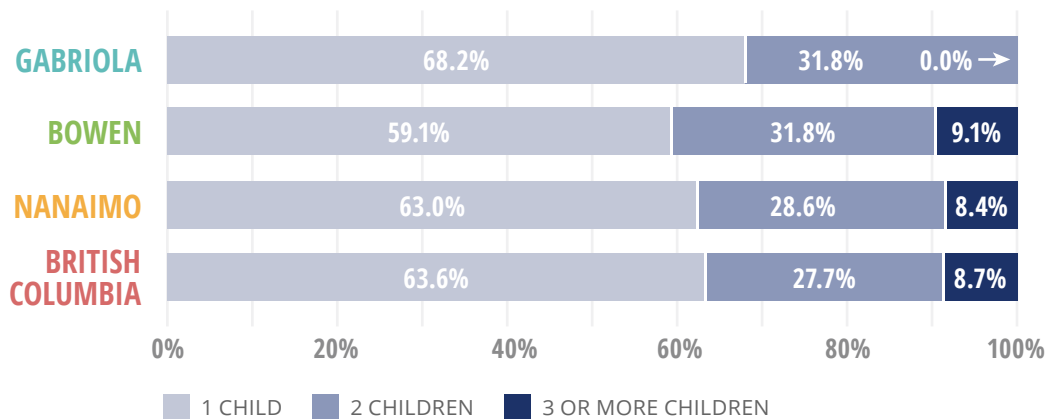
COUPLES WITH AND WITHOUT CHILDREN



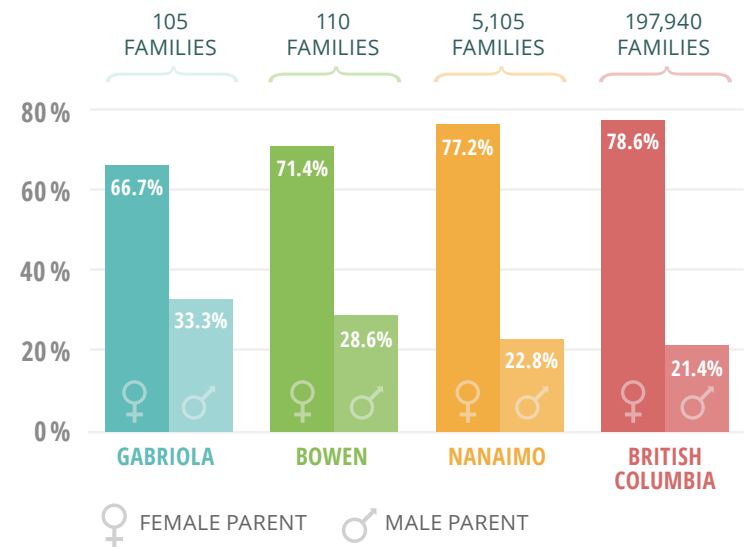
COUPLE FAMILIES - NUMBER OF CHILDREN



LONE PARENT FAMILIES - NUMBER OF CHILDREN



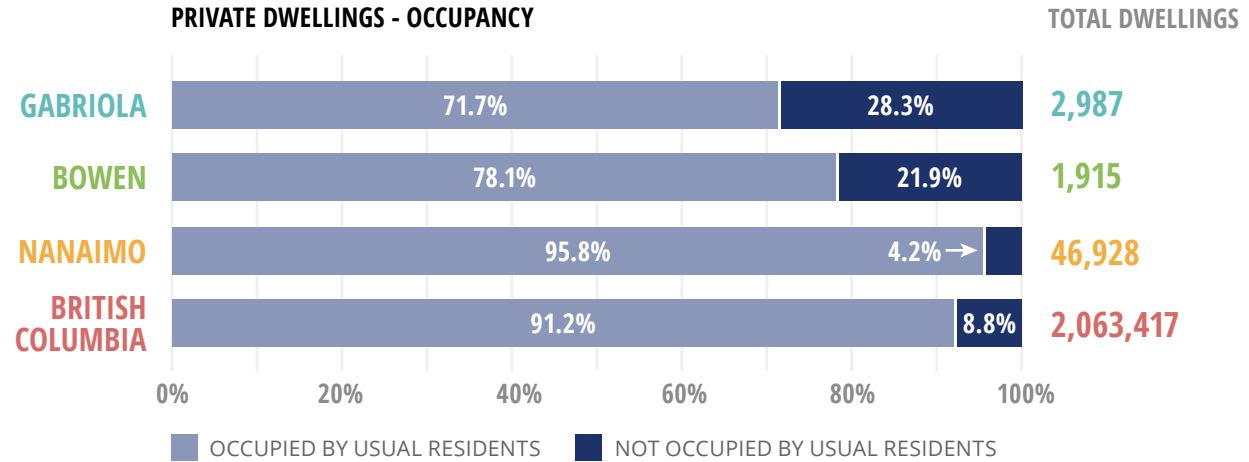
LONE PARENT FAMILIES BY SEX OF PARENT



Housing

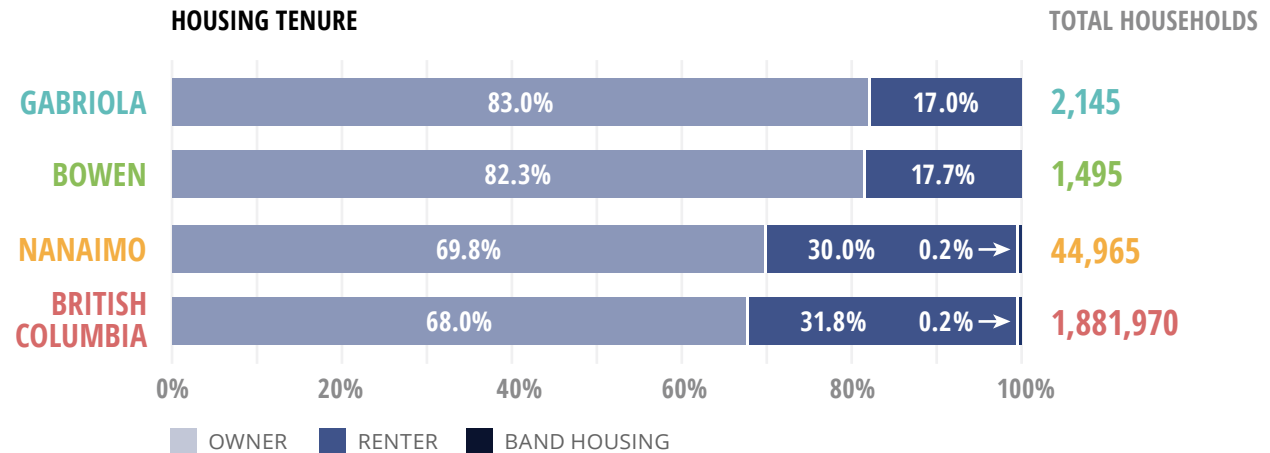
Private Dwellings and Occupancy

A private dwelling is a place where people live that has its own private entrance.¹⁴ A usual resident is someone who usually lives in the dwelling.¹⁵ The difference between the number of dwellings occupied by usual residents and those not occupied by usual residents may reflect dwellings that seasonal rentals, or are unoccupied.



Housing Tenure

Band Housing makes up 0.2% of housing tenure in both Nanaimo and British Columbia; there is no Band Housing on either Gabriola or Bowen.



Housing Condition

Gabriola residents may also face other housing suitability issues not explored in Census data, including lack of potable water, poorly functioning septic fields, insufficient insulation, lack of kitchens and bathrooms, etc.

HOUSING IN NEED OF REPAIRS

LOCATION

MAJOR REPAIRS NEEDED

GABRIOLA

9%

BOWEN

8%

NANAIMO

6%

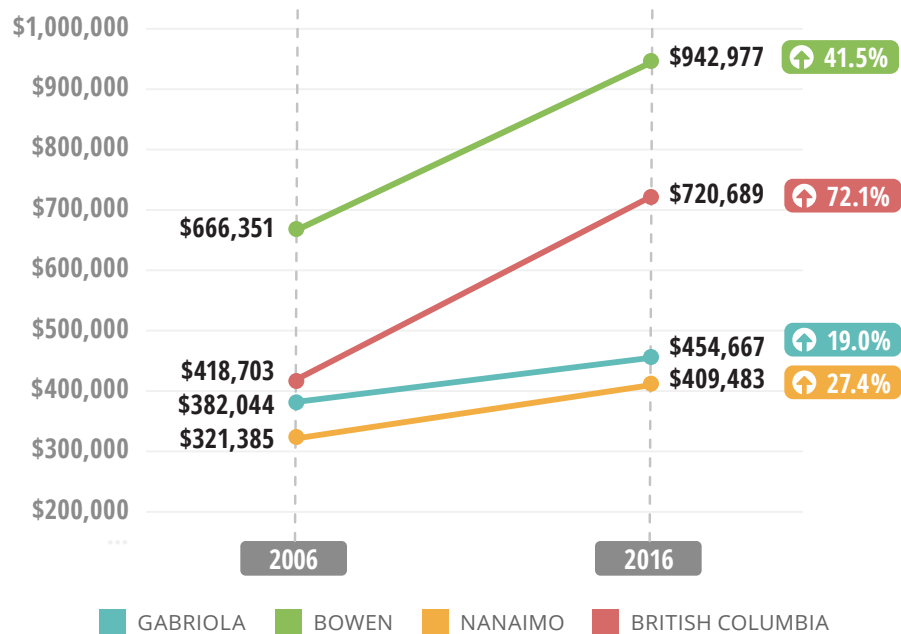
BRITISH COLUMBIA

6%

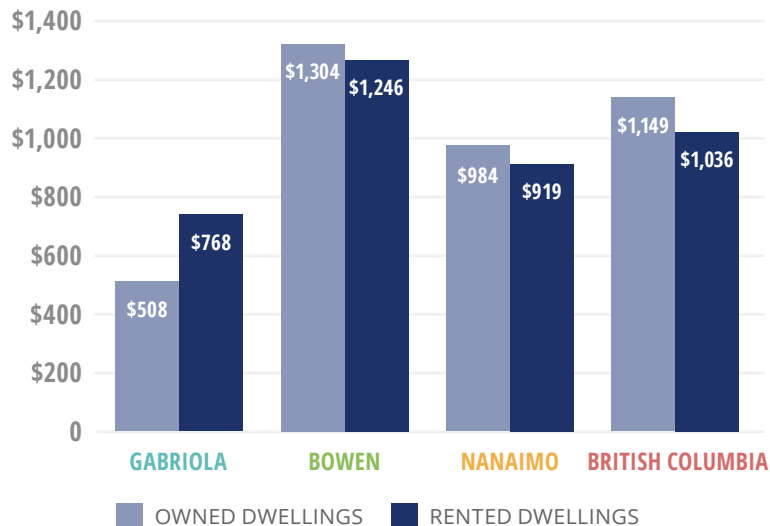


2016 CENSUS DATA

Average Value of Dwellings



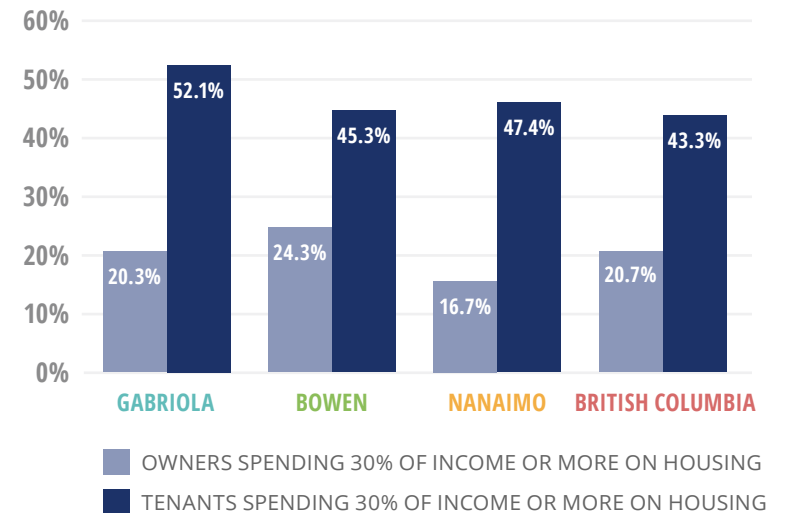
Median Monthly Shelter Costs



2016 CENSUS DATA EXCEPT WHERE INDICATED

Core Housing Need

Households that spend 30% or more of their income on shelter costs are said to be in "core housing need", which is a measure of housing affordability.



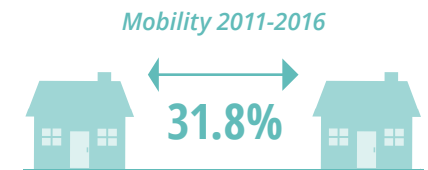
Homelessness

In 2019, 62 Gabriolans were identified as being homeless.¹⁶ One of every 65 Gabriola residents is homeless, compared with the Nanaimo rate of 1:270 and the provincial rate of 1:653.¹⁷



Mobility¹⁸ - Gabriola

Of the 1,250 Gabriolans who moved between 2011 and 2016, 68% moved to Gabriola from another community and 32% moved to a different residence on the island.

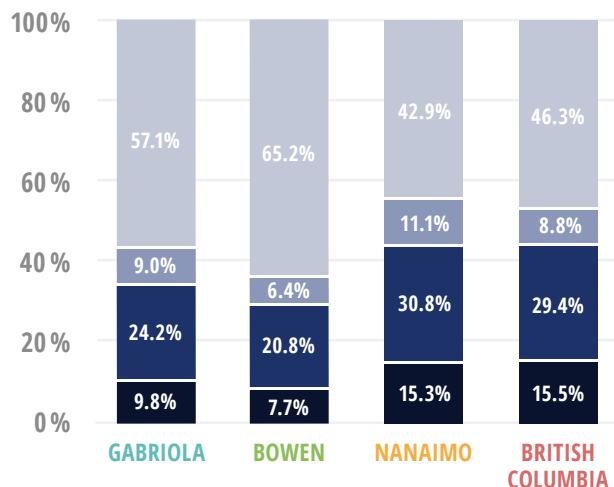


Education and Learning

Education Levels

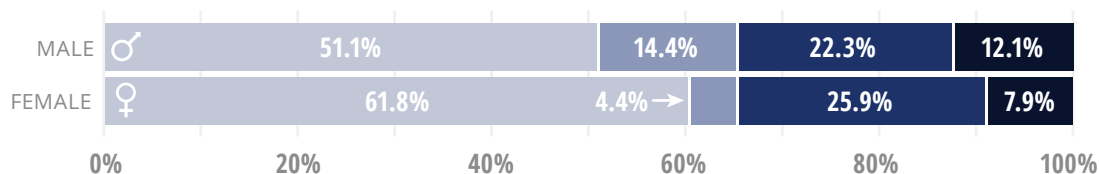
This data represents the highest certificate, diploma or degree earned by the population aged 15 or over.¹⁹

EDUCATIONAL ATTAINMENT



- Postsecondary college / university certificate diploma or degree
- Apprenticeship or trades certificate or diploma
- Secondary (high) school diploma or equivalency certificate
- No certificate; diploma or degree

EDUCATIONAL ATTAINMENT BY GENDER - GABRIOLA



- Postsecondary college / university certificate diploma or degree
- Apprenticeship or trades certificate or diploma
- Secondary (high) school diploma or equivalency certificate
- No certificate; diploma or degree

2016 CENSUS DATA

School Enrolment

There were 340 children and youth aged 5 to 19 on Gabriola in 2016. 170 attend Gabriola Elementary School²⁰, about 80-100 go to Nanaimo for high school²¹, and 70-90 are either home-schooled, schooled off island or not in school.



ELEMENTARY

170



HOME SCHOOL

??



HIGH SCHOOL

80-100

Licensed Child Care Spaces

There were 75 children under age five and 90 between five and nine on Gabriola in 2016. Gabriola parents can access childcare and early childhood education services through the Parent Participation Preschool at the Community Hall and at the HOPE Centre as well as through private providers. The Preschool currently has 15 licensed spaces²² while the HOPE Centre has 20 licensed daycare spaces and 58 licensed after school spaces.²³

PRESCHOOL 2½ to 5 years

15
spaces

LICENSED GROUP 1½ to 5 years

20
spaces

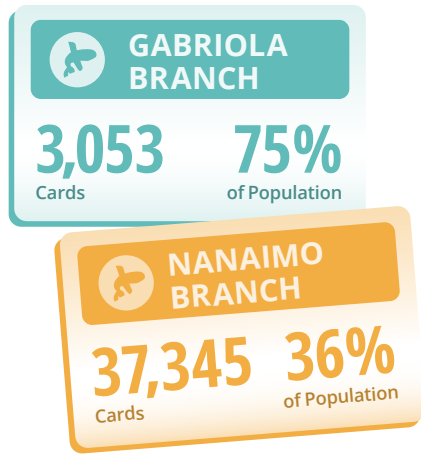
AFTERSCHOOL CARE 5+ years

58
spaces

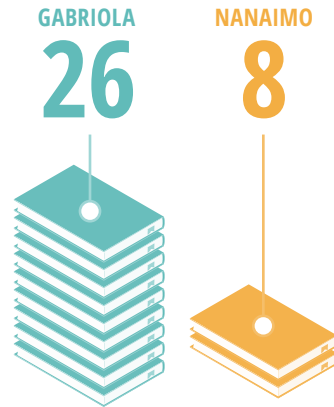
Library Usage

Gabriola is served by a dedicated branch of the Vancouver Island Regional Library that provides access to not only books, DVDs, and audiobooks, but also numerous programs as well as public access computers, word processing, photocopying and printing, and free public wifi.

CARDHOLDERS²⁴



ITEMS BORROWED PER CAPITA²⁵



PROGRAM PARTICIPATION²⁶

Gabriola Library (2019) ran 307 programs for 4,903 attendees.



C. Economic Health

As we have seen from the COVID-19 situation, a healthy economy depends on a healthy population. Good health requires an adequate income, safe working conditions, and reasonable hours of work. When these things are in balance, healthy workers can sustain the economy through difficult times. The following section describes types of work, labour force participation, and levels of income experienced by people in the Gabriola Trust Area and in our comparator communities.

Economy

Industrial Mix

2016 CENSUS DATA

TOP FIVE INDUSTRIES

Gabriola	Total Labour Force	1,705	% of labour force
1. Retail trade			12.0%
2. Professional; scientific and technical services			10.6%
3. Construction			10.0%
4. Administrative & support; waste management & remediation services			9.1%
5. Health care and social assistance			7.0%
Bowen	Total Labour Force	2,100	% of labour force
1. Professional; scientific and technical services			16.2%
2. Health care and social assistance			11.9%
3. Educational services			10.5%
4. Construction			9.3%
5. Retail trade			7.1%
Nanaimo	Total Labour Force	52,265	% of labour force
1. Health care and social assistance			14.4%
2. Retail trade			14.1%
3. Construction			8.9%
4. Accommodation and food services			8.3%
5. Educational services			6.6%
British Columbia	Total Labour Force	2,471,665	% of labour force
1. Retail trade			11.5%
2. Health care and social assistance			11.0%
3. Accommodation and food services			8.4%
4. Construction			8.1%
5. Professional; scientific and technical services			8.0%

Local Business²⁷



There are businesses on Gabriola, or...

