



Gabriola Island Local Trust Committee

Regular Meeting Agenda

Date: February 9, 2017
Time: 10:15 am
Location: The Haven - Heron Room
240 Davis Road, Gabriola Island, BC

Pages

1. **CALL TO ORDER** 10:15 AM - 10:20 AM
"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."
2. **APPROVAL OF AGENDA**
3. **TOWN HALL AND QUESTIONS** 10:20 AM - 10:30 AM
4. **COMMUNITY INFORMATION MEETING - none**
5. **PUBLIC HEARING - none**
6. **MINUTES** 10:30 AM - 10:45 AM
 - 6.1 Local Trust Committee Minutes dated January 12, 2017 – for adoption 4 - 14
 - 6.2 Section 26 Resolutions-Without-Meeting Report dated February 1, 2017 15 - 15
 - 6.3 Advisory Planning Commission Draft Minutes dated January 9, 2017 - for receipt 16 - 19
 - 6.4 Mudge Island Advisory Planning Commission Minutes - none
 - 6.5 Agricultural Advisory Commission Minutes - none
 - 6.6 Transportation Advisory Planning Commission Minutes - none
7. **BUSINESS ARISING FROM MINUTES** 10:45 AM - 11:00 AM
 - 7.1 Follow-up Action List dated February 1, 2017 20 - 23
 - 7.2 Printing "Your Marine Waterfront Guide" - discussion
8. **DELEGATIONS**
9. **CORRESPONDENCE** 11:00 AM - 11:05 AM
(Correspondence received concerning current applications or projects is posted to the LTC webpage)

9.1	Email dated January 19, 2017 from Gabriolans Against Freightttr Anchorages Society	24 - 32
10.	APPLICATIONS AND REFERRALS	11:05 AM - 12:00 PM
10.1	GB-SUB-2016.3 - Roundtuit Farms Ltd. (DeCourcy Is.) - Staff Report	33 - 39
10.2	Proposed Bylaw No. 294 - Staff Report	40 - 46
10.3	GB-RZ-2016.1 Potlatch Properties and Pilot Bay Holdings - Memorandum	47 - 103
11.	BREAK	12:00 PM - 12:20 PM
12.	LOCAL TRUST COMMITTEE PROJECTS	12:20 PM - 1:50 PM
12.1	Housing Options Review Project - Staff Report	104 - 127
12.2	Roadside Signage - Staff Report	128 - 143
12.3	Covenant for Manufactured Homes in the ALR - Staff Report	144 - 150
13.	REPORTS	1:50 PM - 2:05 PM
13.1	Work Program Reports	
13.1.1	Top Priorities Report dated February 1, 2017	151 - 151
13.1.2	Projects List Report dated February 1, 2017	152 - 154
13.2	Applications Report dated February 1, 2017	155 - 160
13.3	Trustee and Local Expense Report - none	
13.4	Adopted Policies and Standing Resolutions	161 - 161
13.5	Local Trust Committee Webpage	
13.6	Chair's Report	
13.7	Trustee Reports	
13.8	Electoral Area Director's Report	
13.9	Trust Fund Board Report - none	
14.	NEW BUSINESS	2:05 PM - 2:15 PM
14.1	Provincial Private Moorage Policy Update January 2017	162 - 166
15.	UPCOMING MEETINGS	2:15 PM - 2:20 PM
15.1	Next Regular Meeting Scheduled for Thursday, March 9, 2017 at 10:15 am at The Gabriola Arts and Heritage Centre, 476 South Road, Gabriola Island, BC	
16.	TOWN HALL	2:20 PM - 2:30 PM
17.	CLOSED MEETING - none	

18. ADJOURNMENT

2:30 PM - 2:30 PM



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: January 12, 2017
Location: The Haven - Heron Room
 240 Davis Road, Gabriola Island, BC

Members Present Laura Busheikin, Chair
 Melanie Mamoser, Local Trustee
 Heather O'Sullivan, Local Trustee

Staff Present Ann Kjerulf, Regional Planning Manager
 Sonja Zupanec, Island Planner
 Lisa Millard, Recorder

Others Present There were 25 members of the public and 1 member of the media in attendance

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 10:15 am. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 8.2 Delegation Steve Earle - Affordable Housing
- 13.4 First Nations Engagement Event
- 10.2.1 Draft Terms of Reference for Hydrological Assessment for Potlach Proposal added as an attachment

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Susan Yates made the following comments:

- The Gabriola Community Bus Foundation sent a letter to the newspaper supporting the Potlach development application for environmental and social reasons.
- The Church Street / Spruce Avenue connector road would simplify bus routes, reduce emissions, and provide emergency access to the Phase 4 area of Gabriola.

Chuck Connor made the following comments:

- Benefits of the Potlach development application include 336 acres of parkland added to the 707 Community Park, 47 acres of parkland south of the Medical Clinic, and the Church Street / Spruce Avenue connector road.
- He hopes that the second reading of the proposed bylaw will proceed so that these benefits will not be lost.

