



March 2010

*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 **Louise Bell** from Denman Island, locally-elected Island Trustees are responsible for land use decisions in the **Gabriola Local Trust Area**.*

### Contact Local Island Trustees

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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 & Land Use Bylaw Review Launched

The Gabriola Official Community Plan and Land Use Bylaw Review has officially been launched. The Volunteer Review Committee has met four times and everyone seems prepared to roll up their sleeves and start to work. Official community plans are generally intended to have a 5 – 10 year lifespan and given the economic, social and demographic changes that have occurred in the past decade, and the emergence of new approaches that focus on sustainability, green infrastructure, and increased awareness of our ecological footprint, this is an exciting and optimum time to review the island's foundational planning document. The review process will take at least 18 months with a variety of opportunities for community members to participate in discussions, forums and workshops. We are looking to affirm the many fine and relevant elements of the existing plan and regulation bylaws while identifying gaps and areas that need to be updated, as well as addressing discrepancies and irregularities between the OCP and LUB. It is anticipated that final adoption of the OCP and LUB will occur by the summer of 2011. **To get involved**, please complete the survey you will find in your newspapers this month, and return it to the Islands Trust office by April 16, 2010. The first OCP community input meeting will be held March 27, 1-4pm at the Agi Hall.

### Gabriola Advisory Committees

We're grateful to the members of the **OCP Volunteer Review Committee**, appointed to provide advice to the LTC on the new Official Community Plan and Land Use Bylaw. Members are: Sara Brockelhurst, Michael Brown, June Harrison, Tom Kirchmayer, Kees Langereis, Melanie Mamoser, Carly McMahon, Kathryn Molloy, John Peirce, Bill Pope, Daniele Rudischer, Adam Velsen, Lisa Webster-Gibson (Snuneymuxw First Nation representative), Susan Yates, and Randy Young.

The LTC also has an **Advisory Planning Commission (APC)**, and will soon be advertising for new members. When rezonings or by-law changes are referred to it by the LTC, 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 for a two year term. To 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. Appointees for the past two years have been Michael Brown, Stuart Denholm, Jacinthe Eastick, Howard Houle, Jenny Brown MacLeod, and Melanie Mamoser. We're grateful for their service.

### Affordable Housing Needs Assessment Study

The Gabriola Island Local Trust Committee received the Final Report on the affordable housing needs study in the autumn. We were pleased to receive the report and are appreciative and thankful for the work done by the consultants, Fay Weller and Linnet Kartar. The valuable data and information that has been gathered concerning the existing needs and service gaps, and the subsequent establishment of a newly formed housing organization, has provided an excellent opportunity for us as local government to begin the task of exploring with the community how to move into action on this issue. We would like to add a thank you to all the community members who participated in the project by providing feedback and attending meetings.

## Islands Trust Budget

After the public comment period closed in February, Trust Council's Financial Planning Committee reduced the proposed Islands Trust tax increase to 3.7%, which represents \$2.23 per \$100,000 of assessed value, or \$10 for a home of \$450,000. Islands Trust Council will consider that recommendation at its quarterly meeting March 24 on Hornby Island.

## Next LTC Meetings

**March 20**, Jack Little Room A, Nanaimo Aquatic Centre, 741 Third Street, Nanaimo. Input on Roundtuit Farms rezoning 10:30am -12; Mudge & DeCourcy Climate Change bylaws 12:30- 2pm.

**March 27**, 1-4pm, Gabriola Agi Hall, Community Workshop on the Gabriola Official Community Plan.

**March 30**, LTC business meeting, 10:15 WI Hall (town hall at noon).

**April 29**, LTC business meeting, 10:15 WI Hall (town hall at noon).

**May 27**, LTC business meeting, 4:30 WI Hall (town hall at 6pm).

Any of the reports or draft bylaws referred to in this newsletter can be viewed at the Gabriola Islands Trust office (700 North Road) or on the Gabriola page at <http://www.islandstrust.bc.ca>



**Islands Trust**

*preserving island communities,  
culture and environment*

## Printed on Recycled Paper

Please pass this newsletter on to others, thanks.

## Climate Change and Reducing Greenhouse Gas Emissions

The Islands Trust is committed to taking meaningful action to reduce the carbon footprint of our islands, and your Local Trust Committee has made Greenhouse Gas Emission reduction a top priority. By May 31, 2010, all 19 Islands Trust Official Community Plans will be amended to include targets for the reduction of greenhouse gas emissions, and to include actions of the local government and the community for achieving those targets. A Climate Change Community Meeting was held on Gabriola November 26, 2009 with energetic and creative community participation. A draft bylaw is now available for islanders to review and in April the bylaw will move into the public hearing process. What will the targets, policies and actions look like in the Gabriola, DeCourcy and Mudge Official Community Plans? What do you suggest? Detailed information on this initiative is available on a new climate change section of the Islands Trust website at: [www.islandstrust.bc.ca/climatechange](http://www.islandstrust.bc.ca/climatechange)

## 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 demonstrate community involvement can be nominated. The deadline is April 30. Nomination forms and more details are available from the Islands Trust office or on the Stewardship Awards page at [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

## Sensitive Eco System Mapping

A diversity of plants and animals – many of them rare and endangered – make the ecosystems of the Gulf Islands unique in the world. The natural landscapes that support this diversity are fragmented and in urgent need of conservation. For example, less than 1% of the region's old forests remain. The Islands Trust has partnered with Parks Canada and the Province of British Columbia to identify and map these fragile ecosystems. Ecosystem maps are being created using the most recent aerial photography and field data collection. These maps are the foundation of the Islands Trust Fund's 2010-2015 Regional Conservation Plan, which will focus attention on the most at-risk ecosystems and identify a network of protected areas. A Gabriola open house in November invited input on the maps; comments are still welcome.

## Protecting Natural Areas & Saving Property Tax

Property owners willing to protect ecological values in perpetuity with conservation covenants can reduce taxes by 65%; some are saving more than \$3,000 annually. Islands Trust's Natural Areas Protection Tax Exemption Program has protected over 60 hectares of private land (including 7 hectares on Gabriola, thanks to Stan and Maxine McRae). This year's deadline for new applicants is April 1: [www.islandstrustfund.bc.ca/napterp.cfm](http://www.islandstrustfund.bc.ca/napterp.cfm)

If you have technical planning questions, make an appointment or drop into the Islands Trust office Monday to Friday 8:30–4:30. Every other Wednesday morning, Regional District of Nanaimo building permit staff are there too.