606

1 BUSINESS
FOR EVERY 7 GABRIOLANS

YEAR-ROUND CLUB

Over

90%

of businesses operate year round



87%

of businesses are home-based



30%

of business owners required other sources of income to supplement business income



57%
of small and medium-sized business owners on Gabriola are over 50 years of age compared to 59% of business owners nationally

GABRIOLA

AGE 50+ 57%

AGE 50+ 59%

NATIONAL

61%
of businesses are owned and operated by women compared with 16% nationally

GABRIOLA

WOMEN 61%

WOMEN 16%

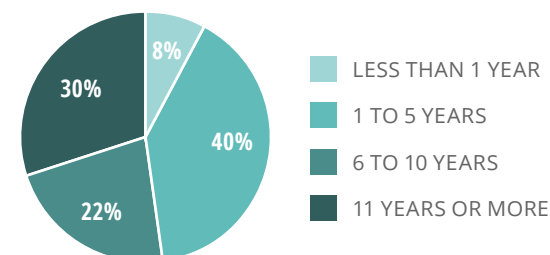
NATIONAL

2%

of Gabriola business owners identify as LGBTQ2S



Gabriola businesses by years in operation



2014 DATA

Local Investment

The Gabriola Island Community Investment Co-operative finances projects to create positive social and environmental impacts in the community while providing a modest financial return to members. The GICIC raises capital through the sale of membership shares, which is then invested in local projects, land and organizations to help Gabriola grow a sustainable island economy and healthy community. As of 2020, GICIC has 40 members (single and joint) who have so far invested \$59,672.²⁸

2020 DATA



Employment

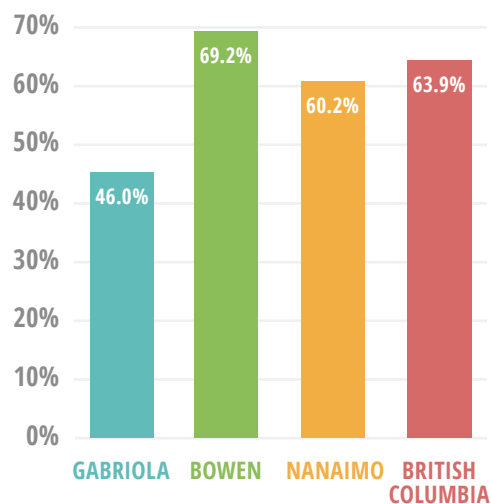
Labour Force Status

The "Participation Rate" is the proportion of working-age people who are in the labour market – this means they either have a job or are actively looking for work.²⁹

The "Unemployment Rate" is the proportion of people who are in the labour market but who can't find a job.³⁰

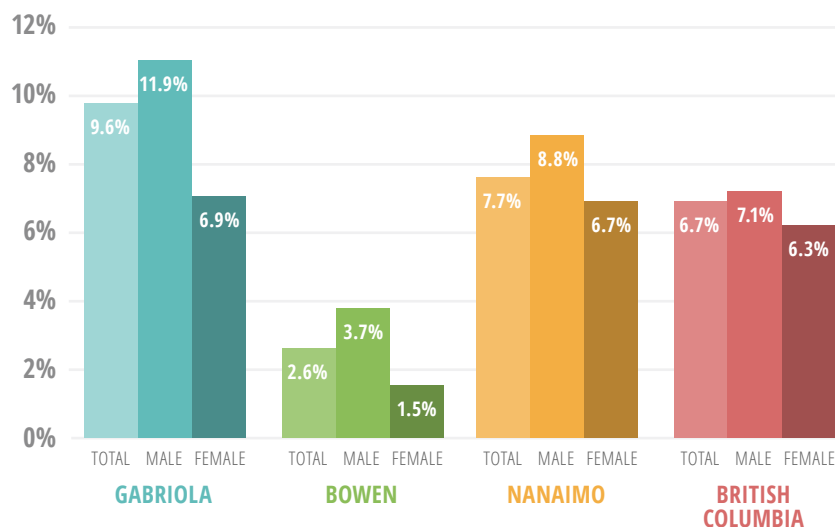
The "Employment Rate" is the proportion of working-age people who are employed at a paid job.³¹

PARTICIPATION RATE

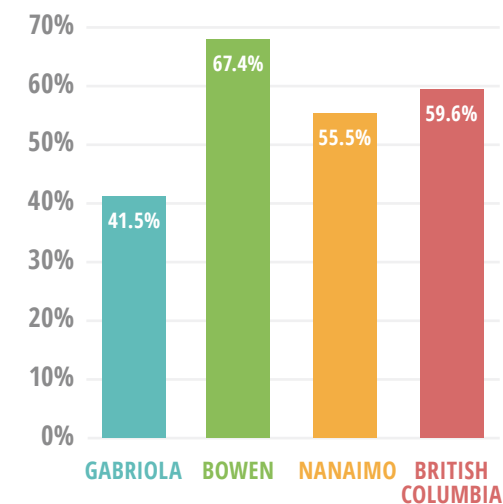


2016 CENSUS DATA

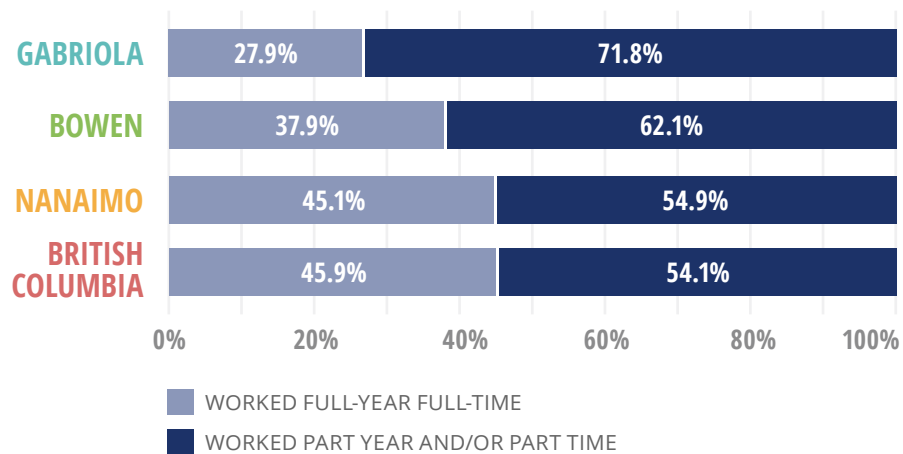
UNEMPLOYMENT RATE BY GENDER



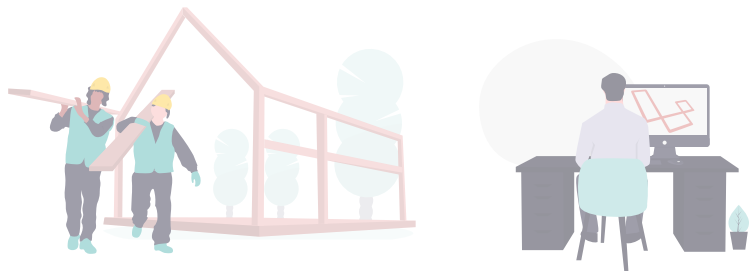
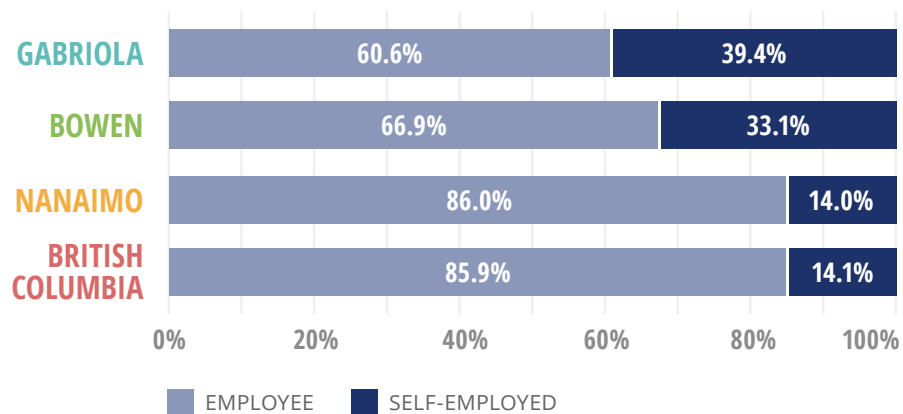
EMPLOYMENT RATE



Work Activity

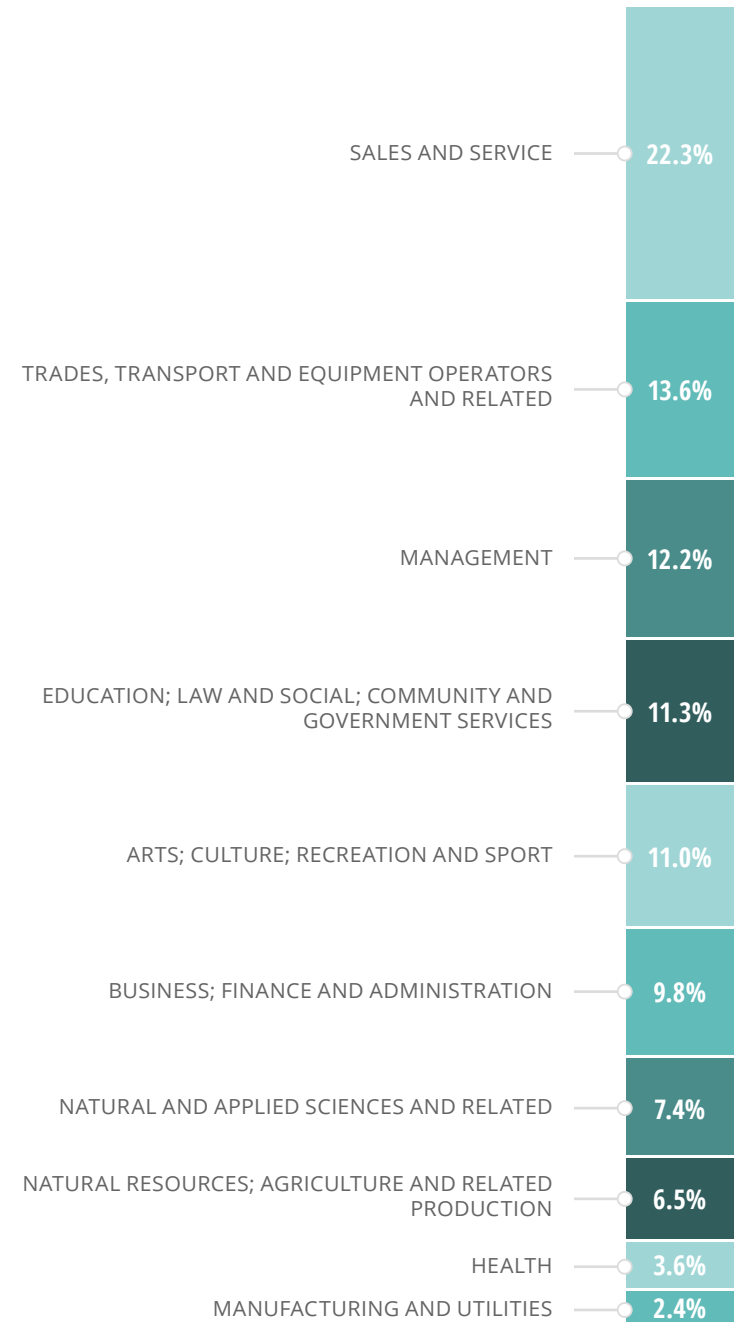


Class of Worker



2016 CENSUS DATA

Occupations - Gabriola



Income

2016 CENSUS DATA FOR INCOMES IN 2015

Source of Income

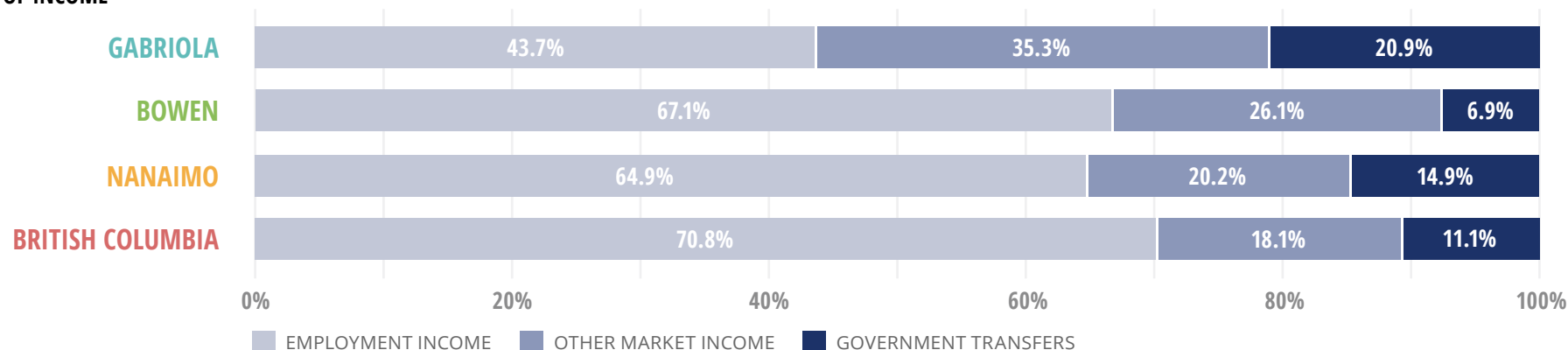
Employment income is income from all forms of paid employment³²

Other market income is income from other non-governmental sources, including investments³³

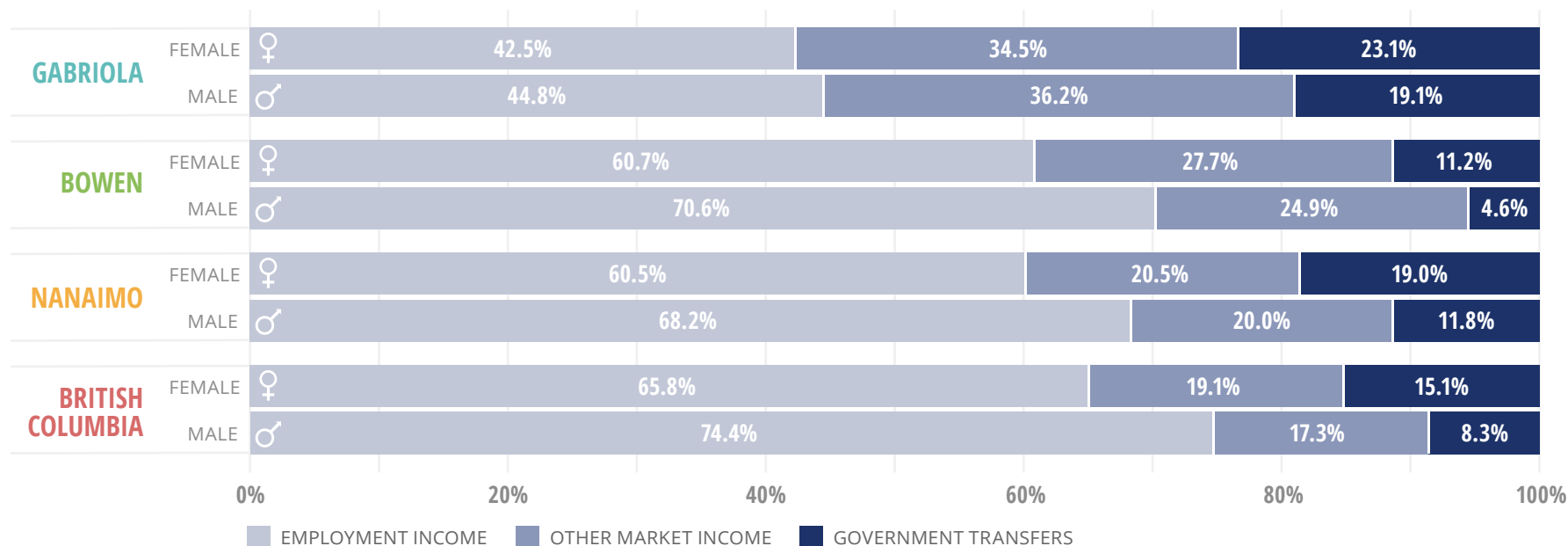
Government transfers are all monies received from any level of government³⁴

All income data from the 2016 Census represent the 2015 income of Census respondents. After-tax income is used as it more accurately reflects the amount of money people have available to purchase goods and services. Median income is the point at which half the population have incomes above the median and half have incomes below the median.

SOURCE OF INCOME



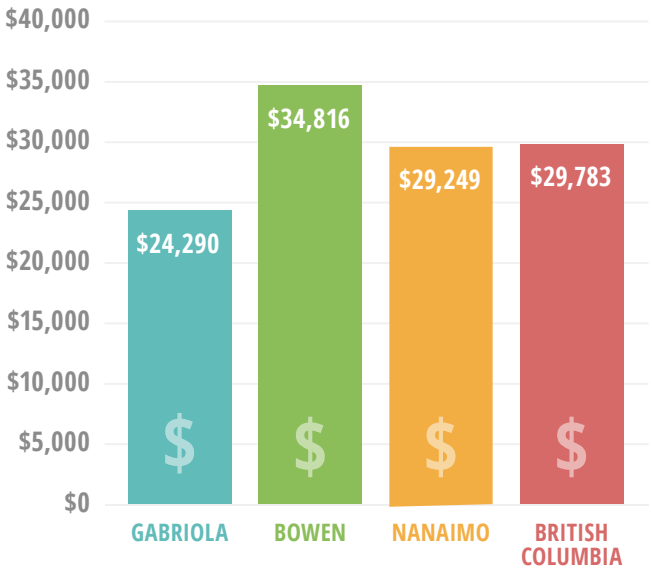
SOURCE OF INCOME BY GENDER



Individual Income

These data represent the incomes from all sources for all individuals age 15 and older, whether or not they are part of a family or household.

MEDIAN ANNUAL AFTER-TAX INCOME OF INDIVIDUALS

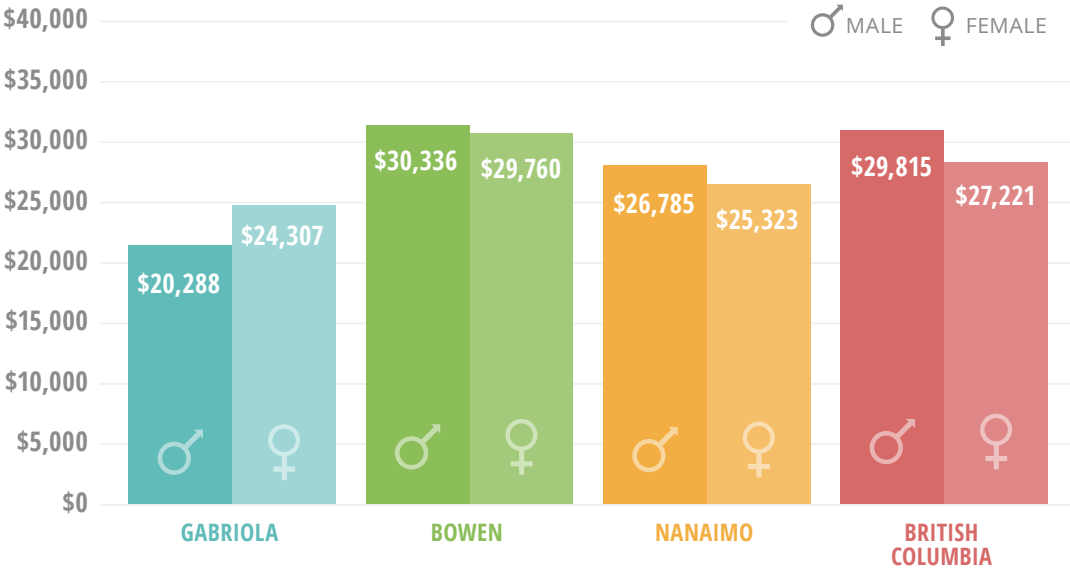


2016 CENSUS DATA FOR INCOMES IN 2015

Singles Income

These data represent the incomes from all sources for single people (i.e., those without a spouse or children) age 15 and older.