Nancy Heatherington Peirce made the following comments:

- The process for a development application is meant to serve all parties equitably.
- Based on that premise it is in the best interest of the community and the Potlach development applicant to pass second reading of the proposed bylaw.

Rick Jackson made the following comments:

- Speaking as Fire Chief he supports the Potlach development application due to the importance of the Church Street / Spruce Avenue road connector.
- Speaking as a community member he feels that it does not follow the Official Community Plan (OCP) process but he continues to support it.

4. COMMUNITY INFORMATION MEETING - none

5. PUBLIC HEARING - none

6. MINUTES

6.1 Local Trust Committee Minutes dated November 10, 2016 – for adoption

The following amendments to the minutes were presented for consideration:

Page 4, second paragraph: following the fourth bullet add a new bullet stating “Setbacks exist in part to protect property owners from the hazards associated with steep slopes.”

Page 5, fourth paragraph, fourth bullet: change Semiahmoo First Nation to Snuneymuxw First Nations.

Page 5, first paragraph, second sentence: end the sentence following the word consultation and delete the rest of this sentence so that it reads “Staff recommends the LTC proceed with public consultation.”

Page 5, fourth paragraph, sixth bullet: add words “with MOTI” so it reads “Further community consultation with MOTI needs to occur regarding traffic...”

Page 7, third paragraph, second sentence: remove the words “based on community consultation”.

Page 8, first paragraph, fourth last word of first sentence: in the Motion the word impose should be replaced with the word require. (It was noted that this could be reviewed during the LTC discussion of item 10.2 on the agenda.)

Page 8, Item 14.1, first sentence: replace the word “seeing” to “seeking”.

Page 14, second paragraph, first sentence: replace the word “division” with “enforcement” so it reads “Further discussion ensued and Trustees indicated that some members of the community believe that the Bylaw Enforcement is...”

By general consent the minutes were adopted as amended.

**6.2 Local Trust Committee Minutes - Special Meeting dated December 12, 2016
- for adoption**

The following amendments to the minutes were presented for consideration:

Page 5, last sentence: delete entire sentence "Trustee Mamoser appointed Trustee O'Sullivan as Temporary Chair."

By general consent the minutes were adopted as amended.

6.3 Section 26 Resolutions-Without-Meeting Report dated January 4, 2017

Received for information.

6.4 Advisory Planning Commission Minutes - none

6.5 Mudge Island Advisory Planning Commission Minutes - none

6.6 Agricultural Advisory Commission Minutes - none

6.7 Transportation Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated January 4, 2017

Received for information.

8. DELEGATIONS

8.1 Jacinthe Eastick regarding Gabriola Potential Development

Ms. Eastick provided a written submission and made the following comments:

- In the fall of 2016 she requested that the Local Trust Committee (LTC) complete the draft document titled Gabriola Island Development Potential dated May 13, 2010.
- She indicated that a completed development potential document could inform both the community and the LTC about the existing future residential development commitment on Gabriola.
- She requested that staff complete the document and release it for public information.

Planner Zupanec indicated that she would follow up on this subject

8.2 Steve Earle regarding Affordable Housing

Mr. Earle made the following comments:

- The Potlach proposal does not address the need for affordable housing on Gabriola.

- He proposed that the developer work with the LTC to set aside two of the 2 hectare lots that are the closest and most accessible to the village core for the purpose of developing affordable, higher density housing.
- The issue of density is critical and adding densities in the village area through the density bank needs to be looked at.

Trustees responded by noting the following:

- A community discussion would be necessary regarding this topic, as the OCP does not allow higher density housing.
- There are difficulties in tying this concept to this specific proposal.
- It was suggested that a community group, such as a housing foundation, could attain lots from the developer and then begin the process of addressing regulatory issues.

9. CORRESPONDENCE - none

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

10. APPLICATIONS AND REFERRALS

10.1 GB-DP-2016.3 and GB-DVP-2016.6 - VanStraten - Staff Report

Planner Zupanec summarized the staff report. Discussion ensued and the following points were made:

- The application is consistent with variance guidelines and Riparian Areas Regulation (RAR).
- During a site visit it was noted that the culvert is necessary for access to the property.
- Currently both a Development Permit and a Development Variance Permit are required when developing land within Development Permit Area (DPA) No. 3 (Riparian Areas) and this seems like a duplication of process.

GB-2017-001

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee add review of the impact of Gabriola Land Use Bylaw No. 177, 1999 Section B.2.1.1 on properties within Development Permit Area No. 3 - Riparian Areas to the housekeeping list.

CARRIED

GB-2017-002

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve issuance of Development Permit GB-DP-2016.3.

CARRIED

GB-2017-003**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee approve issuance of Development Permit GB-DVP-2016.6 with the following variances to Gabriola Island Land Use Bylaw No. 177, 1999:

- a) To reduce the required vertical setback to a watercourse from 1.5 m to 0.0 m for two existing culverts;
- b) To reduce the required horizontal setback to the natural boundary of a watercourse from 15.0 m to 0.0 m for two existing culverts and an existing driveway.

