

GABRIOLA ISLAND LOCAL TRUST AREA

Relevant land use planning information for Gabriola, DeCourcy, Mudge, and 17 Associated Islands



- 58 square kilometers in area
- 98 km of coastline over three islands and several islets
- Garry oak ecosystems
- Species at Risk: Peregrine Falcon, Red-legged frog, Poison oak etc. **Source: Islands Trust Fund Regional Conservation Plan 2011-2015*
- 2,033 hectares of Sensitive Ecosystems (35% of the Local Trust Area) including wetlands, woodlands, and mature forest

- 3 streams applicable to the Riparian Area Regulations: Castell Brook, McClay Creek, and Dick Brook
- Zoned land: 46% residential, 9% community, 44% resource, 1% commercial/industrial
- 535 hectares protected (9.8 % of the Local Trust Area)

Registered Covenants

- 3 Nature Reserves
- 2 NAPTEP Covenants
- 1 Conservation Covenant

Population: 4,050 (in 2006) and 4,045 (in 2011)

Total number of persons in private households: 4,025
Total number of persons aged 65 years and over in private households: 1,070

**Source: 2011 Census Data*

34% of private land owned by non-resident property owners (2009)

**Source: Islands Trust Fund Regional Conservation Plan 2011-2015*

Traditional territory of the Snuneymuxw First Nation



- Within Electoral Area B of the Regional District of Nanaimo (RDN)
- Home occupations regulated for Gabriola and Mudge Islands (in the Land Use Bylaws)
- 158 parcels within the Agricultural Land Reserve
- 10 farms with status (2013)
- Business licenses not required in the Gabriola Island Local Trust Area
- Often referred to as the “Isle of the Arts” because of its higher-than-average number of artists (5.8% of the labour force vs. 0.8% national average)

2,075 occupied private dwellings (93% single-detached homes)

- 1-person households = 35%
- 2-person households = 48%
- 3+ person households = 17%

Secondary suites not allowed, but accessory cottages are permitted on some properties
Vacation Rentals are allowed with a Temporary Use Permit
Bed & Breakfast accommodations are permitted as a Home Occupation
Building Permits and inspections by the Regional District of Nanaimo (RDN)



The Housing



Key Documents

Bylaws:

Gabriola Island

Official Community Plan (No. 166)

**Includes Development Permit Areas for Steep Slopes, Natural Areas Protection, and Seniors/Special Needs Housing, Commercial, and Industrial Developments*

Land Use Bylaw (No. 177)

Mudge Island

Official Community Plan (No. 227)

Land Use Bylaw (No. 228)

DeCourcy Island

Official Community Plan (No. 16)

Zoning Bylaw (No. 44)

Subdivision Bylaw (No. 18)

Other Documents:

- Gabriola Island Community Profile 2009
- Gabriola Island Bald Eagle Nest Inventory 2014

Gabriola Island has its own local, community bus service (called GERTIE)

Ferry Service:

- 3.7 nautical mile ferry route takes approximately 20 minutes between Gabriola and Nanaimo
- 1982 "Quinsam" Ferry capacity: 70 vehicles, 400 passengers

Gulf Island Seaplanes offers daily floatplane service between Silva Bay on Gabriola Island and Vancouver Airport near South Terminal

156 km of roads

5 km of Heritage-Designated roads



The Transportation