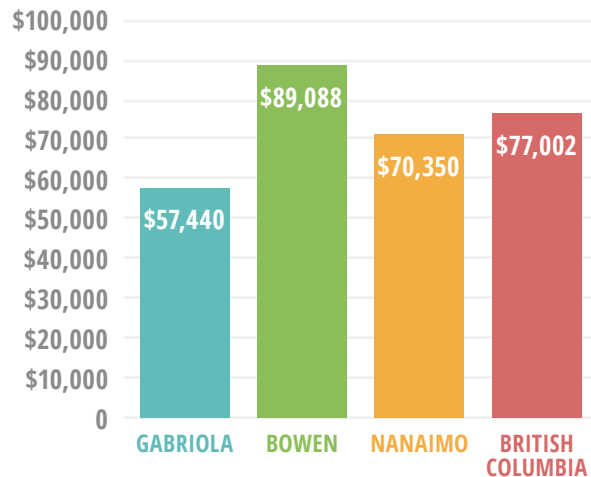
MEDIAN ANNUAL AFTER-TAX INCOME OF SINGLE ADULTS BY GENDER



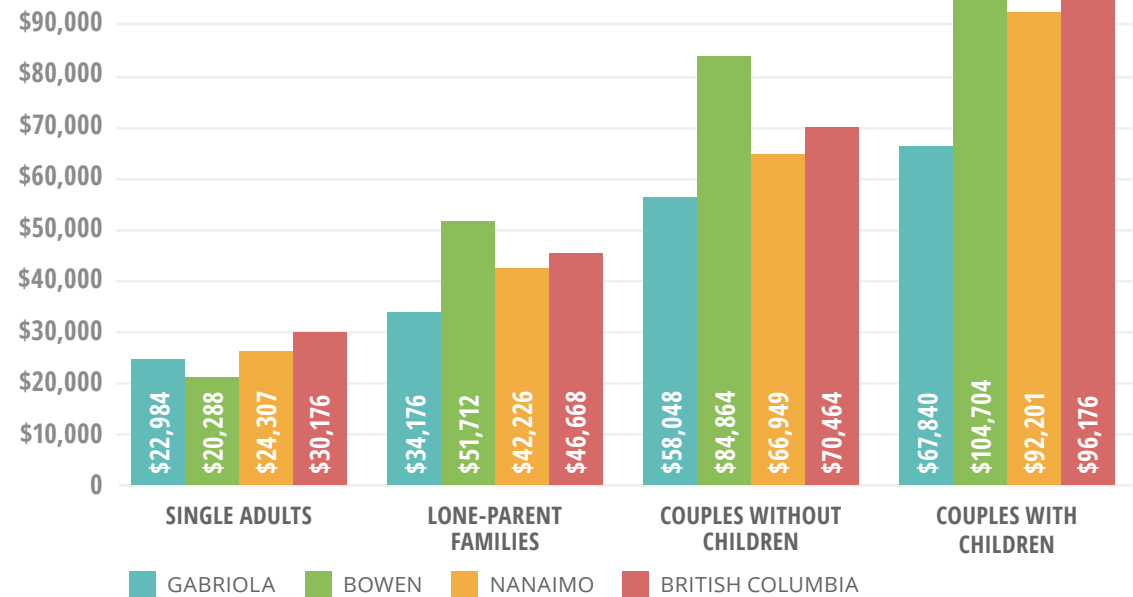
Family Income

'Family' refers to a group of two or more people who live in the same dwelling and are related to each other by blood, marriage, common-law union, adoption or a foster relationship. A couple may be of opposite or same sex.

MEDIAN FAMILY INCOME - ALL FAMILY TYPES



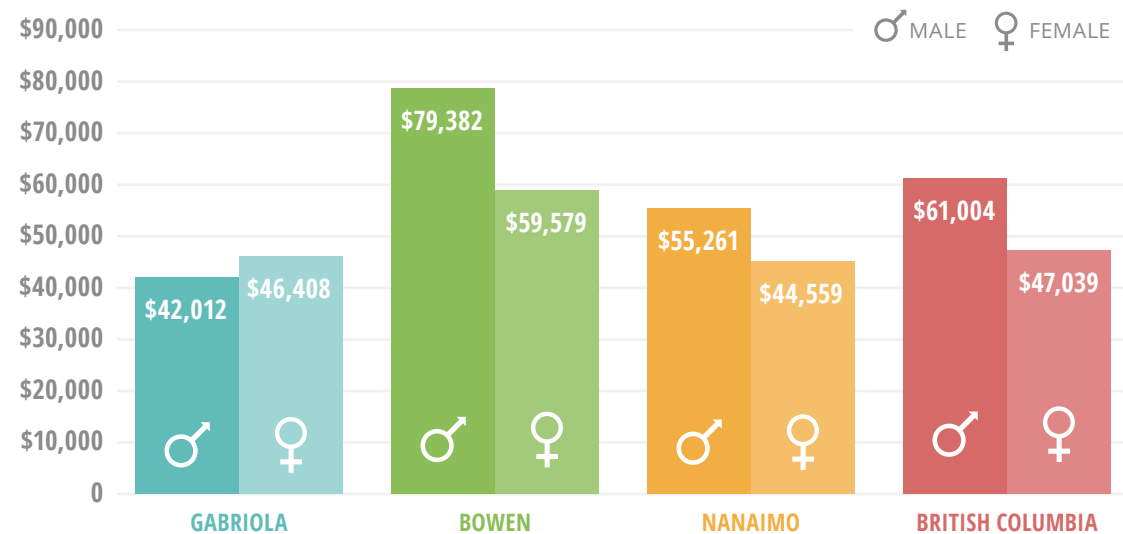
MEDIAN FAMILY INCOME - VARIOUS FAMILY TYPES



Employment Income

These data represent the incomes from employment of workers aged 15 and older.

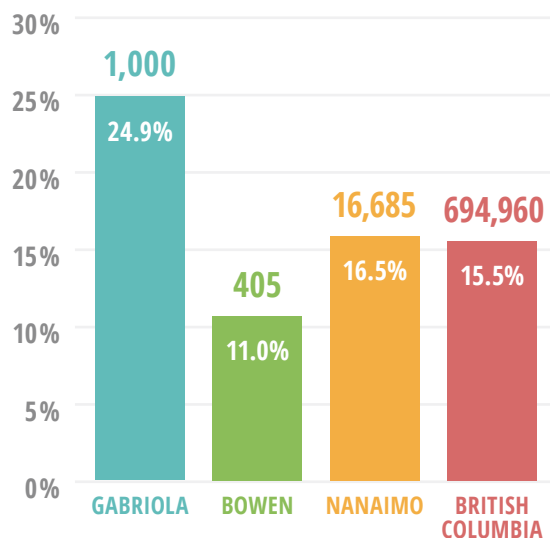
MEDIAN EMPLOYMENT INCOME OF FULL-TIME FULL-YEAR WORKERS BY GENDER



2016 CENSUS DATA FOR INCOMES IN 2015

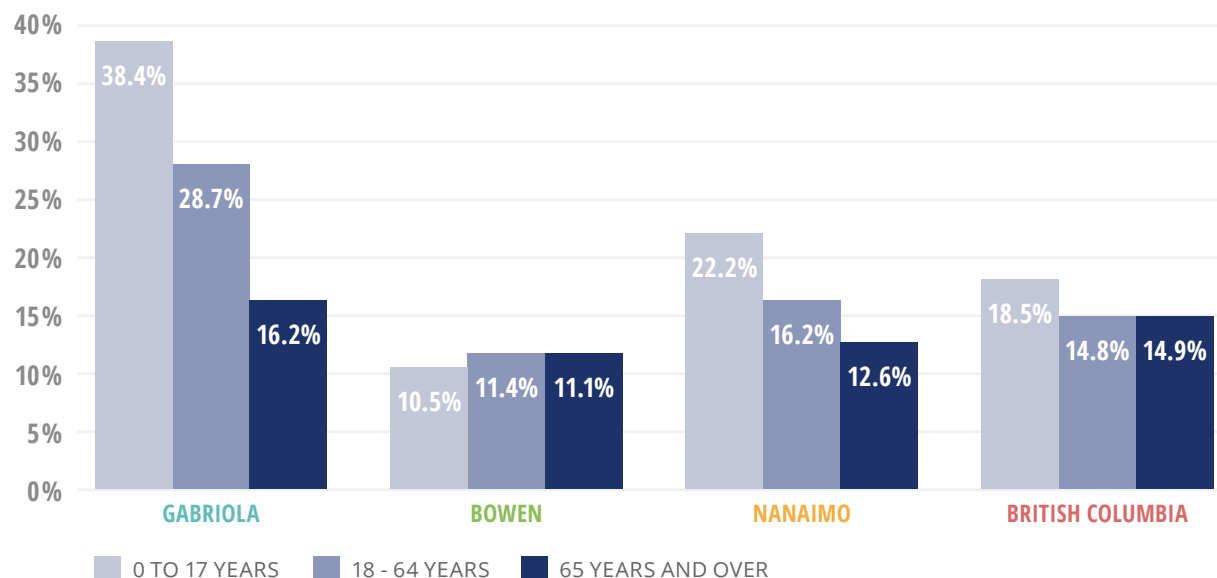
Low Income

PEOPLE IN LOW INCOME

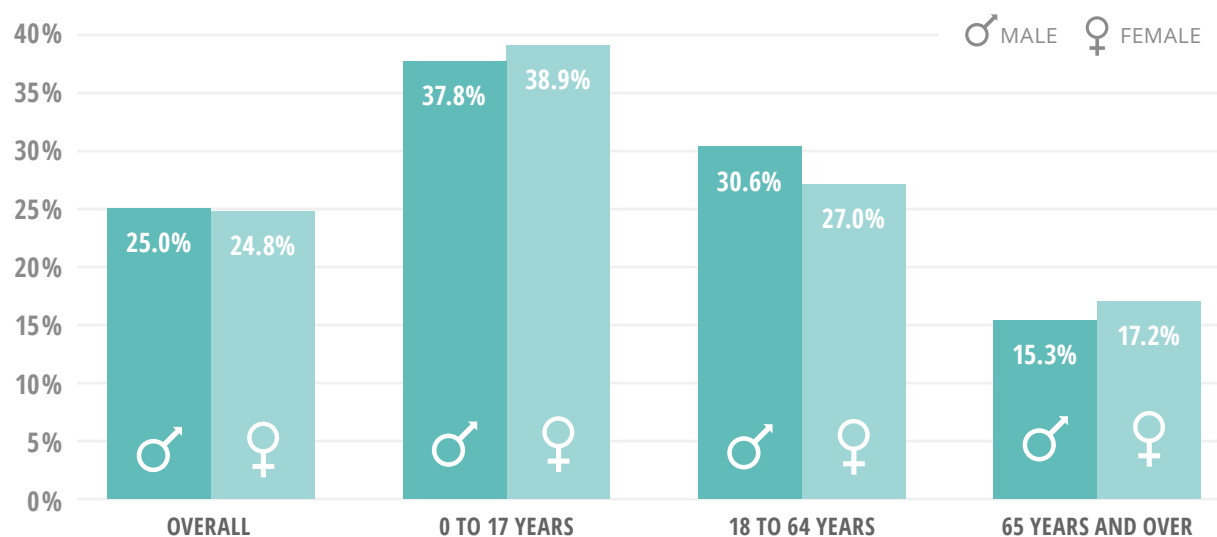


Low income is measured using the Low-Income Measure After Tax (LIM-AT), which marks 50 percent of the national household median income adjusted for household size. Those with incomes under this threshold are said to be in low income.³⁵

PEOPLE IN LOW INCOME BY AGE



PEOPLE IN LOW INCOME BY AGE AND GENDER - GABRIOLA



D. Community Wellbeing

The World Health Organization (WHO) defines health as “a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity”.³⁶ While health care plays a role in community health, it is strongly influenced by having sufficient income, decent housing, access to nutritious food, living in a safe environment, feeling you are socially included and having a voice in decisions that affect you.

Health Care

Primary Health Care Services

“Primary health care refers to an approach to health and a spectrum of services beyond the traditional health care system. It includes all services that play a part in health, such as income, housing, education, and environment.”³⁷

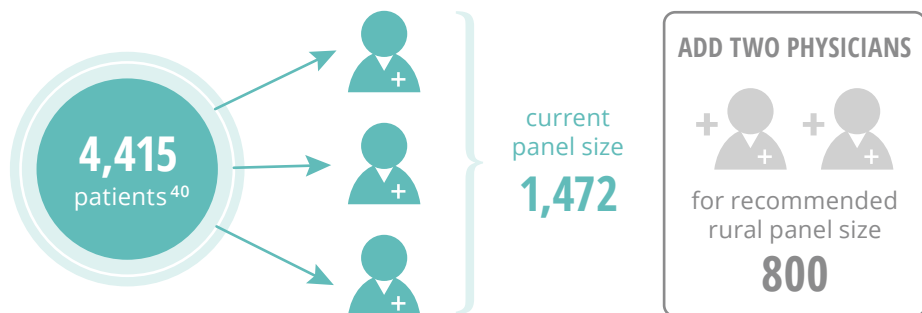
General Information

“Primary care focusses on health care services, including health promotion, illness and injury prevention, and the diagnosis and treatment of illness and injury.”³⁸ A wide range of primary care services are available on Gabriola; most specialist services are only available off-island.

The Gabriola Community Health Centre (GCHC) provides space for physicians, visiting specialist services, Island Health services including home care and community care, seniors outreach, public health, mental health and addictions, social work, as well as a medical lab, dental hygiene office, massage services and an urgent treatment facility. The GCHC currently has three family doctors serving a total patient population of 4,415 in 2019. A number of allied care providers operate in different facilities on the island, including the Professional Centre.

Physician Attachment

The recommended panel size (the number of patients per physician) for rural practice is 800 and for urban practice is 1,250.³⁹ To meet rural practice standards, Gabriola would need two more doctors.



Alternative Care

Alternative health care services available on Gabriola include acupressure, ANF pain therapy, art therapy, astrology, Bach flower consulting, Bowen therapy, craniosacral therapy, crystals, drama therapy, end of life ceremonial services, energy medicine, healing touch, herbals, hypnotherapy, Lomi Lomi massage, meditation, movement therapy, nutrition, Pilates, quantum biofeedback, reflexology, Reiki, restorative exercise, shamanism, sound healing, Tibetan head massage, and yoga.⁴¹



Acute Care Services

“The term acute care encompasses a range of clinical health-care functions, including emergency medicine, trauma care, pre-hospital emergency care, acute care surgery, critical care, urgent care and short-term inpatient stabilization.”⁴² For Gabriolans, acute care is provided through the GCHC’s Urgent Treatment Facility (UTF) and Nanaimo Regional General Hospital.

Urgent Care Services⁴³

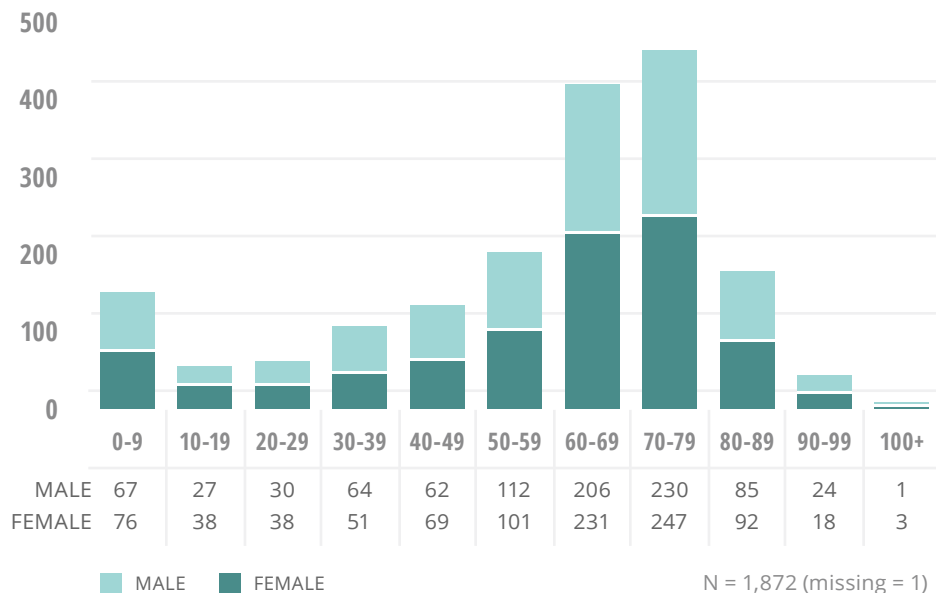
In 2019, in addition to regular patient visits, the UTF provided urgent and emergency care to 1,873 cases, up from 1,324 cases in 2015. This includes people who are not registered with a family doctor at GCHC and so are seen on top of a full daily patient schedule.



The severity of health conditions is rated by the Canadian Triage and Acuity Scale (CTAS). Cases rated 1-3 involve urgent and emergency situations, 4 are less urgent, and 5 are not urgent.⁴⁴

Data on the next page are for those cases rated 1-3 on the CTAS.

GCHC Urgent and Emergency Cases by Age and Sex



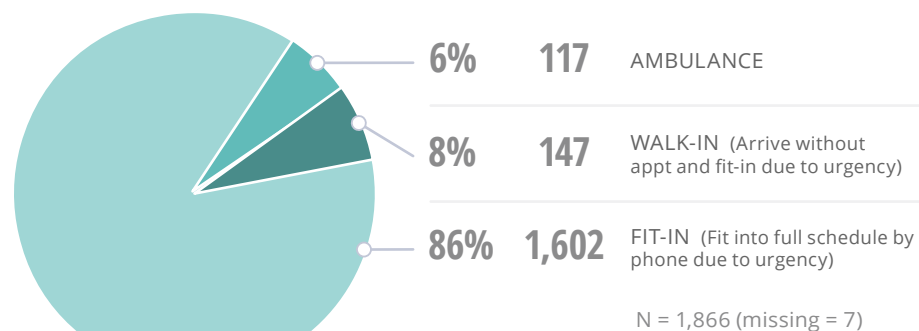
GCHC Urgent and Emergency Cases by Diagnosis

Cases seen at the UTF in 2019 included those with neurological, mental health, cardiac, and respiratory issues, infections, pain, and injuries. The majority were related to pain and injury, most of which were fall-related.

