

From: gavin coford [REDACTED]
Sent: Monday, May 19, 2025 3:39 PM
To: Susan Yates; Tobi Elliott; Laura Patrick; northinfo
Subject: Gabriola Island OCP Review- Marine Zones

To: Susan Yates Islands Trustee for Gabriola Island
Tobi Elliot Islands Trustee for Gabriola Island
Laura Patrick Chair for Gabriola Islands Trust

Hello: Susan, Tobi and Laura

I am writing to you regarding some thoughts and actions that you might consider implementing for our OCP and subsequent Bylaw enactments regarding marine Zones.

I have read the RDN get Involved Our Changing Coasts. I found it to be more of a mapping exercise, rather than real tools that could be useful for an OCP.

As you know this is an area I have investigated.

Here are my Ideas for the OCP with regard to Marine activities and conservation, When reading my ideas please consider that all marine areas including the seafloor and surface of the ocean are public land and water for all of Canada's people's to enjoy and conserve much like Federal, Provincial and Municipal Parks.

1: Limit or eliminate permanent mooring Buoys in any mapped eelgrass areas and intertidal zones.

(The Province of BC regulates the seafloor between Vancouver Island and the Mainland, therefore anything occupying or attached to the seafloor can be regulated. The Gabriola Islands trust can get permission from the Province of BC to regulate its marine sea floor areas seeing as the Islands Trust is a land regulating entity. Marine use DPA's maybe useful to implement)

2: Consider implementing designated areas in sheltered bays free from permanent mooring buoys, so that transient mariners can anchor, with a time limit to be determined. (I have spoken to a number of Mariners, this is their main complaint about Gabriola, a lack of transient moorage)

3: No change to the current bylaws and regulations to ensure that no commercial industrial vessel operations occur in the water general area or any other non permitted activities such as sanding and painting hulls, repair and maintenance at anchor. Strengthening the language here would be a good idea. Nanaimo has numerous places to haul out and do repairs in an environmentally responsible way.

4: No living aboard vessels or structures, float houses etc or the construction of any sort of floating vessel or structure, workshops, floats for mooring alongside etc in marine zones as defined in the current OCP(additional language may need to be written into the bylaws to make it iron clad)

5: One permanent mooring per household, Transport Canada certified buoys, floating lines if possible, the use of sea chains that sweep the ocean floor to be minimised.

Name and contact information painted on the buoys. Mandate a record of maintenance by a certified diver once per year of the mooring.

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- 6: Permanent Mooring Buoy's can only be owned by residents of Gabriola Island Trust area.
No rental of mooring Buoys, owner use only. The Province of BC has a strict policy on this use of crown land.
When a mooring Buoy owner moves from the Gabriola Island trust area their mooring should be sold to a resident or removed.
- 7: Use of Transport Canada and Coastguard guidelines for Moorings to be followed, One vessel per mooring, swing room minimums etc
- 8: Vessels that become dilapidated or unmaintained are to be reported to Transport Canada before they sink.
- 9: Vessels occupying a permanent mooring that never move under their own propulsion for a period of one year should have their mooring privilege revoked and the boat removed at owners cost. This will eliminate people using public land as a storage facility.

Land regulation is the purview of the Islands Trust, land below the sea is still land as defined by the BC land act, it is time for the Gabriola Islands Trust to lead the charge in it's marine zones, just as it is proposing to do with terrestrial land use.

The above suggestions have been compiled by listening to mariners and Transport Canada to rectify some situations that are currently occurring in the Gabriola Islands Trust Marine zones.

In closing I want to stress that all Marine areas in BC other than federally regulated Ports, Marine Conservation zones and exclusive use water leased areas are for all Canadians to use, lets make boating fair and equitable for all in our new OCP.

Please include this letter as formal correspondence to the Gabriola Islands Trust OCP review process, I would also like it made part of the agenda for next Gabriola Islands Trust Meeting.

Yours Sincerely
Gavin Coford