CARRIED**10.2 GB-RZ-2016.1 Potlatch Properties and Pilot Bay Holdings - Staff Report**

Planner Zupanec summarized the staff report and highlighted the following:

- Proposed Bylaw No. 290 has been amended as requested.
- To address any concerns regarding wording that could unintentionally allow for additional lots at time of subdivision the LTC can consider re-wording Section D.2.6(A)3.c of the bylaw.
- The applicant has considered the request to include the remaining 3.5 ha parcel on the donor land as parkland and is not willing to do so.
- Draft terms of reference for a hydrogeological assessment have been developed and are attached for review.
- The report addresses the confusion regarding the term density neutral when used in the context of the density calculations.
- The OCP Bike Route Plan could be amended to include a connection between Spruce Avenue and Church Street.

The Applicant spoke and made the following points:

- If the Bylaws go to second reading the Hydrologist will be engaged to complete the Hydrogeological Assessment.
- It is difficult to provide a high level of detail on some aspects of the project until the time of subdivision.
- They are in the process of consulting with the Gabriola Land and Trails Trust (GaLTT) and the Regional District of Nanaimo (RDN) regarding trails and trail connections including connections from the end of Burnside Drive to Cox Regional Park, from the end of Lochinvar Lane to the Medical Clinic, over the bluff to Horseshoe Road, and from the Fire Hall to Mallet Creek.

Staff indicated that they would work with the Applicant to ensure the site plan is at its most conceptual form and that the restrictive covenant language is as detailed as possible prior to the next Community Information Meeting.

GB-2017-004

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Bylaw No. 289 cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2016” be read a second time.

CARRIED

GB-2017-005

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Bylaw No. 290 cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 1, 2016” be amended as follows:

- (i) by deleting Section D.2.6(A)3.c. of Proposed Bylaw No. 290 in its entirety and replacing it with:
 - c. Lot Area Requirements for Subdivision
 - i. The minimum average lot area is 1.9 hectares (4.7 acres);
 - ii. The minimum lot area is 1.0 hectare (2.47 acres);
 - iii. Despite any other provision of this Bylaw, the maximum number of lots permitted in the Resource Residential 2 (RR2) zone is 25.

CARRIED

GB-2017-006

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Bylaw No. 290 cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment 1, 2016” be read a second time as amended.

CARRIED

Discussion ensued and Trustees noted that the OCP and LUB use different language regarding minimum average lot and parcel sizes and a review of the language, without changing its intent, should be undertaken.

GB-2017-007

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee add review of the use of Minimum Average Parcel Size and Minimum Average Lot Area in the Gabriola Island Official Community Plan and Land Use Bylaws and specifically review the application of Section E.1.2.1 of the Land Use Bylaw.

CARRIED

Discussion ensued and Trustees noted the following:

- There is potential ecological value in the remaining 3.5 ha parcel in the donor land and there is interest in securing this land for community benefit.
- If the Spruce / Church connector is built, and should this road be included in the OCP Bike Route Plan, then paved bicycle shoulder lanes and painted lines on both sides of the road would be required which is a considerable expense to the Applicant. Trustee Mamoser would like to know what road

standards the Ministry of Transportation and Infrastructure (MOTI) requires for the connector road, if these standards will change if this road is added to the OCP Bike Route Plan, and if there are other options for bike lanes that would also meet community standards for safety.

- The perception of a gated community continues to be an issue. It should be noted that the proposed access to the subdivision coming off Taylor Bay Road is a common driveway and not a road, and that a gated community has one entrance that is locked whereas this proposal has multiple access points.

Discussion ensued regarding the use of rainwater collection systems for potable water and the following comments were noted:

- There are potential legal ramifications should the LTC impose regulations that require rainwater collection systems for potable water and / or impose regulations that potable water be achieved through rainwater collection only.
- There is potential conflict with Ministry of Transportation and Infrastructure requirements regarding potable water.

GB-2017-008

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee amend Resolution GB-2016-114 to replace the word impose with the word consider in the preamble.

CARRIED

Further discussion ensued and the following comments were noted:

- There is no current standard or guideline regarding potable water for domestic use in a single-family dwelling.
- The LTC can create and implement a development permit area in which rainwater collection is required.
- The Applicant clarified that part of the building requirements for the Potlach development will include rainwater collection for outdoor use and they have asked the Hydrogeologist to look at other non-potable in home uses as well.
- The Applicant stated that there currently are not any defined references for potable water and they do not support restricting personal potable water use to rainwater collection as the Vancouver Island Heath Authority (VIHA) does not support it.

10.2.1 Draft Terms of Reference for Hydrological Assessment for GB-RZ-2016.1 Potlach Properties and Pilot Bay Holdings

Received for information.

11. LOCAL TRUST COMMITTEE PROJECTS - none

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated January 4, 2017

Received for information.

12.1.2 Projects List Report dated January 4, 2017

Received for information.

12.2 **Applications Report dated January 4, 2017**

Planner Zupanec provided an update regarding a referral request received from the Ministry of Forests, Lands and Natural Resource Operations in relation to an application for a proposed log storage facility to be placed between Mudge Island and Gabriola Island. She stated that the Crown has authority to approve the application and issue a tenure, however, the applicant is subject to local government bylaws. The applicant would be required to apply for a land use bylaw amendment and log storage is not a use that is allowed within the existing zoning.