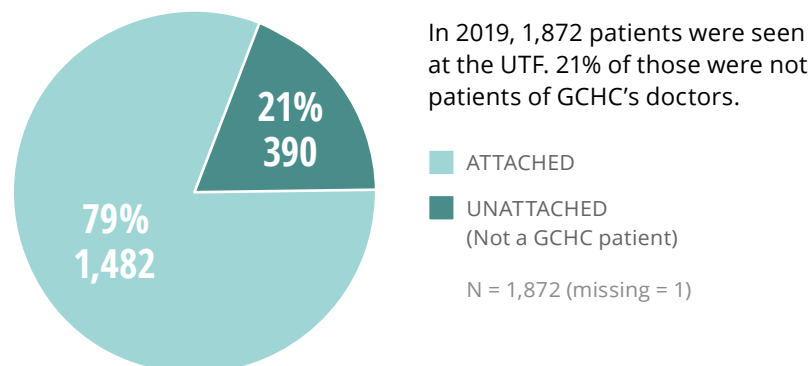


2019 DATA

GCHC Urgent and Emergency Cases by Method of Arrival

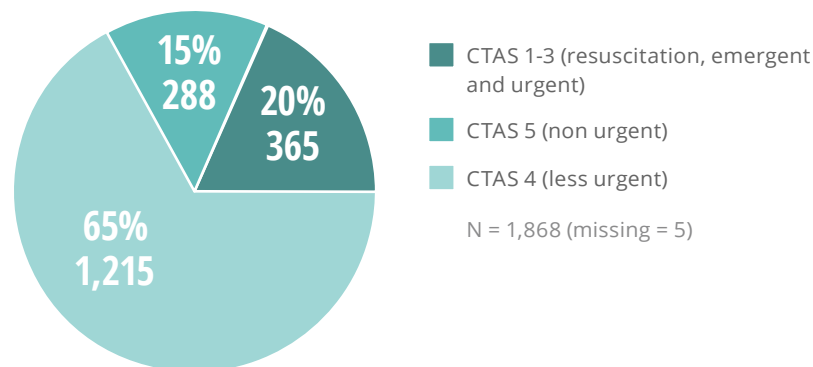


GCHC Urgent and Emergency Cases by Attachment to Clinic Physician

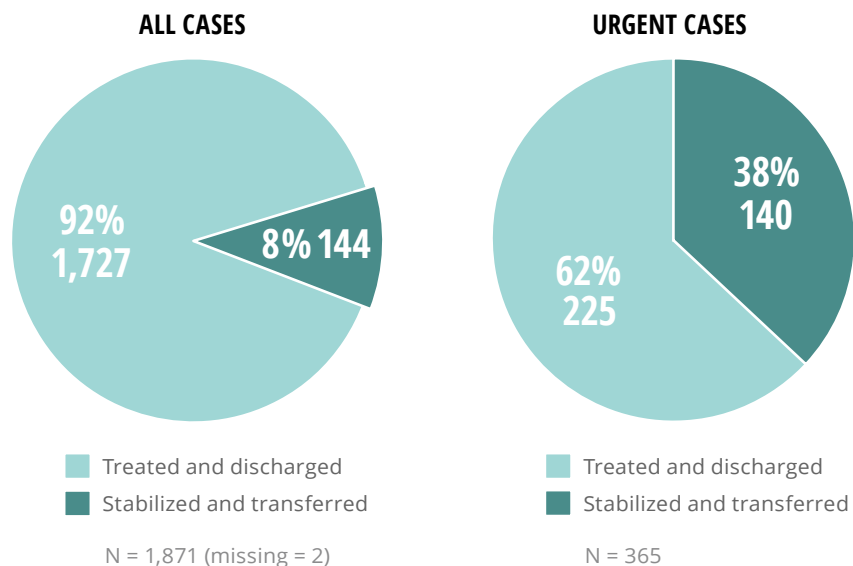


In 2019, 1,872 patients were seen at the UTF. 21% of those were not patients of GCHC's doctors.

GCHC Urgent and Emergency Cases by Urgency

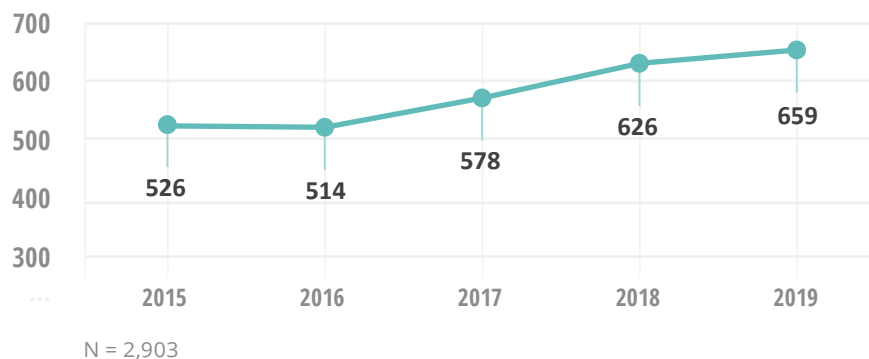


Cases Seen at Urgent Treatment Centre by Type and Outcome



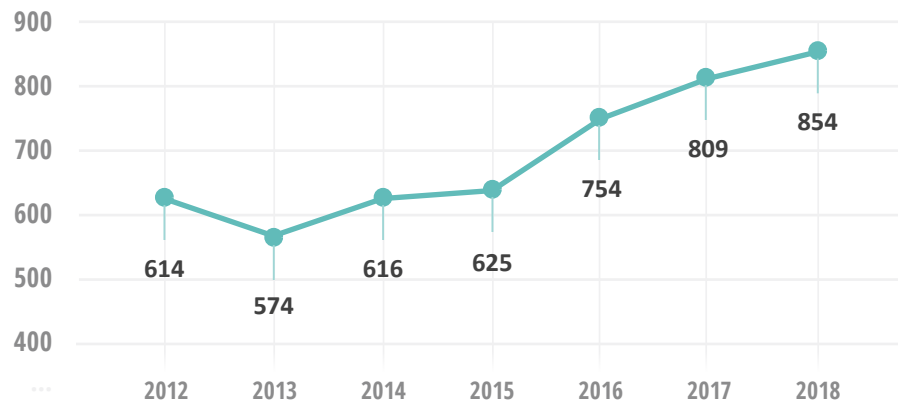
Ambulance Trips to All Locations (2015-2019) - Gabriola

Ambulance trips include 105 trips to the Urgent Treatment Facility and 33 transports (including 5 air lifts) with most going to the Nanaimo Regional General Hospital.



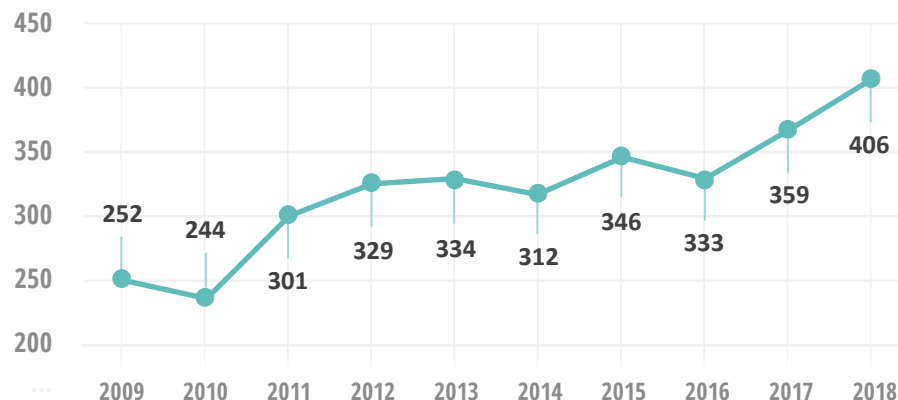
2019 DATA

Emergency Department Utilization (2012-2018) - Gabriola⁴⁵



In 2019 14% of the Gabriola population used the Nanaimo Regional General Hospital emergency department, and the average number of visits was 1.5 per user. Growth over time was predominantly among people aged 75+. About 7% required a stay in hospital.

Hospitalizations (2009-2018) - Gabriola⁴⁶



Health Status: Disease

More than 50% of Gabriolans lived with illness and/or a chronic condition in 2017/18. Some of these conditions were persistent over time and some were newly diagnosed. "Prevalence" refers to the number of people with a condition. "Incidence" refers to the number of people newly diagnosed with a condition.⁴⁷

Chronic Diseases in Order of Prevalence

The five most prevalent chronic conditions among Gabriolans in 2017/18 were mood and anxiety disorders, depression, hypertension, osteoarthritis and asthma. While Gabriolans have some high disease prevalence rates, particularly in the areas of mood and anxiety disorders and depression, the rates for most are below or well below the rates for all of BC, with significantly lower rates of hypertension, osteoporosis, diabetes, and COPD.

Chronic Disease	Prevalence per 100 people
Mood & Anxiety Disorders	36.2
Depression	28.8
Hypertension	26.5
Osteoarthritis	15.0
Asthma	9.9
Ischemic Heart Disease	9.7
Diabetes	7.9
Osteoporosis	6.9
Chronic Obstructive Pulmonary Disorder	5.1
Gout	4.0
Chronic Kidney Disease	3.3
Acute Myocardial Infarction	2.6
Heart Failure	2.4
Alzheimer's Disease and Other Dementia	1.7
Rheumatoid Arthritis	1.7
Hospitalized Stroke	1.4
Schizophrenia and Delusional Disorders	1.0
Epilepsy	1.0
Parkinsonism	0.5
Multiple Sclerosis	0.4

Chronic Disease in Order of Incidence

The top five chronic conditions that people on Gabriola were newly diagnosed with in 2017/18 are mood and anxiety disorders, depression, hypertension, osteoarthritis and ischemic heart disease. Gabriola has higher rates than BC for newly diagnosed cases of depression and mood and anxiety disorders, but lower for hypertension, osteoporosis and COPD.

Condition	Incidence per 1000 people
Mood & Anxiety Disorders	22.0
Depression	14.5
Hypertension	12.5
Osteoarthritis	8.2
Ischemic Heart Disease	6.4
Chronic Obstructive Pulmonary Disorder	5.8
Diabetes	5.4
Alzheimer's Disease and Other Dementia	4.4
Asthma	4.0
Heart Failure	3.5
Hospitalized Stroke	3.3
Gout	3.1
Chronic Kidney Disease	3.1
Acute Myocardial Infarction	2.1
Osteoporosis	2.1
Schizophrenia and Delusional Disorders	N/A
Epilepsy	N/A
Multiple Sclerosis	N/A
Parkinsonism	N/A
Rheumatoid Arthritis	N/A

Cancer

In 2017/18, Gabriola had an incidence of all cancers of 897.8 per 100,000 people. This works out to approx. 36 people being newly diagnosed with cancer out of the total population, with approximately 10 newly diagnosed with female breast cancer and 4 with colorectal cancer.

Suicide⁴⁸

Based on location of death and not on residence of the person, Gabriola had no suicides in 2017/18 but Nanaimo had 20. However, cumulative data over the 13 years previous shows that Gabriola's suicide rate was 2.5 times greater than Nanaimo.

Social Inclusion

“Social inclusion is defined as the process of improving the terms of participation in society for people who are disadvantaged on the basis of age, sex, disability, race, ethnicity, origin, religion, or economic or other status, through enhanced opportunities, access to resources, voice and respect for rights.”⁴⁹

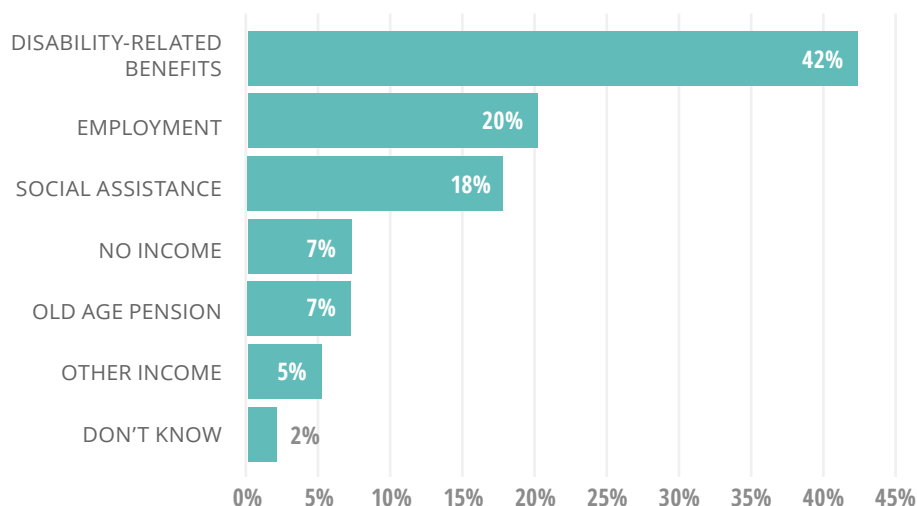
The data in this section represents only some of the avenues through which social inclusion is fostered on Gabriola, and a snapshot of the situations of some of the Gabriolans who are served. In future reports we hope to collect more data on this important topic.

Grocery and Meal Programs⁵¹

MARCH 2019 DATA

People for a Healthy Community Gabriola (PHC) prioritizes social inclusion in all its programs, which include food-related programs such as their grocery (food bank) and meals programs, as well as health- and education-focused programs for children, seniors, caregivers, and others. We are presenting food-related program data here, but in future reports we hope to collect and report more data on their other programs and services.

Grocery Program Participants by Primary Income Source



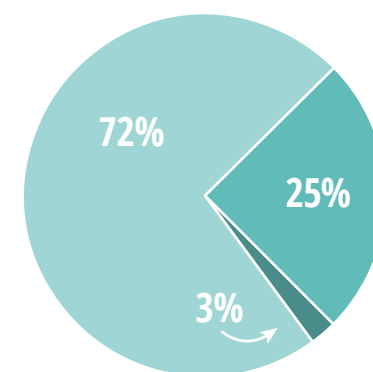
Affordable Housing

Housing affordability remains a challenge on Gabriola, as noted on page 8 of this report, but no subsidized housing is currently available. The Gabriola Housing Society recently applied to the Local Trust Council to develop 24 units of affordable rental housing units, including studios, 1-bedroom, 2-bedroom and 3-bedroom homes. Monthly rents in the development will be based on three tiers: deep subsidy, rent-geared-to-income, and affordable market. If approved, construction is expected to begin in 2021/22.⁵⁰



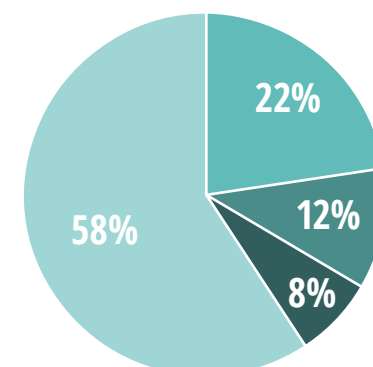
Grocery Program Participants by Age

ADULTS
CHILDREN
AGE UNDISCLOSED
Total Participants = 100

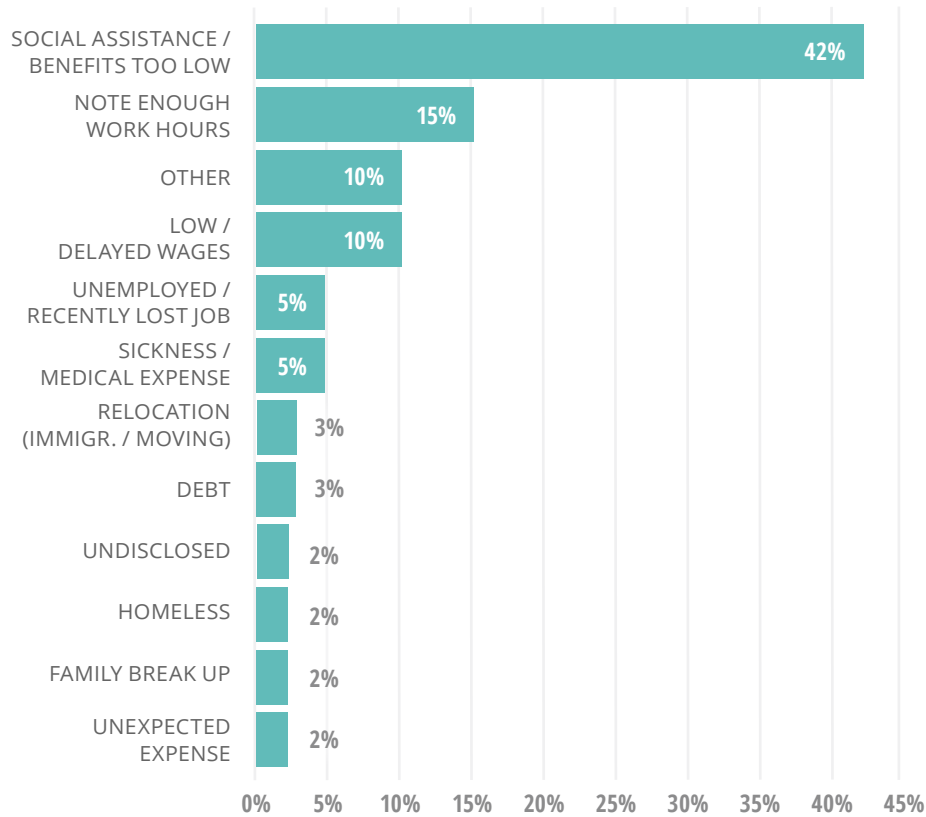


Grocery Program Participants by Family Type

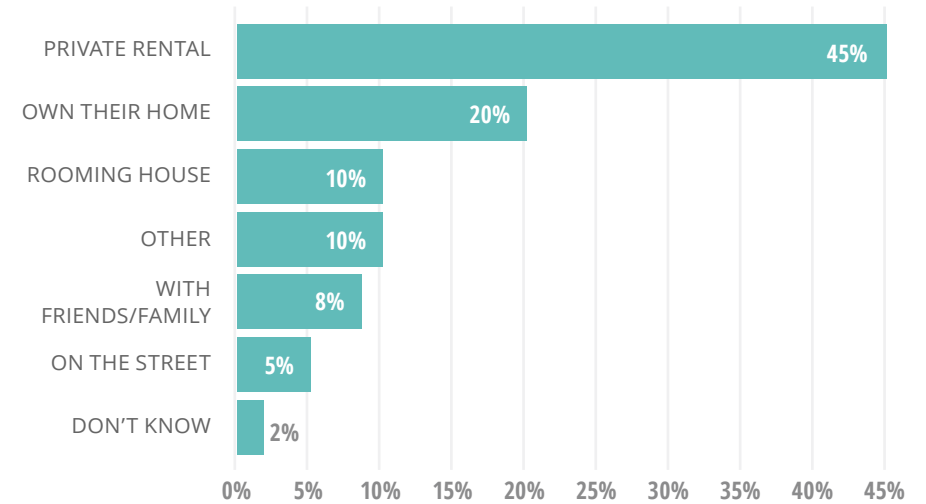
SINGLES
FAMILIES WITH CHILDREN
OTHER / DON'T KNOW
FAMILIES WITHOUT CHILDREN



Grocery Program Participants by Primary Reason for Accessing Food Bank



Grocery Program Participants by Housing Situation



Meals Programs

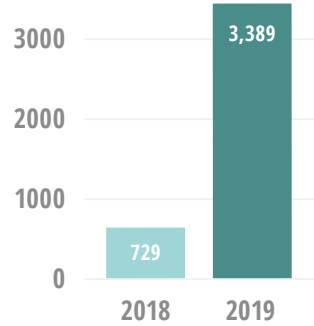
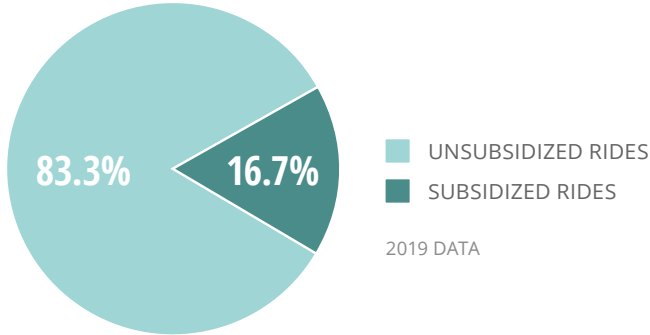
Meals are provided at three weekly Soup Socials, the weekly Gabriola Elementary School Hot Lunch, Sandwiches/Snacks, and Breakfast programs, and the Stepping Up Stepping Out and Seniors' Luncheon programs.

