



**April 2012**

*The Islands Trust is the local government responsible for land-use planning and the zoning of land, with a legislated mandate for protecting and preserving the Gulf Islands. Together with Chair **David Graham** from Denman Island, locally-elected Island Trustees are responsible for land use decisions in the **Gabriola Local Trust Area**.*

### **Contact Local Island Trustees**

**Gisele Rudischer**, 247-8795  
grudischer@islandstrust.bc.ca

**Sheila Malcolmson**, 247-8078  
smalcolmson@islandstrust.bc.ca

The **Local Trust Committee** depends on broad public involvement, both responding to development applications and identifying priorities. We can only reflect the input that we receive, so please take the time to write us, and help us shape the future of Gabriola, Mudge and the surrounding islands. Many thanks to all who participate; it helps our work a lot.

### **Official Community Plan Phase Two**

The Local Trust Committee will soon be moving forward with Phase Two of the Official Community Plan Bylaw review. The current priorities for Phase Two are Hazardous Areas Development Permits (to prevent slippage on steep slopes), Riparian Area regulations as required by provincial legislation (to protect fish habitat), an update of the Build-out map (to illustrate how much development potential exists), and Regional District Parks and Trust Fund Nature Reserve re-designations (to have our new parks zoned as parks). Other items on the list for consideration in Phase Two are: food security, economic activities (includes the Village Core and Tourist Commercial), density transfer policies for affordable housing, water conservation and coastline protection. We will soon be conducting a survey to find out how you'd prefer to give us your input on these policies and we look forward to your response.

### **Advisory Committees**

We're grateful to the members of three new Advisory Committees the LTC recently appointed to advise us on planning and policy issues: Eric Veale, Jenny MacLeod, John Switzer, Sal Dominelli and Veronica Hartman to the **Agricultural Advisory Commission**, Deborah Ferens, Jim Ramsay, John Hodgkins, Steven Earle and Tina Taylor to the **Transportation Advisory Commission**, and Jess Anderson, Bob Bollinger, Stephen Cooper, Verna Gregson and David Laidlaw to the new **Mudge Island Advisory Planning Commission**.

The LTC also has a Gabriola **Advisory Planning Commission** (APC), and will soon be advertising for new members. When rezonings or by-law changes are referred to it by the Islands Trust, the APC meets in public and formulates a recommendation to the Local Trust Committee, which considers but is not bound by the recommendation. The APC consists of seven members appointed by the Gabriola Local Trust Committee for a two year term, and any Gabriolan can apply (you must be an elector within the Gabriola Island Local Trust Area, meaning you must either live here full-time, or own property here). Current appointees are Jenny Brown MacLeod, Carly MacMahon, Tom Kirchmayer, Nancy Crozier, Deb Scott, Andrew Deggan, and Melanie Mamoser. We're grateful for their service to the community.

### **Islands Trust Community Stewardship Award Nominations**

If you know of a person, business or group that has helped to make our island a better place to live, please nominate them for a community stewardship award. Previous local nominees include Margaret Taylor, Glenna Borsuk, Leigh-Anne Milman, and Jenny Brown MacLeod. Projects or actions that are innovative, support the Islands Trust mandate, benefit the Trust Area, and have community involvement can be nominated. Climate change is also a special focus. The deadline is April 27. Nomination forms and more details are available from the Islands Trust office or on the Stewardship Awards page at [www.islandstrust.bc.ca/poi/awards.cfm](http://www.islandstrust.bc.ca/poi/awards.cfm) At this link you can view an impressive and inspiring list of award recipients from around the islands. The Stewardship Award program is meant to recognize and stimulate projects and connections throughout the Islands Trust federation.

## Islands Trust Budget

After receiving input from the public and the Islands Trust Financial Planning Committee, Islands Trust Council adopted a zero-increase budget at its quarterly meeting last month at Gabriola's Haven Resort. Islands Trust taxes represent about 10 -15% of property taxes (depending what other services you have on your island – eg fire control, or building inspection).

## Next LTC Meetings

**April 19**, LTC business meeting, Thursday 10:15 WI Hall (town hall at noon)

**May 9**, LTC business meeting, Wednesday 10:15 WI Hall (town hall at noon)

**June 28**, LTC business meeting, Thursday 10:15 WI Hall (town hall at noon)

Agenda packages for these meetings can be viewed at the 700 North Road Gabriola Islands Trust office or on the Gabriola page at <http://www.islandstrust.bc.ca>

Come and meet us at Madrona's 3-5:30 Monday April 16, May 7, and June 25, if you've got ideas or questions on what's coming up on each meeting agenda.



**Islands Trust**

preserving **Island** communities,  
culture and environment

## Printed on Recycled Paper

Please pass this newsletter on to others, thanks.

## Bylaw Dispute Adjudication System

If a bylaw complaint is filed, and the Bylaw Enforcement Officer determines that there indeed is a violation (that is, the complaint is valid), his first visits focus on how the offender can remedy the situation, for example by moving a structure, obtaining a variance permit or discontinuing a use not permitted in that zone. To date, if the bylaw officer can't achieve voluntary compliance, legal proceedings have been the next step to deal with landowners operating outside community bylaws. Due to the cost involved, the Islands Trust may reject this option for minor violations, saving it for important cases that involve destruction of habitat. These high-profile cases send a message to those who break the rules and are considered a judicious use of taxpayers' money. However, the failure to deal with minor violations may send a different message. Now, a further option is coming on stream to address this problem. By partnering in a system already in place on the North Shore, the Islands Trust will be able to require that islanders perpetuating minor violations participate in an adjudication process, wherein an independent, qualified adjudicator hears from both sides — the enforcement officer and the offender — and decides a case. Advantages of this system are that the adjudicator's decision on fines is final, no legal representation is necessary, and parties may travel to the court or participate by telephone. Once in place, the system should resolve bylaw disputes in a cost-effective and timely manner. This system will soon be in place for Mudge, DeCoursey and Gabriola Islands; it doesn't create any new offenses – that is, the regulations in each islands' existing Land Use Bylaw remain the same.

## New Stewardship Materials for Landowners

- **Development Permit Areas (DPAs)** provide an additional level of protection for special identified values like Village character, wetlands, and sensitive shorelines. A new **brochure** describes how they work, and the DPAs that have been in place on Gabriola since 1997.
  - The Gabriola Rescue of Wildlife Society (GROWLS) has just produced an **eagle tree brochure** outlining what landowners can do to protect eagle habitat.
  - **Riparian Areas Mapping** for fish habitat protection: new mapping outlines some of Gabriola's creeks and what lots contain potential fish habitat. No fish habitat was found on Mudge, DeCoursey or the Flattops.
- All three of these can be seen on the "what's new" section of the Gabriola page on the Islands Trust website [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca) or at the office.

"**Map IT**" is a new tool on the Islands Trust website, where you can explore mapping layers that show zoning, watersheds, sensitive ecosystems and more. You can see it on the home page, or read details about it at [www.islandstrust.bc.ca/news/pdf/2011-02-IT](http://www.islandstrust.bc.ca/news/pdf/2011-02-IT) IslandsTrust launches on-line mapping tool.pdf

If you have technical planning questions, you can make an appointment or drop into the Islands Trust office (700 North Road, 247-2063) Monday to Friday 8:30 –4:30. Every other Wednesday morning, Regional District of Nanaimo building department staff are also at the Trust office.