12.3 **Trustee and Local Expense Report dated November, 2016**

Received for information.

12.4 **Adopted Policies and Standing Resolutions**

Received for information.

12.5 **Local Trust Committee Webpage**

No changes or additions requested.

12.6 **Chair's Report**

Chair Busheikin reported the following:

- She will attend the upcoming Executive Committee meeting which will include a training session on working with First Nations. She noted that the Islands Trust First Nations Liaison has been meeting with community leaders and Trustees.
- She will attend a Financial Planning Committee meeting next week.

12.7 **Trustee Reports**

Trustee Mamoser reported on the following:

- She will attend the Trust Council meeting being held on Gabriola in March. This meeting is an opportunity for the public to meet other Trustees and participate in the Town Hall or as Delegations.

Trustee O'Sullivan reported the following:

- She attended a recent Trust Programs Committee Meeting, Trust Council Meeting, Ferry Advisory Committee Meeting, and the recent Advisory Planning Commission (APC) meeting regarding road side signage.

- She attended the Western Canada Marine Response Corporation meeting held to discuss the development and implementation of decreased spill response times. A Nanaimo hub will be established and equipment and a response team will be based there. They will be using a geographic response strategy which identifies areas of significance. She informed the meeting attendees about the Islands Trust marine mapping staff who have information that will be of use to the Marine Response Corporation.

12.8 Electoral Area Director's Report - none

13. NEW BUSINESS

13.1 Transportation Advisory Commission - for discussion

There is currently not a Transportation Advisory Commission (TAC). An appropriate alternative is to invite organizations with specific expertise to provide feedback regarding transportation issues. This could be addressed as a standing resolution stating that a referral, or an invitation to participate at a meeting, be sent to potential groups. Staff will develop a list of potential groups for consideration at a future LTC meeting.

13.2 Request from Gabriola Arts Council to Amend IN1 Zone Permitted Uses - for discussion

Planner Zupanec stated that the IN1 zone currently does not reflect the actual use of the subject property. The Gabriola Arts Council (GAC) would like to rectify the permitted uses described in the existing zoning to recognize current uses.

GB-2017-009

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee add an amendment to the IN1 (Institution 1) zone list of permitted uses to the housekeeping list.

CARRIED

13.3 Shoreline Protection Resource Memorandum dated December 18, 2016

Discussion ensued and the following points were noted:

- The Resource Guide is posted on the Islands Trust website and can be posted onto the LTC resources section of the website.
- Trustees agreed to provide budget for printing brochures and the document.
- Staff will research costs and present them at a future LTC meeting.

13.4 First Nations Engagement Event

Trustee O'Sullivan discussed the event and made the following comments:

- The concept is a community book club focussed on a First Nations reading list.
- The GAC, the Gabriola Museum and Friends of the Library are working together to launch the program.

- The event being planned is called “One Book One Community Truth and Reconciliation”. It is desirable to hold the event launch in conjunction with another event being held in February, in which Shelagh Rogers will discuss her experience working with the Truth and Reconciliation as a witness.
- Doug White, Councillor with the Snuneymuxw First Nations, recommended the book “Medicine Walk” by Richard Wagamese.
- There will be community conversation in April following the book club reading recommendation and launch in February.

GB-2017-010**It was MOVED and SECONDED**

that the Gabriola Local Trust Committee support and participate in the One Book One Community Truth and Reconciliation initiative and that Trustee O’Sullivan represent the Local Trust Committee in the planning process.

CARRIED**14. UPCOMING MEETINGS**

14.1 Next Regular Meeting Scheduled for Thursday, February 9, 2017 at The Haven Resort, Heron Meeting Room, 240 Davis Road, Gabriola Island, BC

15. TOWN HALL

John Peirce made the following comments:

- The Chamber of Commerce acknowledges a need for affordable housing in the village core.
- Local businesses state they cannot keep employees because the employees are unable to find housing.
- The LTC needs to consider the density and zoning issues that make affordable housing difficult to develop.

Nancy Heatherington Peirce asked when proposed amendments to the bylaws, based on the motions made at the December, 2012 LTC Special Meeting about housing options, will be presented for consideration. Planner Zupanec stated she anticipated they would be presented at the February, 2017 LTC meeting.

Jacinthe Eastick made the following comments:

- She remains unsure of the LTC’s intent to complete the Gabriola Island Potential Development document.
- She is not comfortable with the LTC’s decision to change the word impose to the work consider in the preamble to Resolution GB-2016-114. As an alternative, she believes the word potable could have been removed instead.
- In the Potlach development, the size of the cistern required for each property should be specified as well as how much water must be collected.

16. CLOSED MEETING - none**17. ADJOURNMENT**

By general consent the meeting was adjourned at 1:26 pm.