1,300+
meals



Subsidized GERTIE Rides⁵²

GERTIE (Gabriola’s Environmentally Responsible Trans-Island Express) is Gabriola’s locally created and managed bus service. Free ride passes, funded by GERTIE, People for a Healthy Community, and the Auxiliary for Island Health Care, are made available to lower income Gabriolans in need of affordable transportation options.



Taxi Saver

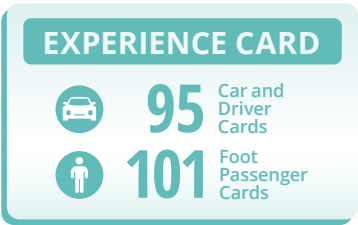
In collaboration with the Regional District of Nanaimo (RDN), People for a Healthy Community offers Taxi Saver coupons for 50% discounted taxi travel, on Gabriola and for medical appointments in Nanaimo, for seniors and people with disabilities.

In 2019, PHC sold 73 sheets of coupons, each of which provides \$60 worth of taxi travel for \$30.⁵³ Gabriolans in need were able to save \$2,190 on necessary travel.



\$4,380 TOTAL
\$2,190 SAVINGS

Discount Ferry Experience Cards⁵⁴



198 totals cards in 2019
+2 double passenger cards (discontinued)

To make ferry travel accessible to low income Gabriolans, the Gabriola Ferry Advisory Committee, People for a Healthy Community and Mid-Island Co-Op have collaborated to provide single-use Experience Cards for those who may not have the funds to buy a multiple use card from BC Ferries or who have difficulty affording regular single fares.

Civic Engagement

There is good evidence linking health and various aspects of civic engagement, such as getting involved in community organizations, volunteering, and taking part in arts, culture, and recreational activities, as well as becoming involved in governance-related activities.⁵⁵

Community Involvement

Community Participation

Many studies have shown that membership and participation in groups and organizations can improve physical and mental health, not only through becoming more active but also through increasing social capital and decreasing social isolation. Community participation has been shown to have positive impacts on health, including improving cardiovascular health, anxiety, depression, and hypertension, and preventing cognitive impairment. Building strong social ties through participation not only contributes to the strength and resilience of the community, it builds better health in those who participate.⁵⁶

Gabriola provides countless opportunities for residents to get involved, through becoming a member of or volunteering with local groups and organizations. Our rough estimate resulted in a tally of 67 non-profits, networks, co-ops and community groups on Gabriola, although we are certain there are many more. With only 16 of these organizations reporting, 2,077 members were identified in 2019. In addition, these 16 organizations reported having 1,581 volunteers who contribute 97,571 volunteer hours to the Gabriola community in 2019 – that’s 4,065 days, 581 weeks, or 134 months.

In future reports we hope to collect more data on the number of community groups and organizations on Gabriola, their activities and numbers of participants.



16 non-profit organizations report:



Arts and Culture

A 2019 World Health Organization report reviewed more than 3,000 studies and found that participation in the arts can play a major role in prevention and health promotion and management and treatment of illness. The report recommended support for participation in the arts as well as a range of arts-related policy considerations.⁵⁷

As “the Isle of the Arts”, Gabriola has a vibrant and exciting arts scene that includes both the performing, visual and other cultural arts and is sustained by numerous writers, actors, poets, painters, dancers, musicians, sculptors, and potters and their audiences and supporters.

The Gabriola Arts Council acts as a member organization for more than 500 Gabriola artists, arts aficionados, and arts-related organizations and has been organizing and providing arts and culture events and services on Gabriola for more than 20 years.⁵⁸

In future reports we hope to collect data on the number of arts-related groups and organizations on Gabriola, their activities and their audiences.



Recreation

Activities such as organized sports, hiking, going to the gym, and other physical activities are known to have positive impacts on physical and mental health.⁵⁹ Gabriola's system of trails, its many organized and informal sports groups, and its gym and training facilities all contribute to the health of the population. Gabriola Recreation Society participation data is just one example of the range of activities available.⁶⁰ In future reports we hope to also collect data on Gabriola's many formal and informal recreational opportunities and participants.

Gabriola Recreation Society Program Types	Participants
Kids – Recreation	286
Kids – Arts	70
Kids – Nature	72
Kids – Other (babysitting, Kids in Kitchen)	25
Adults – Recreation/Health/wellbeing	28
Adults – Arts	15
Adults – First Aid	32
All Ages Recreation	56
Drop-in Sports	160

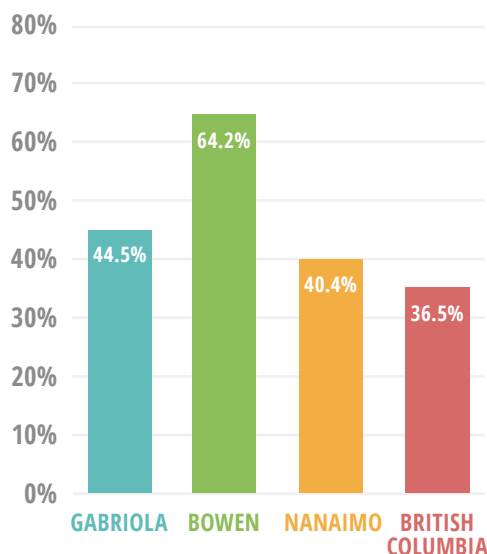
2019 DATA

Governance

Self-determination and self-governance have been noted as important indicators of health, and the extent to which people perceive they have voice and participate in the decisions that affect them is an important aspect of ensuring healthy individuals and communities.⁶¹ Serving on community boards, volunteering, running for elected office, and voting are just some of the ways that people can influence community health. In future reports we hope to collect more data on the various ways Gabriolans participate in governance-related activities.

DEMOCRATIC PARTICIPATION

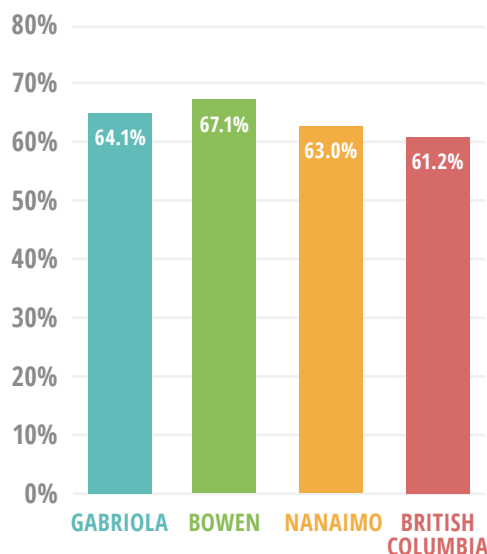
LOCAL GOVERNMENT ELECTIONS VOTER TURNOUT - 2018⁶²



Gabriola has a unique form of local governance: land use is governed through the Islands Trust Local Trust Committee while recreation, waste management, and building services are provided by the Regional District of Nanaimo (RDN). Bowen Island has a dual governance model as both a municipality and Local Trust Area. Nanaimo is a municipality.

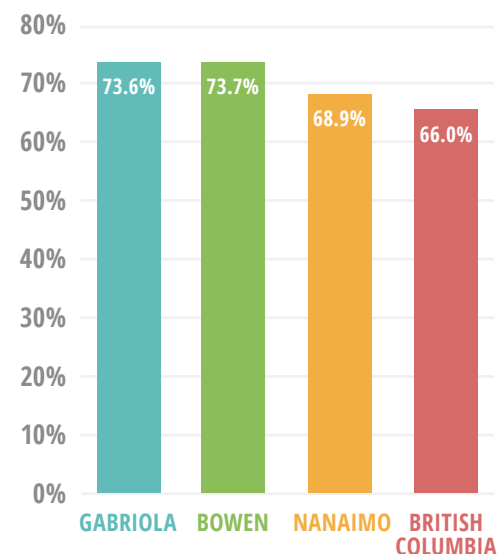
Voter turnout data are reflective of the following conditions: Gabriola's turnout reflects the election of two trustees to the Islands Trust Local Trust Committee and one RDN regional director. Because it is an island municipality, Bowen's turnout reflects the election of two Islands Trust trustees as well as a mayor and six municipal councillors. As a city, Nanaimo's

PROVINCIAL ELECTION VOTER TURNOUT - 2017⁶³



turnout is reflective of the election of one mayor and eight municipal councillors. The total BC turnout is based on both eligible voter estimates and information voluntarily provided by the various local jurisdictions in the province.

FEDERAL ELECTION VOTER TURNOUT - 2019⁶⁴



Safety

Safety describes services established to ensure the welfare and protection of the general public in response to situations that may imperil health and wellbeing. On Gabriola these services include ambulance, fire, and police services. Disaster response planning and coordination are provided through the Regional District of Nanaimo.

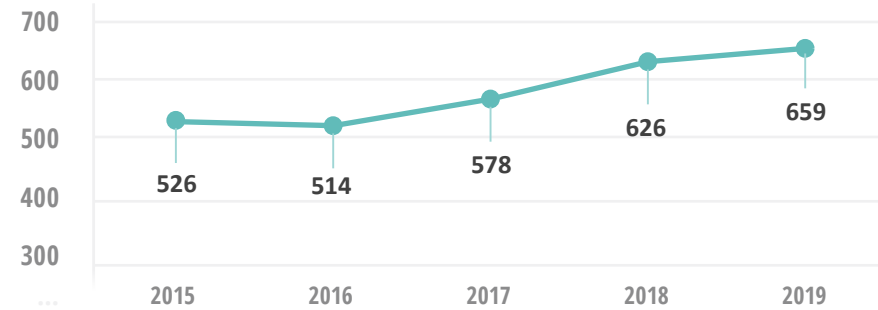
Emergency Services⁶⁵

These graphs represent the number of times that emergency services – i.e., ambulance, fire or police – have been called to an emergency, and include data for Gabriola, Mudge and DeCourcy. Increases in callout numbers may reflect increases in both resident and tourist populations.

Ambulance Service Callouts



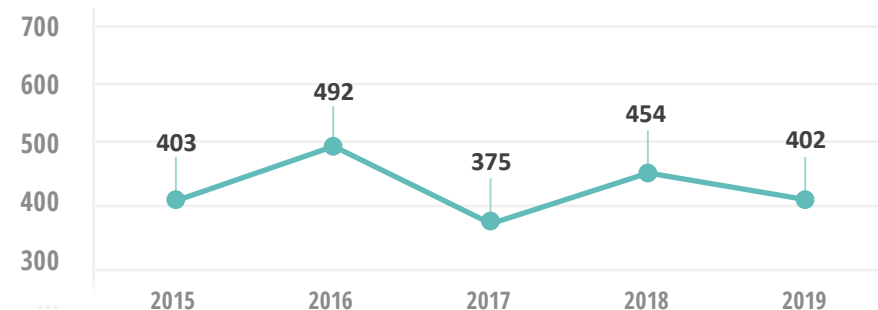
Ambulance services are provided by the BC Ambulance Service, which maintains a dedicated station on the island. The data for 2019 includes 105 trips to the Urgent Treatment Facility at the Gabriola Community Health Centre and 33 transports (including 5 air lifts) with most going to the Nanaimo Regional General Hospital.



Fire Services Callouts



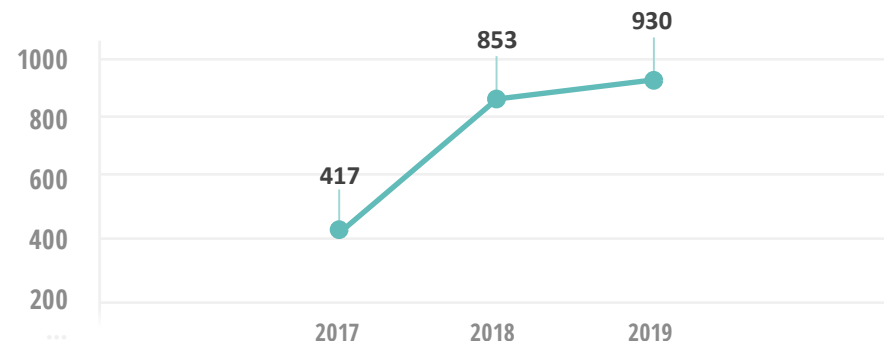
Fire services on Gabriola are provided by the Gabriola Volunteer Fire Department, which has two stations on the island.



Police Services Callouts



Police services on Gabriola are provided by the RCMP. These callout statistics include calls to Valdes Island.



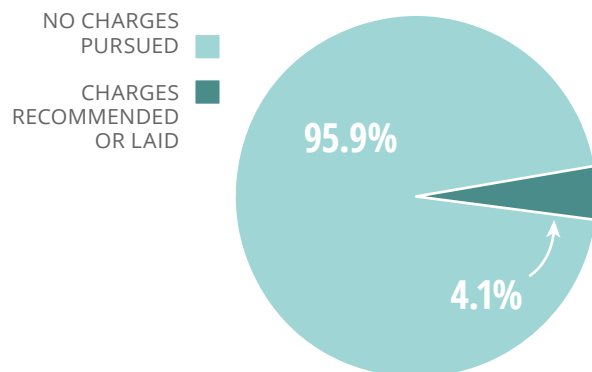
Policing Statistics⁶⁶

Policing on Gabriola is done by three RCMP officers stationed in a dedicated detachment on the island. The work of the detachment's officers runs the gamut of issues and covers investigation and enforcement of local and regional bylaws as well as provincial and federal legislation. The vast majority of police work on Gabriola involves situations that are resolved without charges being pursued or filed – nearly 96% of police calls in 2019 – and which focus on problem-solving, information-sharing, assistance and referrals.

The table to the right shows the top ten reasons for police being called out on Gabriola in 2019. (Note that calls to Valdes Island are not included here as they are on page 28). This data includes all categories of callouts, including situations where only assistance or information are provided, where there is insufficient evidence or the claim is unfounded, as well as where charges are recommended or laid.

The Incidence Ratio indicates how many times police were called for issues in that situation category per number of people – for example, in 2019 there was one report of lost and/or found property for every 44 Gabriolans.

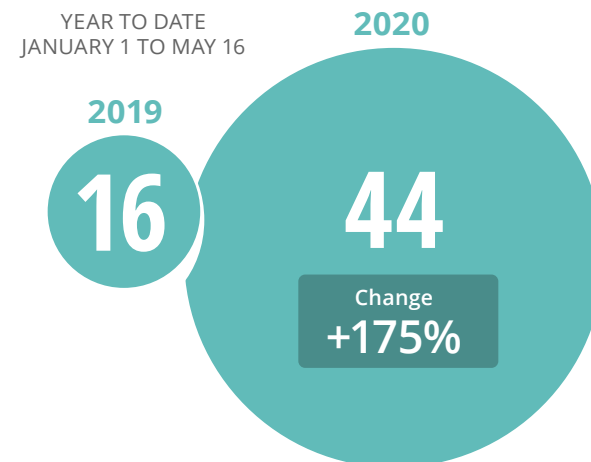
POLICE SITUATION RESOLUTIONS - 2019



Rank	Situation Category	Number of Calls	Percent of Total (N=896)	Incidence Ratio (Pop. 4033)
1	Lost and/or Found Property	91	10.2%	1:44
2	Suspicious Person, Vehicle, Occurrence / Traffic-Related Issues (tie)	76	8.5%	1:53
3	Assault / Causing a Disturbance (tie)	47	5.2%	1:85
4	Theft	42	4.7%	1:96
5	Missing Persons / Unspecified Assistance (tie)	38	4.2%	1:106
6	False or Abandoned 911 Calls / Mental Health Act Issues (tie)	37	4.1%	1:109
7	Mischief	28	3.1%	1:144
8	Collision / Harassment (tie)	26	2.9%	1:155
9	Bylaw Infractions	24	2.7%	1:168
10	False Alarms	23	2.6%	1:175

Mental Health Callouts⁶⁷

Year to date includes January 1 to May 16. Note that data covering all Vancouver Island and Gulf Island detachments shows significant increases in mental health related police callouts between 2019 and 2020 in communities that do not have a hospital or an emergency department.



Emergency Preparedness⁶⁸

Gabriola participates in the RDN's Neighbourhood Emergency Preparedness Program (NEPP). This program provides information and resources that neighbours can use to build neighbourhood-based plans to keep each other safe and respond appropriately in the event of an emergency such as a fire or earthquake. This includes planning for pets and other domestic animals in the event of emergency.

E. Sustainability

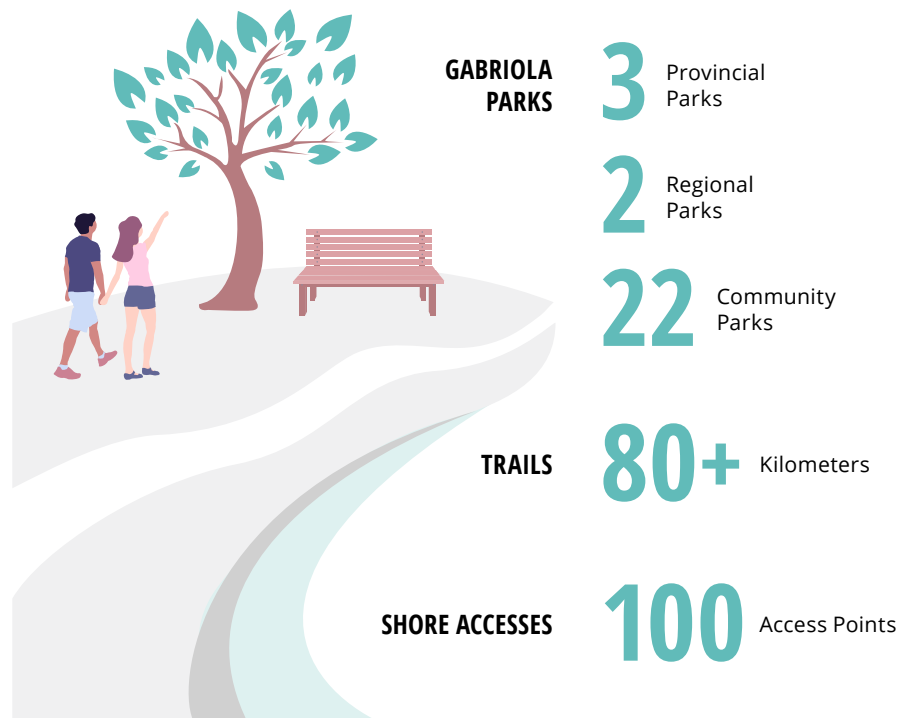
Community health and wellbeing depends on having a healthy environment. The long term sustainability of the natural environment is critical to ensuring population health. This section describes some of the ways Gabriolans steward their natural resources and protect the environment.

