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January 2, 2013

Gabriola Island Development Permit Areas Project (Riparian Areas)

The Gabriola Island Local Trust Committee is undertaking a project to review and update current development permit areas in the Gabriola Island Official Community Plan to implement the provincial *Riparian Areas Regulation* and to ensure that riparian ecosystems are protected over the long term. This project is part of the broader review of the Gabriola Island Official Community Plan and is being undertaken in conjunction with the review and update of current development permit areas to enhance the protection of development from hazardous slope conditions.

Riparian areas are the areas bordering streams, lakes and wetlands that connect water to land. These areas perform a number of valuable services to humans, plants and animals including, providing refuges and migration routes for birds and wildlife, supporting fish life processes, stabilising stream channels, reducing erosion and recharging aquifers that store groundwater. They are extremely sensitive to disturbances; even modest changes in a riparian zone may result in significant changes to the physical and biological functioning of these ecosystems. The goal of this project is to ensure that land development practices do not negatively impact the functioning of these important ecosystems.

If you are receiving this letter, your property has been identified as containing areas within the riparian zone of a stream, lake or wetland that is subject to draft Development Permit Area 3 – Riparian Areas. Should draft Development Permit Area 3 – Riparian Areas be adopted and incorporated into the Gabriola Island Official Community Plan, property owners within this area may be required to obtain a Development Permit from the Gabriola Island Local Trust Committee prior to undertaking certain types of new development within the riparian zone and may be required to obtain an assessment of the development by a Qualified Environmental Professional.

A copy of draft Development Permit Area 3 – Riparian Areas is enclosed for your reference. Opportunities to comment on draft Development Permit Area 3 – Riparian Areas, as well as additional information on the project, on development permit areas and on living responsibly near riparian areas, are available on the project website at: <http://gabrioladpas.com>. In addition, the Local Trust Committee will be holding a meeting to hear public feedback on draft Development Permit Area 3 – Riparian Areas as follows:

Community Information Meeting

January 17, 2013

Community Hall, 2200 South Road

7-9pm

If you are unable to attend the Community Information Meeting, written comments will be accepted until **4pm, Friday, January 18, 2013** via:

On the web	http://gabrioladpas.com
Email	cfox@islandstrust.bc.ca
Fax	250-247-7514
Mail / In person	Islands Trust Northern Office 700 North Road Gabriola Island BC V0R 1X3

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Bowen Denman Hornby Gabriola Gambier Lasqueti Mayne North Pender Salt Spring Saturna South Pender Thetis