Laura Busheikin, Chair

Certified Correct:

Lisa Millard, Recorder



Islands Trust

Print Date: February 1, 2017

Resolutions Without Meeting

Gabriola Island

Resolution #	Action	Resolution Description	Resolution Date
2017-01	In Favour	"THAT the Gabriola Island Local Trust Committee Bylaw No. 294 cited as "Gabriola Island Official Community Plan (Gabriola), 1997, Amendment No. 2, 2017", be read a first time."	23-Jan-2017
2017-02	In Favour	"That the Gabriola Island Local Trust Committee Bylaw No. 294, cited as "Gabriola Island Official Community Plan (Gabriola), 1997, Amendment No. 2, 2017" be referred to BC School District No. 68 and the Agriculture Land Commission for comment."	24-Jan-2017
2017-03	In Favour	"That the Gabriola Island Local Trust Committee request that the Islands Trust Council provide financial assistance in the amount of \$275.00 to the Gabriola One Book, One Community: Truth & Reconciliation Partnership, pursuant to Section 8(2) of the Islands Trust Act, for the purpose of engaging in activities to gain knowledge about the history and heritage of the trust area and to increase public awareness, understanding and appreciation of that history and heritage."	30-Jan-2017



Minutes of the Gabriola Island Advisory Planning Commission

Date of Meeting: January 9, 2017

Location: Islands Trust Office
700 North Road, Gabriola, BC

APC Members Present: Madeleine Ani, Chair
Kees Langeries, Secretary
Stuart Denholm
Bob Andrew
Anne Landry

Staff Present: Sonja Zupanec, Island Planner
Teresa Ritemann, Planner 1
Lisa Millard, Recorder

Others Present: Heather O'Sullivan, Local Trustee
There were 4 members of the public in attendance

1. CALL TO ORDER

Chair Ani called the meeting to order at 5:36 pm.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. MINUTES

3.1 Gabriola Advisory Planning Commission Draft Minutes dated October 18, 2016

By general consent the minutes dated October 18, 2016 were adopted.

4. SIGNAGE REFERRAL – Proposed Amendment to Bylaw No. 291

4.1 Staff Report

Planner Ritemann made a power point presentation regarding the Roadside Signage project and highlighted the following:

- Project timeline.
- To date two Community Information Meetings had been held, a survey had been conducted, Draft Bylaw No. 291 had gone to first reading and had been sent out for referral.
- A Public Hearing will be held following receipt of the referral responses.
- The focus of this Advisory Planning Commission (APC) discussion.

Discussion ensued and the following was clarified:

- Proposed Bylaw No 291 applies to private land only, not to MOTI roadways.
- In addition to the Gabriola APC, the bylaw was referred to the Ministry of Transportation and Infrastructure (MOTI), the Gabriola Arts Council (GAC), the Gabriola Chamber of Commerce (GICC), Islands Trust Bylaw Enforcement, and the Snuneymuxw First Nation for comment.
- In Table 1 – Sign Regulations Column 3 the maximum total sign area permitted refers to the total area that all sign(s) can be within a specific zone.

Discussion ensued regarding the Information Note located in Schedule 1 under Table 1 – Sign Regulations about signs located within MOTI's jurisdiction and the following points were made:

- The Local Trust Committee (LTC) cannot make rules for signage placed within areas that are under the jurisdiction of MOTI.
- The LTC can define what can be done within its own jurisdiction.
- Businesses within specific categories can apply to MOTI for supplemental signage. There is no cost to make an application, however, it is unclear who pays for maintenance of said signage. It is also unknown how long the process takes.

4.2 Discuss and comment on feasibility and applicability of proposed signage regulations with regard to:

- **Temporary signs;**
- **The location of permitted sizes of signs;**
- **Obsolete and derelict signs;**
- **Multi-party signs;**
- **Third party signs;**
- **Illuminated signs; and**
- **Definitions.**

The APC discussed each of the sections of proposed Bylaw No. 291, Schedule 1, and the following points were made:

B.4.2 Exempted Signs

B.4.2.1

- Commemorative, historical and interpretive signs are not necessarily signs installed by a government agency and are therefore correctly shown as a separate exemption.

B.4.3 Temporary Signs

B.4.3.1

- It might not be advisable to restrict the number of real estate signs to one due to lot size, lot configuration, or on waterfront lots.
- Often there is one For Sale sign and a separate Sold sign particularly when different real estate companies list and sell the property.

- **It is recommended that the LTC re-consider the number of real estate signs allowed per lot.**

B.4.3.2

- It was confirmed that under this section multiple signs are permitted and that these could be third party signs.
- It was noted that the three week display period was adequate.
- There were no recommendations made for this clause.

B.4.3.3

- It was clarified that this clause refers to directional signage which is not necessarily placed on one's own lot.
- There were no recommendations made for this clause.

B.4.3.4

- It was clarified that a directional sign can in fact be considered directional even when located on the same lot as where the business is occurring.
- It was noted that a business is already allowed two signs and if they also use a temporary directional sign under this clause then they would in effect have three signs on the lot in which the business is being conducted.
- There were no recommendations made for this clause.

B.4.4 Home Occupation Signs

B.4.4.1

- There were no recommendations made for this clause.