Environment

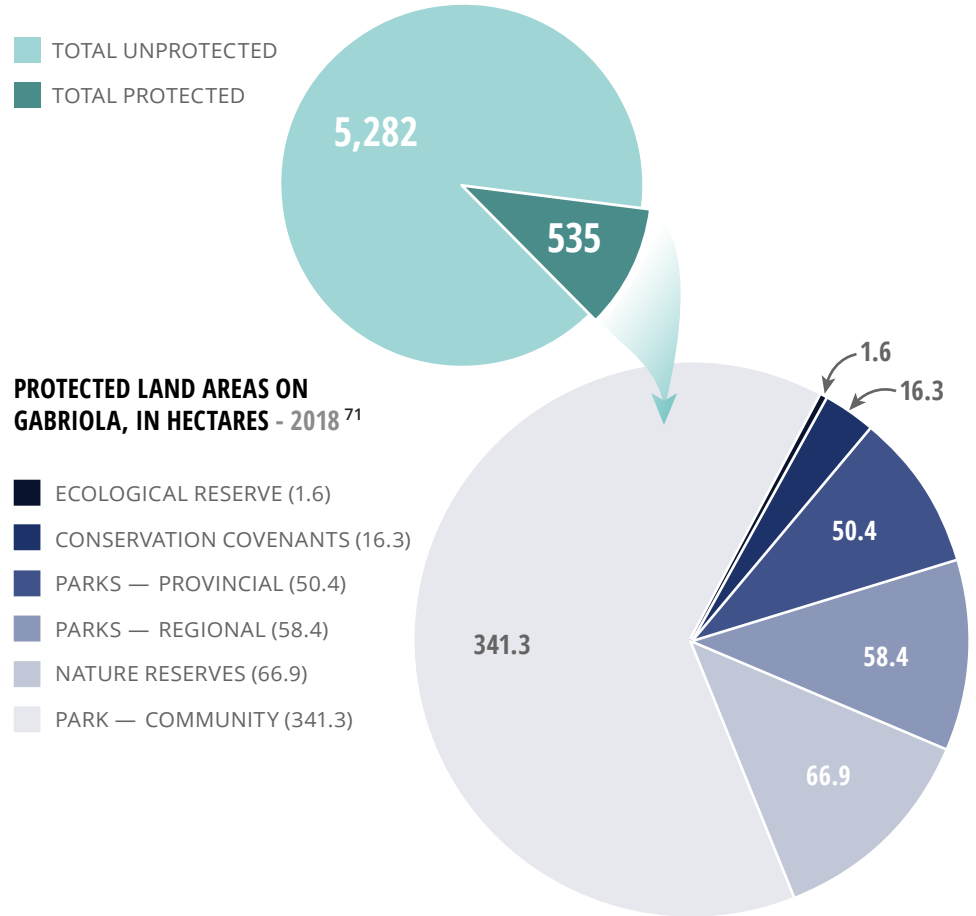
Conservation and Protection

Gabriola is part of the Coastal Douglas Fir (CDF) Biogeoclimatic Zone, the smallest and rarest of 16 ecological zones in BC.⁶⁹ Conservation and protection of this unique ecology is shared by many organizations such as the Islands Trust and Trust Conservancy, the Gabriola Land and Trails Trust, Gabriola Streamkeepers and Shorekeepers, Sustainable Gabriola, and the Groundwater Management Society. A variety of strategies and activities are employed to protect and conserve landforms and species.

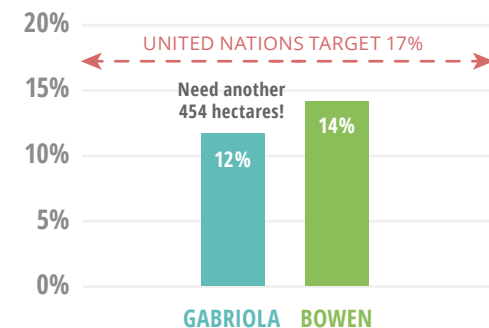
Protected Land, Parks and Trails⁷⁰



PROTECTED AND UNPROTECTED LAND ON GABRIOLA, IN HECTARES - 2018



MEETING THE PROTECTED LAND TARGET - 2019⁷²



Managing Invasive Plants



Broombashing at Drumbeg, spring 2020

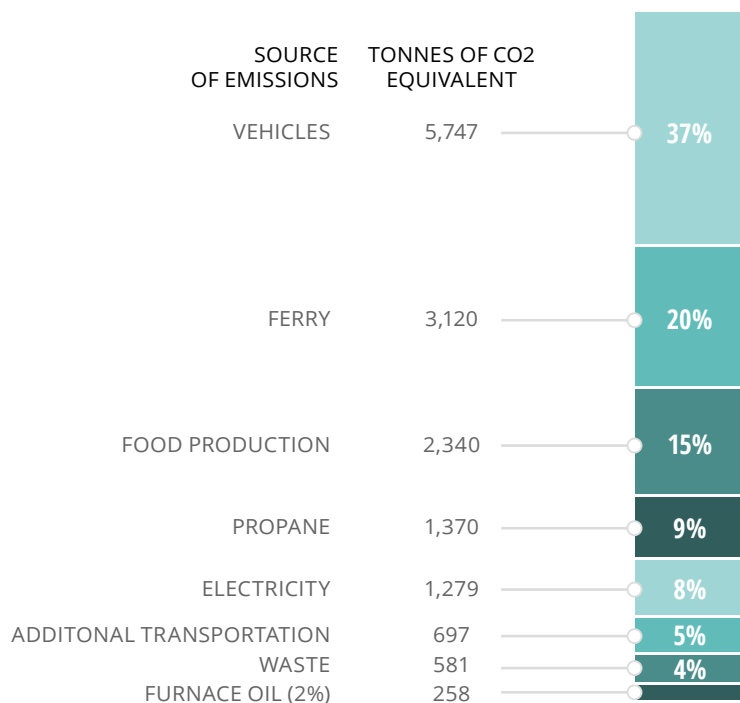
The most pervasive invasive plants are Scotch broom, Daphne laurel, tansy ragwort, giant hogweed, Japanese knotweed, yellow flag iris, Japanese hedge parsley, and English ivy. The removal efforts of GaLTT, the Gabriola Lions and individual Gabriolans are focused on Scotch broom and Daphne laurel.⁷³

Photo: Lou Skinner

Sustainability Issues

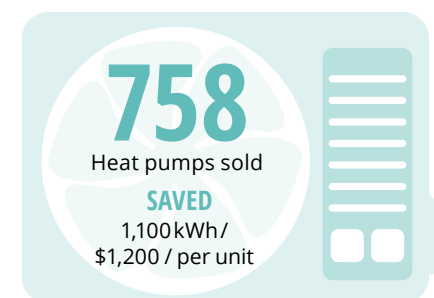
Greenhouse Gas Emissions (GHGs)⁷⁴

GHG EMISSIONS BY SOURCE GABRIOLA 2008



Heat Pumps

In 2010, Island Futures began a project to provide heat pumps to local residents at wholesale prices in order to reduce the use of baseboard heaters and increase energy efficiency on Gabriola.⁷⁵

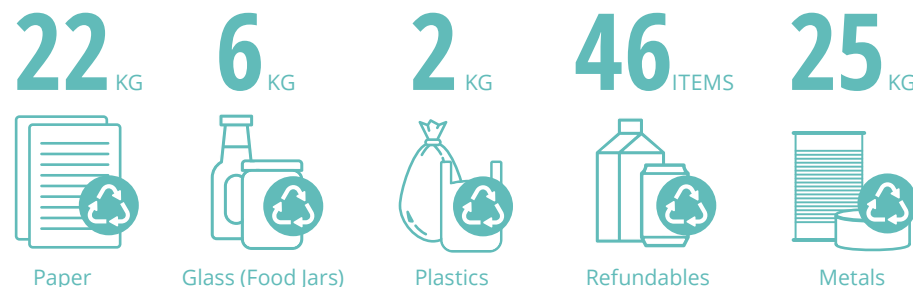


2020 DATA

Recycling / Reuse

The Gabriola Island Recycling Organization (GIRO) recycles well over 225,000 kg of materials annually, as well as numerous items not measured by weight and operates a Restore that sells many different kinds of gently used donations.⁷⁶ The Gabe Shop, run by the Gabriola Auxiliary for Island Health Care, also collects donations of gently used clothing, household goods, books, artwork and jewellery and offers them for resale to support health care programs and patient comfort services on Gabriola.⁷⁷

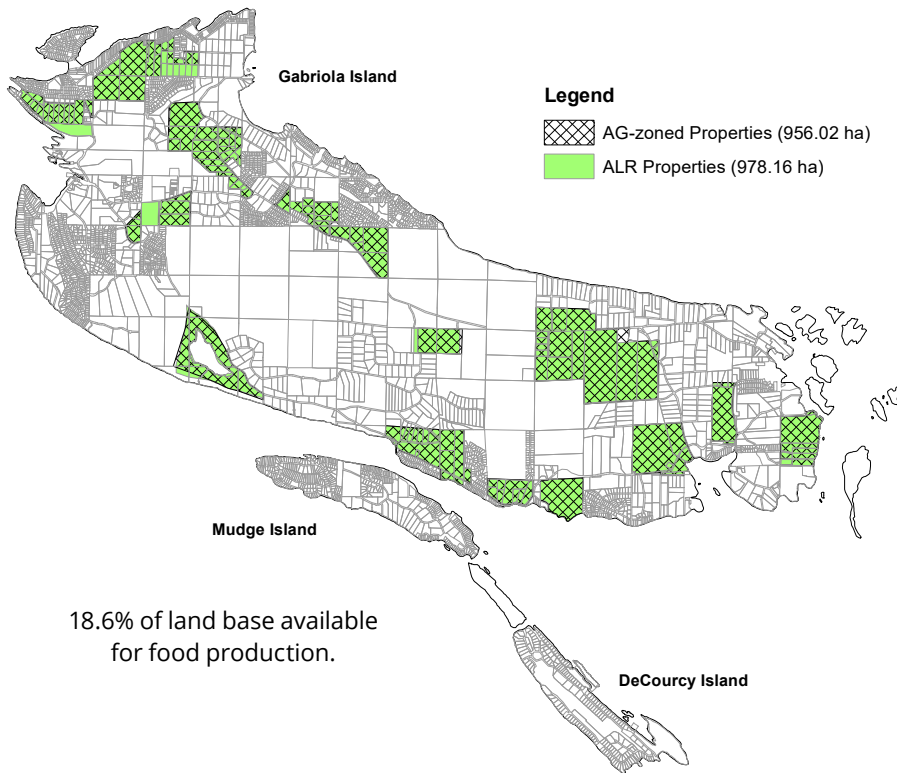
AMOUNT RECYCLED PER GABRIOLA RESIDENT - 2019⁷⁸



Food Security

Food security is “the state of having reliable access to a sufficient quantity of affordable, nutritious food”.⁷⁹ The Islands Trust suggests that, “Should supply lines be severed, most of our communities have enough food to last for three days.”⁸⁰

Agricultural Land⁸¹



Working Farms

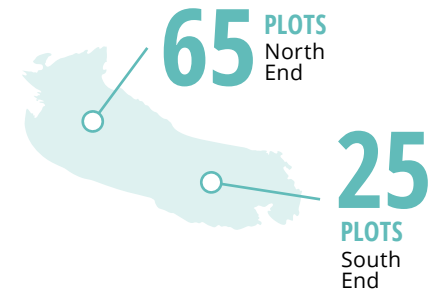


18-20 Working farms in the Gabriola Trust Area

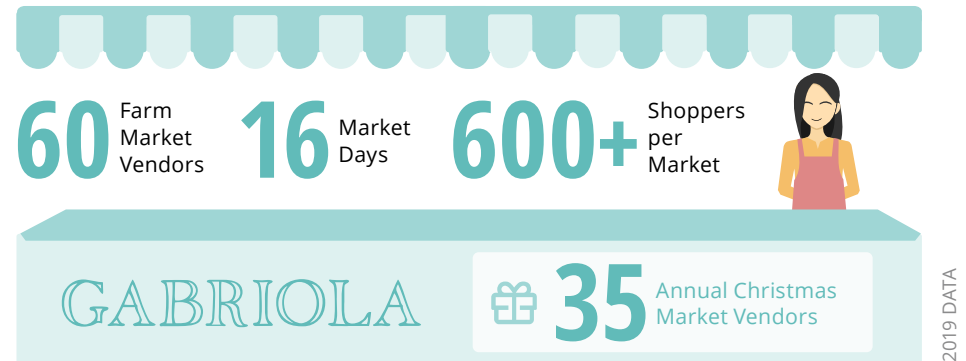


Community Gardens

The Gabriola Commons supports a number of community garden plots used by individuals and families, both on Commons land and by agreement with Namaste Farm, and hosts a large kitchen garden as well as a garden used by People for a Healthy Community's food-related programs.⁸²



Farmers Markets⁸³



Food Recovery⁸⁴

People for a Healthy Community Gabriola (PHC) operates a number of food-related programs that contribute to both community and individual food security, including a weekly Grocery Program / Food Bank for people in need, as well as soup socials, the elementary school hot lunch, breakfast, and snacks programs, gardens, farmer's market coupons, skill building workshops, the GES Garden Program, and more. Food Recovery is unsold, excess food from Nester's Market that PHC sorts and distributes for use in the community.

DISTRIBUTION OF RECOVERED FOOD

Item	Amount (lbs)
Bread for people	1,328
Dairy for people	10,480
Produce for people	13,766
Produce for animals	14,559
Compost for gardens	7,869
TOTAL	48,002

- 54% of food goes directly to community members.
- 30% of food goes to farm animals, which helps local farmers.
- 16% of food goes to compost at the PHC gardens, which elementary school students grow food in for the Hot Lunches at the school and community food programs.

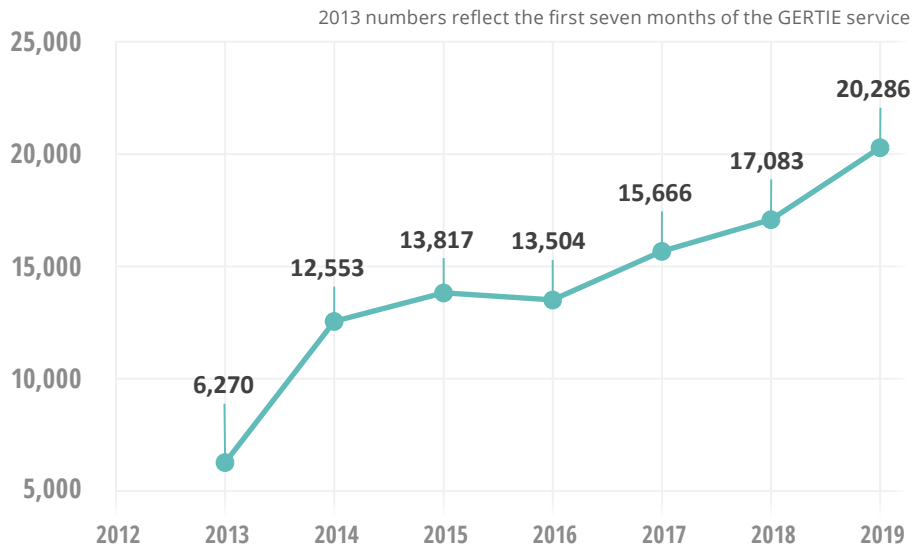
2019 DATA

Public Transportation

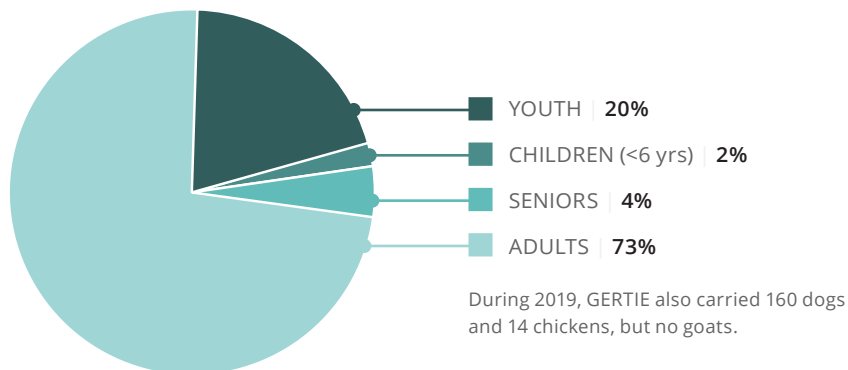
Bus Service⁸⁵

Gabriola islanders created their own public transit system in 2013 with the introduction of GERTIE (Gabriola's Environmentally Responsible Trans-Island Express). Initially run totally by volunteers, GERTIE is funded through a levy on property taxes approved by referendum and is managed by volunteers through the Gabriola Community Bus Foundation.⁸⁶

Total Annual Rides



Bus Ridership



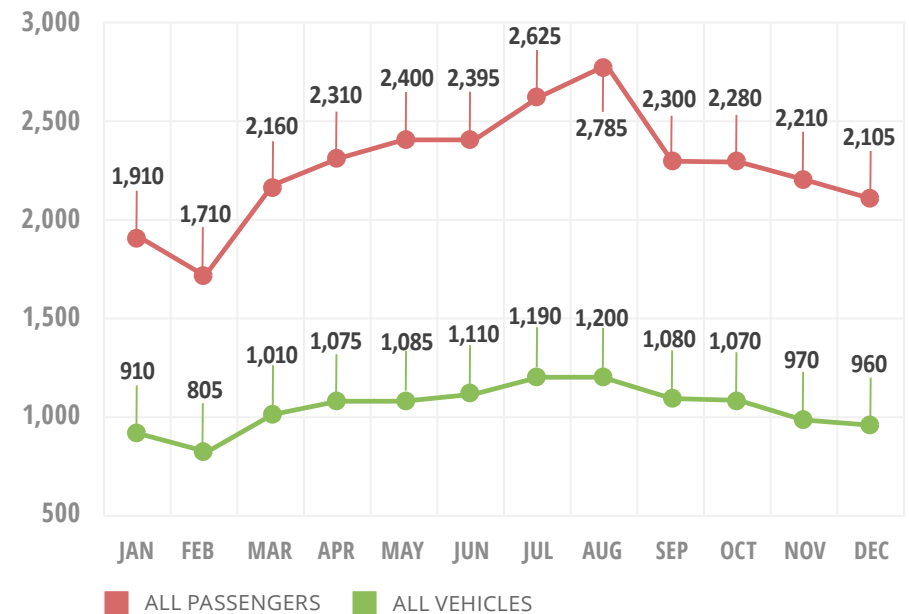
Ferry Service⁸⁷

Access to Gabriola Island is currently provided by the BC Ferries Corporation vessel the MV Quinsam. The Quinsam makes 15 daily round trips (except Sundays and Wednesdays) between Gabriola and Nanaimo and carries 63 cars and 400 total passengers.⁸⁸ Many Gabriolans use the BC Ferries Experience Card to bulk purchase their trips at a reduced price.

Ferry Ridership

These data represent the daily average number of vehicles and passengers going in both directions between Gabriola and Nanaimo in each month of 2019.

