



700 North Road, Gabriola Island, BC V0R 1X3  
Telephone **250-247-2063** Fax 250-247-7514

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**

Email [northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca)

Web [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

February 11, 2016

By regular mail

Pacific Pilotage Authority  
1000 - 1130 West Pender Street  
Vancouver, BC V6E 4A4

**Attention: Kevin Obermeyer, CEO**

Dear Mr. Obermeyer:

**Re: Proposed Anchorage Sites**

The Gabriola Island Local Trust Committee is writing to provide input to the Tetra Tech EBA team responsible for completing the environmental review of the proposed anchorage sites located off the Coast of Gabriola Island.

As you are aware, the Islands Trust is a regional government established by the Province in 1974 to “preserve and protect the Trust area and its unique amenities and environment” for the benefit of its residents and all British Columbians. The Trust Area is home to about 25,000 people, with the Gabriola Local Trust Area representing a population of 4,045. The Gabriola Island Local Trust Committee is responsible for land use decisions in our jurisdiction, including the development of Official Community Plans (OCP) and zoning bylaws.

The Islands Trust Policy Statement sets out clear directive policies to guide Local Trust Committees in fulfilling the Trust Mandate. These policies include:

- 3.4.4 Local Trust Committees and island municipalities shall, in their Official Community Plans and regulatory bylaws, address the protection of sensitive coastal areas.
- 5.1.3 Local Trust Committees and island municipalities shall, in their Official Community Plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.

Local Trust Committees are also guided by Commitments of Trust Council, and many of these commitments are relevant to the proposed anchorages:

- 4.5.3 It is the position of Trust Council that development, activity, buildings or structures should not result in a loss of significant marine or coastal habitat, or interfere with natural coastal processes.

*Preserving **Island** communities, culture and environment*

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

- 4.5.5 It is Trust Council's policy that development should be directed to sites away from areas of environmental sensitivity, and areas of naturally occurring stocks of clams or oysters.
- 5.1.1 Trust Council holds that the overall visual quality of the Trust Area and its scenic values should be protected from disturbance, particularly those areas that have distinctive features or are highly visible.
- 5.1.2 It is Trust Council's policy that the intensity of noise and lighting in and through the Trust Area should be compatible with community character.

Gabriola Island's OCP policies were developed in the context of the Islands Trust Policy Statement, and these bylaws are based on best planning practice, rigorous science, and extensive community consultation. Our OCP contains the following Goals and Policies which are relevant to the proposed anchorages:

The Environmental Goals of our OCP include:

1. To preserve the unique natural environment of land, water and air and the life it supports.
2. To preserve the natural beauty of the Gabriola Island Planning Area and recognize that areas of sensitivity or unique value require special protective measures.
3. To encourage the removal of existing sources of pollution and *discourage activities or projects inside or outside the Gabriola Island Planning Area, which would reduce the health, quiet, natural and aesthetic values of the Area.*

The Social Goals of our OCP include:

To preserve the rural character and atmosphere of the Gabriola Island Planning Area and ensure that the community remains a viable, healthful place in which to live, providing for a variety of lifestyles in harmony with the natural environment.

In addition, we find that the following Policy Objectives from our OCP are relevant to the anchorage proposal:

#### 6.1 Environmentally Sensitive Areas

Environmentally sensitive areas include Marine Foreshores on Gabriola Island. It is an objective (6.1.1) "To ensure the protection of environmentally sensitive areas on Gabriola Island;"

#### 6.2 Marine Resources

1. To manage coastal marine resources in keeping with the Islands Trust preserve and protect mandate;
2. To preserve and protect unique, rare, or representative marine plant and animal communities in their natural habitats;
3. To protect the natural and scenic values of the coastline which provide the Island with its rural marine character;

We encourage Tetra Tech and the Pacific Pilotage Authority to recognize that the mandate of the Islands Trust and the provisions of the Gabriola Island OCP provide a clear baseline for preserving and protecting this unique and special part of the world. As such, we strongly urge Tetra Tech to consider the Environmental and Social Goals and Policy Objectives of our OCP in their review of the proposed anchorage sites, as we believe that the standards established therein provide a vital yardstick to measure and evaluate the potential impact on both our community and our marine and terrestrial ecology.

We thank you for your attention to this matter. Should you require further information, we can be contacted at the above address.

Best Regards,

A handwritten signature in black ink, appearing to read 'Laura Busheikin', with a long, sweeping flourish extending to the right.

Laura Busheikin, Chair  
Gabriola Island Local Trust Committee