B.4.5 Obsolete Signs & Derelict Signs

B.4.5.1

- An APC Member wondered if the language used makes it implicit that the same person or agency that puts a sign up under this clause must also take the sign down.
- There were no recommendations made for this clause.

B.4.6 Multi-Party Signs

B.4.6.1

- Section b indicates that signs under this clause can only be located in non-residential zones and it was noted that this may not be feasible as many non-residential areas are surrounded by residential areas.
- It was noted that the term "despite all other references" seems too broad and should refer to section B.4.6.1.b only, or use same language "Notwithstanding B.4.1.1..." as other previous clauses do.

B.4.7 Third Party Signs

B.4.7.1

- It was noted by one APC Member that consideration might be taken to allow more than one sign under this clause on larger lots however no specific recommendations were made.

B.4.8 Illuminated Signs

B.4.8.1 and B.4.8.2

- It was noted that clause B.4.8.1 relates to internally illuminated signs and refers to business hours of operations or fuel price signs while B.4.8.2 relates to externally illuminated signs and does not specifically refer to businesses or fuel prices. Staff clarified that this clause is not intended to relate to businesses only.
- There were no recommendations made for this clause.

PART G Definitions

- It was suggested that in each of the points in this section that the closing quotation mark be made following the word sign and not at the end of the sentence as follows: "sign"
- In Part G (iii) It was noted by one APC Member that the terms abandoned and discarded are not necessarily clear and should be defined.
- In Part G (x) It was suggested that the word service be added to the list of things that third party signs direct attention to: i.e.) occupancy of land, a use, product, location, service, or other matter.

GB-APC-2017-001

It was MOVED AND SECONDED

that the Gabriola Island Advisory Planning Commission requests that the Gabriola Island Local Trust Committee review the minutes of the January 9, 2017 Advisory Planning Commission meeting.

CARRIED

5. ADJOURNMENT

By general consent, the meeting was adjourned at 7:11pm.

Madeleine Ani, Chair

Certified Correct:

Lisa Millard, Recorder

Follow Up Action Report

Gabriola Island

07-May-2015

Activity	Responsibility	Target Date	Status
Staff to further discussion regarding zoning of Coats Marsh Regional Park with The Nature Trust of BC and the Regional District of Nanaimo, encouraging them to request approval from the Ecological Gifts Program for the change in zoning from Resource to Parks 1, that was removed from bylaws 271 and 272 prior to their adoption. RDN has indicated they have no objection to the change in zoning but noted potential for a perceived concern regarding negative tax implication due to Ecological Gifts Program participation.	Sonja Zupanec Ann Kjerulf	11-Jun-2015	On Going
Staff to schedule a meeting with Snuneymuxw First Nation as per our protocol agreement. Letter of invitation to participate in C2C Forum sent September 22, 2016	Ann Kjerulf	11-Jun-2015	On Going

14-Jan-2016

Activity	Responsibility	Target Date	Status
Staff to prepare information package to send to RDN staff to distribute to Building Permit applicants.	Sonja Zupanec	11-Feb-2016	On Going

08-Sep-2016

Activity	Responsibility	Target Date	Status
For RDN annual meeting agenda for 2017 - ADD: 1. Enforcement of RDN Noise Bylaw; 2. Mudge Island Public Dock; 3. Regulations for temporary dwellings being connected to a sewage disposal system			On Going

Follow Up Action Report

10-Nov-2016

Activity	Responsibility	Target Date	Status
GB-RZ-2016.1 (Potlatch) 1. LTC resolution for staff to schedule a stakeholder meeting regarding RDN park/trail locations 2. Staff to prepare comments on OCP bike plan amendments needed if proposal is approved and mechanisms to work with MOTI to ensure bike standards are incorporated into the Spruce/Church St connector 3. LTC resolution requesting staff invite MOTI representative to next application CIM. 4. LTC resolution to enter into cost recovery agreement as per staff recommendation a,b,d,e,f,g; c - change to maximum 25 lots on receiving parcel; h - add other studies such as arch, geotech and RAR report to end of sentence. 5. LTC resolution requesting staff hold a special CIM meeting as per staff recommendation in report	Sonja Zupanec Ann Kjerulf	30-Nov-2016	On Going
Roadside Signage Project LTC resolution to amend the draft bylaw 291 (see minutes of Nov 10 for list of changes). -bylaw given first reading; update bylaw and post to web - done -LTC resolution that bylaw is consistent with ITPS -refer Proposed Bylaw 291 to APC, MOTI, IT Bylaw enforcement, GICC, Nanaimo FN, GAC -staff requested to return referral responses to LTC for consideration prior to scheduling a public hearing -request bylaw enforcement staff enforce signs which are clearly outside existing and proposed regulations	Miles Drew Becky McErlean Teresa Ritemann	30-Nov-2016	On Going

12-Dec-2016

Activity	Responsibility	Target Date	Status
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Follow Up Action Report

Housing Options Review Project:

- Staff to prepare draft amending bylaws to permit a secondary suite to a principal dwelling as per presentation recommendations 1. a) I-iv; 1. b) d) e)
- Amend the project charter to include review and amendments as necessary re: bathrooms in accessory buildings;
- Staff to prepare draft advocacy policy regarding custom built tiny homes on a trailer;
- review 2013 development potential report/map and report back to LTC on status and ability to finalize.