DAILY RIDERSHIP ON THE GABRIOLA FERRY - 2019



2,266 DAILY
Average
Passengers

(24% Walk-ons and 76% Drive-ons)



1,039 DAILY
Average
Vehicles

F. Endnotes

1. Statistics Canada. 2017. *Gabriola Island Trust Area, IST [Designated place], British Columbia and British Columbia [Province]* (table). *Census Profile*. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017. Available at: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=DPL&Code1=590003&Geo2=PR&Code2=59&SearchText=Gabriola%20Island%20Trust%20Area&SearchType=Begins&SearchPR=01&B1=All&GeoLevel=PR&GeoCode=590003&TABID=1&type=0>.
2. Gabriola Island, Wikipedia: https://en.wikipedia.org/wiki/Gabriola_Island.
3. Mudge Island, Wikipedia: https://en.wikipedia.org/wiki/Mudge_Island.
4. Statistics Canada. 2017. *Gabriola Island Trust Area, IST [Designated place], British Columbia and British Columbia [Province]* (table). *Census Profile*. 2016 Census.
5. 2006 Population Data from 2006 Census Area Profiles. Statistics Canada - 2006 Census. Catalogue Number 94-581-XCB2006008. Available at: <http://www12.statcan.ca/census-recensement/2006/dp-pd/prof/rel/Rp-eng.cfm?LANG=E&APATH=3&DETAIL=1&DIM=0&FL=A&FREE=0&GC=0&GID=0&GK=0&GRP=0&PID=94533&PRID=0&PTYPE=89103&S=0&SHOWALL=0&SUB=0&Temporal=2006&THEME=81&VID=0&VNAMEE=&VNAMEF=MEF=>.
6. BC Vital Statistics Agency. 2020. Prepared by BC Stats, March.
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8. Statistics Canada. 2017. *Gabriola Island Trust Area Census Profile*, as per notation in Population above.
9. Littlefield, L. 2000. "The Snunéymuxw village at False Narrows". *SHALE Magazine*. 1. November. P.3-11.
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13. Dictionary, Census of Population, 2016: <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>.
14. Dictionary, Census of Population, 2016: <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements004-eng.cfm>.
15. Dictionary, Census of Population, 2016: <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop126-eng.cfm>.
16. The Homelessness Count was conducted by People for a Healthy Community (PHC) and used a standardized provincial methodology that enumerates those with no current home, those living in a car or couch surfing, or those who have a home that does not have a bathroom or kitchen.
17. Homelessness Services Association of BC; Urban Matters; BC Non-Profit Housing Association. (2018). *2018 Report on Homeless Counts in B.C.* Vancouver, BC: BC Housing Research Centre.
18. Provincial Health Services Authority and BC Centre for Disease Control (2020). *Gabriola Island Community Health Service Area Health Profile*, p.4.
19. Dictionary, Census of Population, 2016: <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop038-eng.cfm>.
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21. Garland, A. 2019. *Hundreds of students commute to Vancouver Island by ferry for school*. CTV News. Sept 3. Available at: <https://vancouverisland.ctvnews.ca/hundreds-of-students-commute-to-vancouver-island-by-ferry-for-school-1.4576672>.
22. Data supplied by Alex Dewar, Early Childhood Educator, Gabriola Cooperative Preschool, email dated May 16, 2020.
23. Data supplied by Alice Verstraete, Executive Director, HOPE Centre, email dated March 6, 2020.
24. Data supplied by Amy Dawley, Assistant Director, Service and Building Design, Vancouver Island Regional Library, email dated May 4, 2020.
25. Ibid. Location totals include self-checkout circulation totals. Statistics include a "Checkout" for every renewal. Statistics do not include increased use of eResource checkouts - physical materials only.
26. Data supplied by Jeff Strain, Customer Services Librarian II, Gabriola Island Branch, Vancouver Island Regional Library, email dated April 6, 2020.
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28. For more information see Investing Gabriola's website at: <http://investinggabriola.ca/>.
29. Dictionary, Census of Population, 2016: <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>.
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31. Dictionary, Census of Population, 2016: <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop029-eng.cfm>.
32. Dictionary, Census of Population, 2016: <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop027-eng.cfm>.
33. Other market income is Market Income less Employment Income. See Dictionary, Census of Population, 2016: <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop069-eng.cfm>.
34. Dictionary, Census of Population, 2016: <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop037-eng.cfm>.
35. The LIM-AT is widely used by researchers and in international comparisons, although Statistics Canada cautions against using the LIM-AT as a proxy for poverty. In 2018, the federal government adopted the Market Basket Measure (MBM) as Canada's official measure of

Endnotes (continued)

poverty. The MBM represents the cost of a number of food, clothing, shelter, transportation and other items deemed to represent a “modest, basic standard of living”. Those people having incomes lower than the MBM threshold are considered to be living in poverty. The 2016 Census did not compute low income using the MBM.

36. World Health Organization, Preamble to Constitution: <https://www.who.int/about/who-we-are/constitution>.

37. Government of Canada, Primary Health Care: <https://www.canada.ca/en/health-canada/services/primary-health-care/about-primary-health-care.html>.

38. Government of Canada, Primary Health Care: <https://www.canada.ca/en/health-canada/services/primary-health-care/about-primary-health-care.html>.

39. Province of British Columbia. 2020. *Primary Care Networks – Applying a Rural Lens to Primary Care Network Development*. January 17. P.10.

40. Telephone conversation. 2020. Dr. Paul Hasselback and Dyan Dunsmoor-Farley. May.

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43. All Gabriola Community Health Centre data on pages 19 and 20 are from Gabriola Health Care Foundation, Urgent & Emergent Care 2019/2020. April 27, 2020. Note that as these data represent cases and not individuals, the same person attending the UTF more than once is captured.

44. For more information see: Canadian Triage and Acuity Scale, <https://hopitalmontfort.com/en/canadian-triage-and-acuity-scale>.

45. Hasselback, Dr. Paul. 2020. “A Healthier Gabriola Island”. PowerPoint presented at Gabriola Health and Wellness Collaborative Annual Event, February 13.

46. Ibid.

47. Chronic diseases and cancer data from: Provincial Health Services Authority and BC Centre for Disease Control. 2020. Gabriola Island Community Health Service Area Health Profile, p.10-26. Available at: <http://communityhealth.phsa.ca/CHSAHealthProfiles/CHSAHealthReport/Gabriola%20Island>

48. Hasselback, Dr. Paul. 2020. “A Healthier Gabriola Island”. Powerpoint presented at Gabriola Health and Wellness Collaborative Annual Event, February 13.

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50. Scott Ian. 2019. *Presentation to Public Open House – Paisley Place Affordable Housing*. November 16. Available at: <https://gabriolahousing.ca/paisley-place/site-plans/>.

51. All Grocery and Meal Programs data on pages 22 and 23 are from: People for a Healthy Community Gabriola. 2019. *HungerCount 2019* Survey for FoodBanks Canada. The HungerCount is a month of March 2019 count of program users. It is likely under-representative given that winter months have the highest program use. As well, it does not capture the other food supports that PHC provides, including the farmers’ market coupon program, Nester’s gift cards, and more.

52. Data supplied by Steven Earle, Director, Gabriola Community Bus Foundation, email dated May 21, 2020.

53. Data supplied by Nadine Mourao, Bookkeeper & Admin, People for a Healthy Community, email dated June 11, 2020.

54. Data supplied by Steven Earle, Chair, Gabriola Island Ferry Advisory Committee, emails dated February 7 and 8, 2020.

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62. RDN and Gabriola Trust elections taken from Declaration of Official Election Results, Regional District of Nanaimo website at: https://www.rdn.bc.ca/2018election_results. Municipal elections turnouts taken from 2018 Voter Turnout, CivicInfo BC website at:

Endnotes (continued)

<https://www.civicinfo.bc.ca/electionreports/voter-turnout.php?year=2018>. Note that municipal elections turnouts are estimates – see CivicInfo BC disclaimer here: <https://www.civicinfo.bc.ca/electionsdisclaimer> and that our methodology excludes those local jurisdictions wherein reported ballots cast was zero and/or estimated eligible voters was zero.

63. Note that Gabriola data include not only Mudge and DeCourcy but also Valdes, Ruxton and Pylades islands. Archer, Keith. 2018. May 2017 General Election: *Report of the Chief Electoral Officer for BC*. Victoria: Elections BC. p.194-196. Gabriola polls are 17-21 and Mudge, DeCourcy, Valdes, Ruxton, and Pylades are all poll 22. Available at: <https://elections.bc.ca/docs/rpt/2017-General-Election-Report.pdf>.

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65. Kilbourn, D. 2020. "Calls for emergency services increasing on Gabriola", *Gabriola Sounder*. 18 March, P.3.

66. Data supplied by Corporal Patti Evans, Acting Detachment Commander, Gabriola RCMP, February 24, 2020.

67. Data supplied by Corporal Patti Evans, June 21, 2020, from E Division CROPS Core Intelligence Analysis Unit. 2020. *Island District Crime Trend Report*. Appendix A.

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69. Coastal Douglas-Fir & Associated Ecosystems Conservation Partnership website: <http://www.cdfcp.ca/index.php/about/what-is-the-cdf>.

70. Data supplied by Robert Brockley, President, Gabriola Land and Trails Trust (GaLTT), emails dated February 19 and May 18, 2020. Trails data includes trails made available courtesy of agreements between the Gabriola Land and Trails Trust (GaLTT) and 15 private landowners. It does not include trails on provincial or federal crown land.

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Islands Trust Conservancy. 2019. *Conservation Status of Gabriola Island Local Trust Area*. December. Available at: <http://www.islandstrustconservancy.ca/i-am-a/local-government/lta-protected-areas/gabriola/>.

73. Managing Invasives. Gabriola Land and Trails Trust (GaLTT) website at: <https://www.galtt.ca/invasives.html>.

74. Weller, Fay. 2010. *GHG Emissions Gabriola 2008 Report*. Gabriola Island: Island Futures. P.14. Updated figures will be available for the next GHWC Report Card.

75. Data supplied by Bob McKechnie, email dated March 5, 2020, and Islands Futures website: <http://islandfutures.ca/>.

76. Gabriola Island Recycling Organization (GIRO) website at: <https://www.girodepot.com/>.

77. Gabriola Auxiliary for Island Health Care Society website at: <https://www.gabriola-auxiliary.org/>.

78. Data supplied by Dean Clark, GIRO Recycling Manager, March 4, 2020.

79. Oxford dictionary online: https://www.lexico.com/definition/food_security.

80. Kazmierowski, Kaitlin. 2010. *Exploring Food Security in the Islands Trust Area*. Islands Trust: Victoria, BC. P.18. Available at: <http://www.islandstrust.bc.ca/media/342734/07foodsecurityreport.pdf>.

81. Islands Trust Mapping, May 2020.

82. Data supplied by Bob Andrew, Property Management Team Contact, Gabriola Commons, email January 20, 2020.

83. Data supplied by Eric Veale, Director, Gabriola Agricultural Co-operative, email April 4, 2020.

84. Data supplied by Kenda Chang-Swanson, Food Programs Coordinator, People for a Healthy Community, email May 19, 2020.

85. Data supplied by Steven Earle, Director, Gabriola Community Bus Foundation, emails February 4 and February 14, 2020.

86. GERTIE website: <https://gertie.ca/about/history/>.

87. Data supplied by Steven Earle, Chair, Gabriola Island Ferry Advisory Committee, emails February 4 and May 22, 2020.

88. MV Quinsam, BC Ferries fleet profile website: <https://www.bcferries.com/onboard-experiences/fleet/profile-quinsam.html>.

Gabriola Health & Wellness Collaborative Member Organizations

BC Ambulance Service	Gabriola Elementary School - Parent Advisory Council	Gabriola Lions Club
Gabriola Community Paramedic Program	Gabriola Elementary School - SFU research project	Gabriola Medical Clinic
Gabriola Agricultural Co-op	Gabriola Emergency Support Services (RDN)	Gabriola Museum and Historical Society
Gabriola Ambulance Society	Gabriola Fellowship Church	Gabriola Recreation Society
Gabriola Arts Council	Gabriola Ferry Advisory Committee	Gabriola Senior Citizens Association (Rollo Centre)
Gabriola Auxiliary for Island Health Care	Gabriola Healing Arts Network	Gabriola Volunteer Fire Department
Gabriola Better at Home Program, Nanaimo Family Life Association	Gabriola Health Care Foundation	Gabrielans for Local Food Choices
Gabriola Branch, Vancouver Island Regional Library	Gabriola Housing Society	Island health Community Social Worker
Gabriola Chapter, Rural & Remote Division of Family Practice, BC	Gabriola Island Chamber of Commerce	Haven Foundation
Gabriola Commons Foundation	Gabriola Island Community Hall Association	HOPE Centre
Gabriola Community Bus Foundation (GERTIE)	Gabriola Island Community Investment Co-op	People for a Healthy Community
Gabriola Detachment, RCMP	Gabriola Island Friends of the Library	Sustainable Gabriola Network
Gabriola Ecumenical Society	Gabriola Land & Trails Trust	DeCourcy Island Representative
Gabriola Elementary School		Mudge Island Representative
		Member-at-large

For questions about this report or the Gabriola Health and Wellness Collaborative, please contact us at: gabrielacollaborative@gmail.com



PUBLISHED JULY 2020



BRIEFING

To: Local Trust Committees and Bowen Island Municipality **For the Meeting of:** November 26, 2020

From: Islands Trust Conservancy **Date Prepared:** November 12, 2020

SUBJECT: 2020 Forest Conservation Outreach Campaign Completion

PURPOSE: To inform the Local Trust Committees and Bowen Island Municipality of the completion of Islands Trust Conservancy's 2020 forest conservation outreach campaign.

BACKGROUND: In January 2020 Islands Trust Conservancy staff initiated an outreach campaign to encourage voluntary forest conservation and stewardship on private lands in the Islands Trust Area. This campaign was a response to part of Trust Council Resolution 2019-24, which directed staff to:

- create a strong communications program that will support Islands Trust Conservancy conservation initiatives for Coastal Douglas-fir protection as well as support the land use planning process, with a special focus on communicating the role of Development Permit Areas as a tool for Coastal Douglas-fir protection that permits development; and
- bring recommendations for how the Natural Areas Property Tax Exemption Program (NAPTEP) can be tailored to highlight and prioritize contiguous tracks of the Coastal Douglas-fir zone in the outreach, communications, and approval of NAPTEP covenants by the Islands Trust Conservancy.

The campaign also helps to address objective 1.5 of the Islands Trust Conservancy Regional Conservation Plan, which is to seek opportunities to provide information to landholders to support voluntary conservation initiatives.

Forest conservation outreach packages were developed by ITC staff in consultation with Islands Trust Directors of Trust Area Services and Local Planning Services, and included the following:

1. Personalized cover letter from the Covenant Management & Outreach Specialist
2. Customized forest ecosystem information sheets: Coastal Douglas-fir forest information and mapping for Gulf Islands LTAs, and Coastal Western Hemlock forest information and mapping for Gambier LTA and Bowen Island Municipality
3. Forest Conservation Checklist
4. NAPTEP rack card

The 2020 forest conservation outreach campaign focused on landholders with over five hectares of old-growth or mature forest on their property. Mapping identified 348 properties as meeting this criteria, with over 400 associated landholders (households). The following is a breakdown of packages mailed, by local trust area/municipality:

Local Trust Area/ Municipality	Outreach Package Recipients
Ballenas-Winchelsea	0
Bowen	29
Denman	23

Gabriola	19
Galiano	11
Gambier	49
Hornby	5
Lasqueti	171
Mayne	11
North Pender	10
Salt Spring	44
Saturna	14
South Pender	4
Thetis	13
Total	403

Outreach packages were mailed to these landholders on August 13th and 18th. Copies of the forest ecosystem information sheets are also available for download by staff, trustees, and the general public through the Islands Trust website at www.islandstrust.bc.ca/islands/island-ecosystems/.

The immediate response from outreach package recipients has been positive, and to date has included two NAPTEP covenant inquiries and two forest stewardship discussions.

ATTACHMENT(S):

1. Cover letter template
2. Sample Coastal Douglas-fir Forests information sheet
3. Sample Coastal Western Hemlock Forests information sheet
4. Forest Conservation Checklist

FOLLOW-UP: A small number of paper copies of the forest ecosystem information sheets will be distributed to each island in late November, either to the Islands Trust Office/Municipal Office, LTC office, where available, or to the local conservancy, as appropriate.

The Covenant Management & Outreach Specialist will track responses to the forest conservation outreach letter in Islands Trust Conservancy's contact management database, connect respondents with other ITC specialists as needed, and assess the overall response to the campaign to inform future outreach activities.

Prepared By: Jemma Green, Covenant Management & Outreach Specialist

Reviewed By/Date: Kate Emmings, A/Manager / November 23, 2020

August 12, 2020

[first name] [last name]

[address]

[address]

Dear [first name],

I invite you to take action to care for rare and endangered forests on your land.

Did you know that the forest that characterizes our region, the same forest that grows in **your backyard**, is a globally rare and endangered Coastal Douglas-fir ecosystem? In Canada, Coastal Douglas-fir ecosystems are found only on the southwest coast of BC, where mature and old-growth forests are most at risk. Despite the global significance and community benefits of Coastal Douglas-fir ecosystems, **only 10% are protected**. Most of what remains is found on private land, including yours.

Much stands to be lost if remaining mature and old-growth forests disappear. These forests support high biodiversity, including the **highest number of species-at-risk** in BC. Trees like Douglas-fir, cedar and arbutus dominate the canopy, sheltering unique shrubs, ferns, mosses and other plants that provide habitat for wildlife—such as owls, songbirds, reptiles, and amphibians—and act as a protective buffer for streams that support fish. Coastal Douglas-fir forests also provide a number of services that our communities depend on: water purification, removal of greenhouse gasses from the air, slope stabilization, and flood prevention.

In 2019, the Islands Trust and the Islands Trust Conservancy committed to protecting the health of Coastal Douglas-fir forests. I am writing to you and more than 350 other island landowners with significant Coastal Douglas-fir forests to let you know the importance of the forests on your land, and to offer support to help you protect Coastal Douglas-fir forests where you live. You can start by taking **simple measures to care for your land**, such as leaving standing dead trees for wildlife, removing invasive species, or gardening with native plants. The enclosed checklist can help you take meaningful actions to protect your forest.

Forest protection has never been more important. By caring for your forest, you can provide vital habitat to species under stress and support ecosystem services, some of which could **ease the impacts of a changing climate** on your community. For 30 years, the Islands Trust Conservancy has helped islanders protect their land and has been a trusted source of information about caring for nature. If you are interested in learning about how you can care for and protect your forests, or about land conservation in general, contact me at jgreen@islandstrust.bc.ca or by phone at 250-405-5182. If you would like to receive e-mail notices from the Islands Trust Conservancy you can subscribe at www.islandstrustconservancy.ca/subscription.

Sincerely,



Jemma Green
Covenant Management & Outreach Specialist

Encl.

Coastal Douglas-fir Forests

What are Coastal Douglas-fir Ecosystems?

The Coastal Douglas-fir (CDF) zone describes a unique set of ecosystems found only on southeast Vancouver Island, the Gulf Islands, and the southwest coast of BC. CDF ecosystems are rare and highly endangered. These ecosystems include Douglas-fir forests, as well as Garry oak woodlands, wetlands, estuaries, and other unique communities of plant, animal, and fungi found nowhere else in the world.

Why are CDF Ecosystems Important?

CDF ecosystems have:

- The highest diversity of plant species in BC
- The highest diversity of overwintering bird species in Canada
- The highest density of species at risk in BC, including 24 globally imperiled species

Yet 98% of the 45 ecological communities in the CDF zone are at risk of being lost.

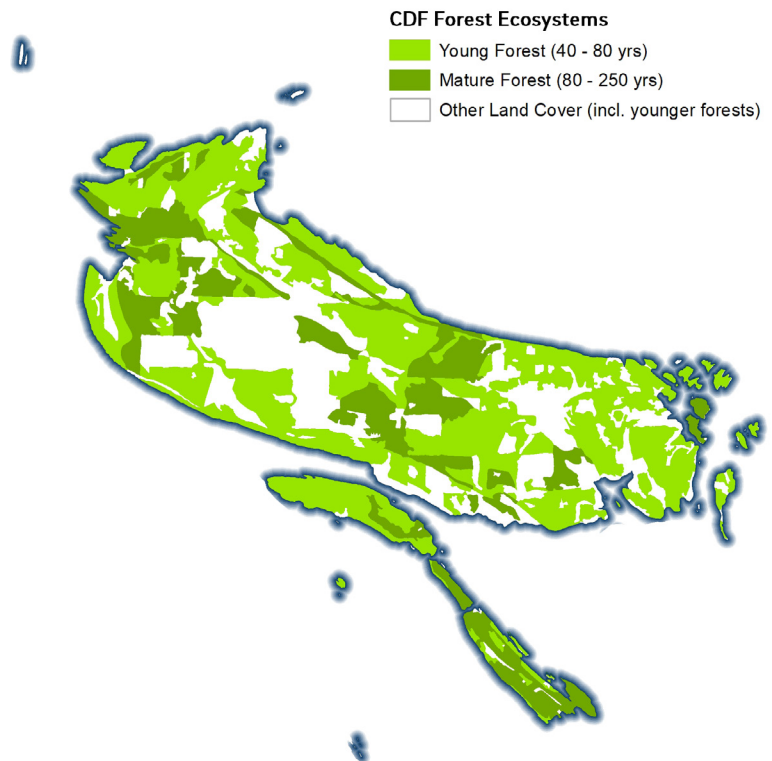
In addition to supporting biodiversity, CDF forests benefit our communities by:

- Mitigating climate change by capturing and storing carbon from the atmosphere
- Supporting cultural and spiritual values of First Nations that have lived in the region since time immemorial
- Reducing pollution by removing dust, pollen, and smoke from the air
- Controlling and filtering stormwater runoff into lakes and streams, which protects drinking water and reduces flood risk
- Supporting resilient food systems by providing habitat for native pollinators
- Increasing property values
- Providing recreational opportunities and spaces for relaxation

This resource was developed by:



LICHEN, PILEATED WOODPECKER



Why are CDF Forests at Risk?