Sonja Zupanec

09-Feb-2017

On Going

12-Jan-2017

Activity	Responsibility	Target Date	Status
GB-DP-2016.3 and GB-DVP-2016.6 - LTC resolution to issue both permits as per staff recommendation.	Becky McErlean Penny Hawley Linda Prowse	27-Jan-2017	Done
ADD to LUB Housekeeping List: -review of section B.2.1.1 for variances that apply to properties within DP3 -review minimum average parcel size calculations in LUB and OCP to ensure consistent -IN1 zoning to ensure consistent with existing Arts Council use.	Sonja Zupanec	27-Jan-2017	Done
GB-RZ-2016.1 (Potlatch) Proposed Bylaws 289 and 290 given second reading (as amended). Update bylaws and post to web. Proceed with development of draft restrictive covenant for LTC review prior to scheduling a CIM.	Sonja Zupanec	27-Jan-2017	Done
RESOLUTION for the LTC to support and participate in the 1 book 1 community truth and reconciliation initiative and Trustee OSullivan to represent the LTC in the planning process. RWM passed Jan. 30, 2017 Staff to prepare Request for Decision for Executive Committee.	Becky McErlean Ann Kjerulf		Done

Follow Up Action Report

Resolution to authorize \$100 in printing expenses from the Special Projects budget for printing ten colour copies of your marine waterfront guide.

09-Feb-2017

On Going

From: Gabriola Gafa [<mailto:gafasociety@gmail.com>]

Sent: Thursday, January 19, 2017 2:42 PM

To: Peter Luckham; Laura Busheikin; George Grams; Susan Morrison; Heather O'Sullivan; Melanie Mamoser

Subject: Letter to Transport Canada - Failure to Address Safety Issues re Anchorages Proposal

Dear Chair Luckham, Executive Committee and Gabriola Island Local Trust Committee,

Please see below a copy of our letter to the federal Minister of Transport of today's date, together with the correspondence referenced therein.

Regards,
Gabriolans Against Freighter Anchorages Society

The Honourable Marc Garneau, Minister of Transport
House of Commons
Ottawa, Ontario
K1A 0A6

January 19, 2017

Dear Minister Garneau,

Re: Transport Canada's Failure to Address to Substantive Safety Issues

Minister Garneau I am writing to you in connection with Ms. Myers letter of December 22, 2016 and GAFA Society's letter of October 4, 2016, copies of which are attached for your ease of reference.

Serious Safety Risks Unanswered

In her December 22, 2016 letter, Ms. Myers purports to respond to our letter of October 4th but in fact neither acknowledges nor responds to any of the questions raised in our letter regarding the suitability or safety of proposed anchorages sites off the NE coast of Gabriola Island BC. Instead she has responded with a form letter, on a completely different topic. This utter disregard for and refusal to address the serious and valid safety issues and questions raised by residents and business owners of this region who will be directly impacted is unacceptable in any circumstance. It is particularly offensive from a government that has promised to be '*honest, open and sincere* in serving the public interest'.

Ms. Myers December 22 letter acknowledges that your government is aware that Gabriola residents are very concerned about the proposed new anchorages. The safety issues that we raised in our October 4th letter, including *the risk that freighters anchored at three of the five anchorages could find themselves aground, go beyond 'concern'*. Experienced commercial mariners have expressed the view that the proposed location of the anchorages is unsuitable. The CEO of the Chamber of Shipping of BC, a former naval officer, has stated that "*some of them don't even make sense on a chart.*"

The questions we have asked are well-considered and valid. It is telling that Transport Canada chose not to address them.

Misleading Information

We are also writing to advise you that we strongly object to repeated statements by Transport Canada Pacific Region that we believe are deliberately misleading and intended to persuade local government and residents that Canada is obliged to allow highly intrusive and environmentally harmful activities in the legislatively protected Islands Trust area, that we must put up with these proposed anchorages, and that Transport Canada is absolved by the law from doing anything.

In her December 22, 2016 letter Ms. Myers states “*the common law right of navigation does allow for vessels to anchor temporarily off the Gabriola Islands [sic]. However, to date, no vessels have made use of these anchorages*” [sic – there are no existing anchorages off the NE coast of Gabriola Island]. These statements imply that the right to anchor is absolute, that foreign vessels are free to choose to anchor anywhere they like in our coastal waters for any purpose, and that there isn’t anything Transport Canada can do about it. The latter statement also implies that it is mere happenstance that vessels have not yet anchored in the *proposed* anchorages location.

This messaging is anything but ‘*open, honest and sincere*’. It is an inaccurate and conveniently incomplete representation of anchoring rights and practice in Canada.

Ms. Myers statement obscures the fact that the common law right of navigation is not absolute but has been modified and circumscribed by, among other things, Canada’s compulsory pilotage regime. While in Canada’s Pacific coastal waters, foreign vessels are not free to go or to anchor where they choose. To quote the Pacific Pilotage Authority “***The vessels are not allowed to move by themselves. As soon as they approach Victoria a pilot is placed on board to guide the vessel to its destination....vessels cannot anchor just anywhere they like but must be anchored accurately in a predestined location.***”(email Assistant Director Operations, Pacific Pilotage Authority, November 10, 2016).