Since European settlement, almost half of the historically forested land in the CDF zone has been lost due to land uses such as forestry and development. Most old-growth forests have been replaced by second-growth forests that are not as biodiverse or resilient. Remaining CDF forests are in a hotspot of urban and rural development, and under increasing pressure from a growing population.

Climate change will have significant impacts on CDF forests as intensifying summer droughts stress trees. Islander observations indicate that climate change has already impacted western redcedar and other species. It is likely that drought is the primary cause of increased stress, but work needs to be done to understand these changes and adapt conservation of CDF habitats.

CDF forests and associated ecosystems are among the most endangered in Canada, yet only 11% of land in this zone is protected. Eighty percent of the land in the CDF zone is privately owned, highlighting the importance of voluntary conservation actions by individuals to protect what's left.



DOUGLAS-FIR CONES

Only 11% of land in the CDF zone is under some form of protection

What You Can Do

Become a land steward:

- ☐ Protect living trees
- ☐ Leave large patches of natural forest intact
- ☐ Leave standing dead trees (snags) and fallen trees to decay in place to provide shelter and food for wildlife
- ☐ Restrict vehicle and livestock access into forests
- ☐ Control invasive species, like ivy, holly, daphne, and broom
- ☐ Keep cats indoors as much as possible
- ☐ Garden with native species
- ☐ Keep forest health in mind while managing fire risk. Focus on fire-proofing your home and planting a buffer of fire-resistant native plants like salal and Oregon-grape. Help protect your community by protecting older forests: their high moisture-holding capacity makes them a natural fire break.
- ☐ Become a citizen scientist — add your observations to a growing global database using the iNaturalist app, or keep a nature journal

Consider how your community can protect forests through Environmental Development Permit Areas and conservation guidelines in your Official Community Plan and Land Use Bylaw.

Permanently protect your land with conservation covenant.

A covenant is a voluntary, legal agreement between you and a conservancy that protects your land from development — not just while you own and live on the land, but even after your property is sold or transferred to new owners. Covenants registered through the Islands Trust's **Natural Areas Protection Tax Exemption Program (NAPTEP)** are eligible for a 65% reduction in property taxes on the portion of land protected.

Create a nature reserve through a donation of land to a conservancy or parks agency. If you donate land with significant ecological value, you may be eligible for additional tax benefits through the federal [Ecological Gifts Program](#).

Opportunity Fund grants can help cover costs associated with protecting land. Contact Islands Trust Conservancy to learn more at 250-405-5186 or itcmail@islandstrust.bc.ca

Resources

For information on conservation covenants, land donations, and stewardship programs, contact:

Islands Trust Conservancy: visit islandstrustconservancy.ca, email itcmail@islandstrust.bc.ca, or phone 250-405-5186

Gabriola Land & Trails Trust: visit galtt.ca or email info@galtt.ca

For information on CDF ecosystems at risk, contact:

Coastal Douglas-fir Conservation Partnership: visit cdfcp.ca or email info@cdfcp.ca

For information about Raincoast Conservation Foundation's Gulf Islands Forest Project, visit: raincoast.org/gulf-islands

GAMBIER ISLAND LOCAL TRUST AREA

Coastal Western Hemlock Forests

What are Coastal Western Hemlock Ecosystems?

The Coastal Western Hemlock (CWH) zone describes a unique set of ecosystems that stretch along the north Pacific coast of North America, encompassing most of coastal BC. The wet, temperate rainforests that characterize the CWH zone are still widespread in BC; however, a number of rare CWH ecosystems adapted to the dry, Mediterranean conditions found in and around the Salish Sea are under threat and under-protected.

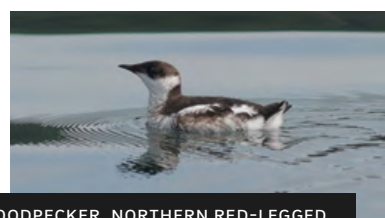
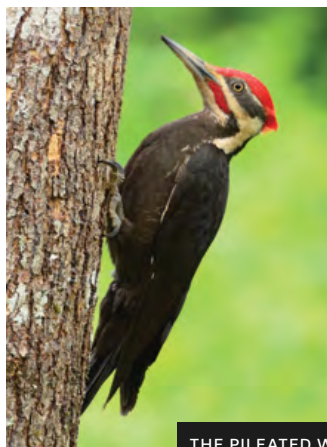
Why are CWH Forests Important?

Extending from sea level to 1000 metres, the CWH zone may support the greatest diversity and abundance of wildlife habitat in BC. Large, old-growth trees provide critical habitat for species-at-risk like the Marbled Murrelet and Northern Goshawk.

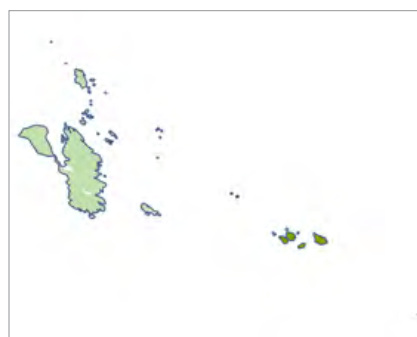
Snags provide nesting and foraging habitat for birds and small mammals. Fallen trees support amphibians, fungi and mosses, and act as nurse logs for seedlings. Root systems control and filter rainwater runoff into streams, protecting salmon habitat.

In addition to supporting biodiversity, CWH forests benefit our communities by:

- Providing cultural and spiritual places for First Nations that have lived in the region since time immemorial
- Mitigating climate change by capturing and storing carbon from the atmosphere
- Capturing rainwater and controlling and filtering runoff into lakes and streams, protecting drinking water and mitigating risk of flooding and drought
- Reducing pollution by removing dust, pollen, and smoke from the air
- Increasing property values
- Providing recreational opportunities and spaces for relaxation



THE PILEATED WOODPECKER, NORTHERN RED-LEGGED FROG, AND MARBLED MURRELET ARE AMONG THE MANY SPECIES THAT DEPEND ON CWH FORESTS



Western islands



Eastern islands

CWH Forest Ecosystems

- Young forest (40–80 yrs)
- Mature forest (80–250 yrs)
- Old forest (over 250 yrs)
- Other land cover
- Coastal Douglas-fir forests



ISLANDS TRUST CONSERVANCY

Learn more at islandstrustconservancy.ca

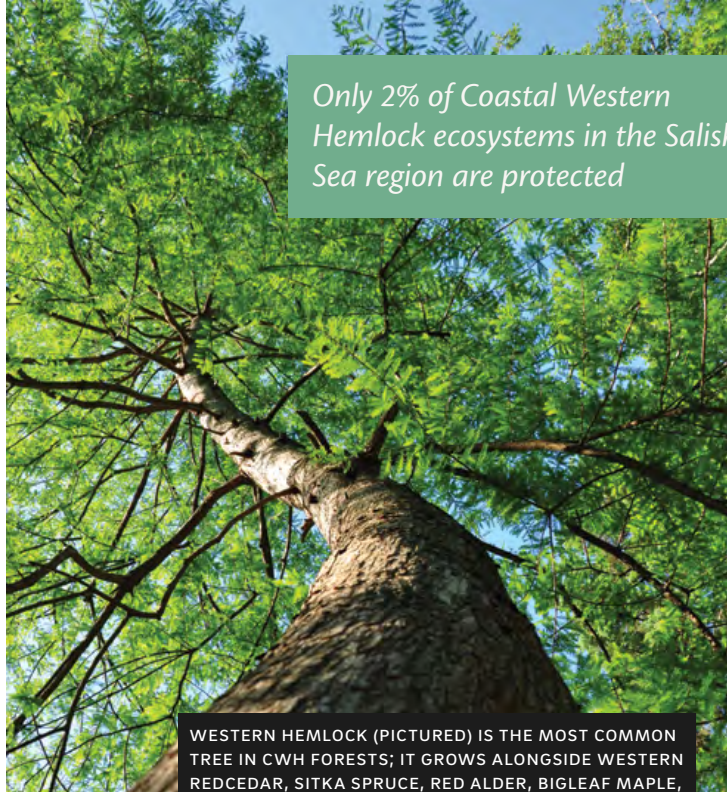
Pileated woodpecker, frog and tree photos by Kristine Mayes; Marbled Murrelet photo by U.S. Department of Agriculture, licensed under CC BY 2.0. Map produced by Islands Trust.

Why are CWH Forests at Risk?

As a result of past logging and development, 13 unique CWH ecosystems are at risk. While unsustainable logging remains one of the greatest threats to forests, the rarest CWH ecosystems occur in the Lower Mainland, Sunshine Coast, Howe Sound islands, and eastern Vancouver Island, where they also face widespread urban and rural development and other pressures from a growing human population. Climate change is expected to add to impacts on CWH forests. Intensifying summer drought will stress trees (as already seen in western redcedar die-offs), which will have cascading effects throughout the forest ecosystem.

The CWH ecosystems of the Salish Sea are among the rarest and most threatened in BC. Two thirds of historic forests in this region have been logged in the last 120 years while another 25% have been permanently converted to other land uses. Only 2% of CWH ecosystems in the Salish Sea region are protected, highlighting the urgent need to conserve remaining mature and old-growth forests.

Only 2% of Coastal Western Hemlock ecosystems in the Salish Sea region are protected



WESTERN HEMLOCK (PICTURED) IS THE MOST COMMON TREE IN CWH FORESTS; IT GROWS ALONGSIDE WESTERN REDCEDAR, SITKA SPRUCE, RED ALDER, BIGLEAF MAPLE, GRAND FIR, SHORE PINE, DOUGLAS-FIR, AND ARBUTUS

What You Can Do

Become a forest steward:

- ☐ Protect living trees and large patches of natural forest
- ☐ Leave standing dead trees (snags) and fallen trees to decay in place to provide shelter and food for wildlife
- ☐ Restrict vehicle and livestock access into forests
- ☐ Control invasive species, like ivy, holly, daphne, and broom
- ☐ Keep cats indoors as much as possible
- ☐ Garden with native species
- ☐ Keep forest health in mind while managing fire risk. Focus on fire-proofing your home and planting a buffer of fire-resistant native plants like salal and Oregon grape. Help protect your community by protecting older forests: their high moisture-holding capacity makes them a natural fire break.
- ☐ Become a citizen scientist—add your observations to a growing global database using the iNaturalist app, or keep a nature journal

Consider how your community can protect forests through Environmental Development Permit Areas and conservation guidelines in your Official Community Plan and Land Use Bylaw.

Permanently protect land with conservation covenant.

A covenant is a voluntary, legal agreement between you and a conservancy that protects land from development—not just while you live on the land, but also for future caretakers of the land. Covenants registered through the Islands Trust's **Natural Areas Protection Tax Exemption Program (NAPTEP)** are eligible for a 65% reduction in property taxes on the portion of land protected.

Create a nature reserve through a donation of land to a conservancy or parks agency. If you donate land with significant ecological value, you may be eligible for additional tax benefits through the federal Ecological Gifts Program.

Opportunity Fund grants can help cover costs associated with protecting land. Contact Islands Trust Conservancy to learn more at 250-405-5186 or itcmail@islandstrust.bc.ca.

For information on conservation covenants, land donations, and stewardship programs, contact:

Islands Trust Conservancy

islandstrustconservancy.ca
itcmail@islandstrust.bc.ca
250-405-5186

Gambier Island Conservancy

gambierc.ca (New website coming soon: gambierislandconservancy.ca)
gambierconservancy@gmail.com

This resource is adapted from material developed by Islands Trust Conservancy in collaboration with the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership and Raincoast Conservation Foundation.

Forest Conservation Checklist

Level of commitment	Impact	Action
Low  High	Moderate to high, immediate	Become a land steward: ☐ Protect living trees ☐ Leave standing dead trees (snags) and fallen trees to decay in place to provide shelter and food for wildlife ☐ Become a citizen scientist—add your observations to a growing global database using the iNaturalist app, or keep a nature journal ☐ Garden with native species ☐ Keep cats indoors as much as possible ☐ Control invasive species, like ivy, holly, daphne and broom ☐ Restrict vehicle and livestock access into forests ☐ Remember that fire is a natural and important part of forest ecosystems. Protect your home from fire through FireSmart home maintenance and by creating a 10-metre protective buffer of fire-resistant native plants. Help protect your community from fire by protecting old-growth forests: their high moisture-holding capacity makes them a natural fire break. ☐ Leave large patches of natural forests intact
Moderate	Potentially high, medium-term	Consider how your community can protect forests through inclusion of Environmental Development Permit Areas and conservation guidelines in your Official Community Plan.
High	High, long-term	Permanently protect your land with conservation covenant. A covenant is a voluntary, legal agreement between you and a Conservancy that protects your land from development not just while you own and live on the land, but even after your property is sold or transferred to new owners. Covenants registered through the Natural Area Protection Tax Exemption Program (NAPTEP) are eligible for a 65% reduction in property taxes on the portion of land protected.
High	High, long-term	Donate land to the Islands Trust Conservancy or another conservation agency. The land will be permanently cared for and protected to achieve your conservation vision. If you donate land with significant ecological value, you may be eligible for additional capital gains tax exemptions through the federal Ecological Gifts Program.



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: Ian Cox

Planning Status

Status Date: 16-Nov-2020

No change in status.

Status Date: 22-Jul-2020

No change in status.

Status Date: 04-May-2020

Waiting on applicant and agency information. Heritage Branch notice on title.

File Number	Applicant Name	Date Received	Purpose
GB-DP-2020.2	Silva Bay Resort & Marina - 1167433 BC Ltd. (Hemmer Envirochem Inc.)	01-Sep-2020	PIDs: 003-081-621 and 030-792-606 Application for proposed works at the marina. Civic address: 3383 South Road, Gabriola Island, BC.

Planner: Bronwyn Sawyer

Planning Status

Status Date: 12-Oct-2020

Planner review

Status Date: 15-Sep-2020

Remainder of file material received; file opened & assigned

Status Date: 01-Sep-2020

Application received



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: Ian Cox

Planning Status

Status Date: 16-Nov-2020

Staff awaiting response from FLNRORD/MOE regarding possible need for WSA Section 11. This would affect the DVP process.

Status Date: 27-Aug-2020

Staff contacted applicant to schedule site visit.

Status Date: 22-Jul-2020

No change in status. Awaiting management approval/COVID-19 protocol to conduct site visit.

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: Ian Cox

Planning Status

Status Date: 16-Nov-2020

No change in status.

Status Date: 22-Jul-2020

No change in status.

Status Date: 04-May-2020

Waiting for information from applicant and agency. Heritage Branch notice on title must be registered before DVP issuance.



Applications

Rezoning

File Number	Applicant Name	Date Received	Purpose
GB-RZ-2019.1	BC Transportation Financing Authority/BC Ferry Services Inc.	05-Apr-2019	PIDs: 025-798-090 and 025-798-103 Rezoning for improved ferry terminal - future marine and upland improvements. Civic address: Descanso Bay, Gabriola

Planner: Sonja Zupanec

Planning Status

Status Date: 14-May-2020

Verbal update to LTC. Staff to schedule CIM.

Status Date: 16-Apr-2020

Staff memo to LTC.

Status Date: 23-Jan-2020

Draft amendment bylaws 304 & 305 given 1st reading, referrals sent out. Staff to schedule a CIM following referral period.

File Number	Applicant Name	Date Received	Purpose
GB-RZ-2020.1	Gabriola Housing Society (Nancy Hetherington Peirce)	15-Jan-2020	PIDs: 028-580-095 and 028-580-109 Affordable housing project. Civic address: Lots 1 & 2 Paisley Place, Gabriola Island, BC.

Planner: Jaime Dubyna

Planning Status

Status Date: 08-Oct-2020

Amendments made to Bylaws 306 (OCP) and 307 (LUB). Given 2nd reading, as amended. Direction from LTC to schedule a CIM and Public Hearing on Dec. 10.

Status Date: 02-Oct-2020

LTC Special Meeting conducted online via Zoom. Amendments made to Bylaws 306 (OCP) and 307 (LUB).

Status Date: 26-Aug-2020

CIM conducted online via Zoom.



Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2020.2	Centre Stage Holdings Ltd. c/o J.E. Anderson Planner: Sonja Zupanec	31-Jul-2020	PID: 027-086-500 3 lot subdivision. Civic address: Lot 20 Section 8
Planning Status			
Status Date: 06-Oct-2020 Referral response completed and sent to MOTI and copied to applicant and LTC			
Status Date: 31-Jul-2020 File opened and assigned			

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2020.3	Centre Stage Holdings Ltd. c/o J.E. Anderson Planner: Sonja Zupanec	31-Jul-2020	PID: 003-134-806 17 lot subdivision Civic address: North East 1/4 of Section 3
Planning Status			
Status Date: 31-Jul-2020 File opened and assigned			

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
GB-TUP-2020.1	West, Paul & Karen Planner: Ian Cox	13-Nov-2020	PID: 003-666-131 STVR Civic address: 2900 Rowan Way, Gabriola Island, BC.
Planning Status			
Status Date: 18-Nov-2020 File opened & assigned.			

Islands Trust
LTC EXP SUMMARY REPORT F2021
Invoices posted to Month ending September 2020

620 Gabriola	Invoices posted to Month ending September 2020	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-620	LTC "Trustee Expenses"	1,031.00	0.00	1,031.00
LTC Local				
65200-620	LTC - Local Exp - LTC Meeting Expenses	3,003.00	1,774.25	1,228.75
65210-620	LTC - Local Exp - APC Meeting Expenses	172.00	108.65	63.35
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		<u>4,763.00</u>	<u>2,251.90</u>	<u>2,511.10</u>
Projects				
73001-620-4097	Gabriola Housing Options & Impacts	4,000.00	108.90	3,891.10
73001-620-4104	Gabriola Cannabis Regulations	1,500.00	240.00	1,260.00
TOTAL Project Expenses		<u>5,500.00</u>	<u>348.90</u>	<u>5,151.10</u>

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.
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Top Priorities Report

Gabriola Island

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. *Develop an 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.

Ian Cox

Rec'd: 22-Nov-2018

3. *UBCM Active Transportation Grant Application*

Responsible

Dates

Grant application completed and submitted (October 29, 2020). Next steps pending confirmation of grant.

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. <i>GB LUB Accessory Buildings</i>	Responsible	Date Received
Review of regulations pertaining to the order of construction of accessory buildings on lots.		12-Sep-2019
16. <i>Review of model antenna strategy</i>	Responsible	Date Received
		27-Feb-2020