The government of Canada, including Transport Canada, is the steward of our environment and public resources. We have found nothing in the common law, international law or convention, or agreement binding Canada that obliges Canada to sacrifice those resources, nothing that obliges Canada to standby and do nothing to stop ships from anchoring in unsuitable/unsafe locations, and nothing that obliges Canada to standby and do nothing to stop ships from harming our environment. Any failure to act is a choice.

Anchorage proposal

The Regional Director of Marine Safety is unable or unwilling to provide substantive answers to the safety and suitability questions raised. Even with the very limited information provided by PPA’s extremely cursory environmental ‘study’, DFO has recommended that the anchorages proponents follow guidance tools and consider alternate project design options to comply with the *Fisheries Act*, both of which will necessitate significant and substantive changes to the anchorage proposal to mitigate harm to marine life and habitat. For these and other reasons referenced in the many submissions to you and your fellow Ministers, the proposal for anchorages along the NE coast of Gabriola Island ought to be abandoned without further undue delay.

If Transport Canada or any of its nominees still consider the proposed Gabriola anchorages to be a viable option, please advise at your earliest convenience how and when impartial, competent and experienced experts will undertake a proper examination of the safety and other risks and impacts associated with these anchorages and respond *substantively* to the issues we have raised.

Regards,

Franz Gigl/s

President, Gabriolans Against Freighter Anchorages Society

Cc: Ms. Yvette Myers Regional Director, Marine Safety and Security, Pacific Region, Transport Canada
The Honourable Catherine McKenna, Minister of Environment and Climate Change
The Honourable Dominic Leblanc, Minister of Fisheries Oceans and Coast Guard

GABRIOLANS AGAINST FREIGHTER ANCHORAGES (GAFA) SOCIETY

P.O. Box 359, Gabriola Island, B.C., V0R 1X0

www.gabriolaanchorage.org / gafasociety@gmail.com

VIA EMAIL AND REGISTERED MAIL

Yvette Myers

October 4, 2016

Regional Director, Transport Canada

Marine Safety and Security

#820 – 800 Burrard Street

Vancouver, B.C.

V6Z 2J8

Dear Ms. Myers,

As suggested by Minister Garneau and following up on your offer at our meeting in March, we are writing to you with some questions regarding the safety of the proposed Gabriola Island anchorages.

To provide you with context for our questions: Gabriola Island is one of an archipelago of islands, the unique amenities and environment of which are intended to be preserved and protected under the *Islands Trust Act*. The proposed anchorage location is within the waters of the Trust Area and adjacent to sensitive shoreline and intertidal ecosystems. It lies along a prime recreational fishing tack and within a popular marine tourism area ranked by The New York Times as one of the top destinations in the world for marine tourism. Fostered by the preserve and protect mandate of the Islands Trust, the economy of Gabriola Island has developed around and is largely dependent upon its environmental setting including its marine environment. Recreational fishing and boating in the proposed anchorage area generate significant economic spin-off benefits for the island.

An accident resulting in environmental damage along this coast could have devastating consequences for the reputation and economy of this region.

Because of all of this, we want to understand Transport Canada's position regarding the risks associated with anchoring vessels in this area and the conclusions set out in the "Suitability of the Proposed Gabriola Anchorages 2015" (the "Risk Assessment") which was provided to us and other interested persons by the lead proponent of the anchorages proposal, the Pacific Pilotage Authority (PPA).

According to the Risk Assessment, the PPA, the Nanaimo Port Authority, the Chamber of Shipping of BC and the BC Coast Pilots (the “Risk Assessment Team”) examined the question “*Will the proposed anchorage location pose a risk to safety, security and the environment?*” The Risk Assessment Team concluded that:

“the exposure to risk levels are acceptable in the property, vessel, reputation and human categories. The exposure to a higher risk level in the environmental category can be reduced to an acceptable level by trialling the proposed anchorage area for a twelve-month period under stringent administrative controls for ships using the proposed anchorages.”

We have the following questions:

- 1. Anchorage Depth Calculations / Parameters.** The Risk Assessment reports that the swing circles for the five proposed Gabriola Island anchorages: “*are in depths ranging from 20 metres to 100 metres.*” Using Canadian Hydrographic Service (CHS) Chart 3443, we plotted the swing circles using the latitude and longitude coordinates, and diameters, that the PPA provided. According to our plot the swing circle for proposed Gabriola Anchorage 5 crosses the 10-meter depth contour, and the circles for proposed Anchorages 4 and 3 extend into waters that contain shoals or rock outcroppings of approximately 14 metres and 12 metres respectively.

Question 1(a): We would like to understand the discrepancy between the results of our plotting and the information in the Risk Assessment. To that end, can you please advise how the “20 meters to 100 meters” range reported in the Risk Assessment was determined?

Based on data provided by the PPA, it is our understanding that a 260-metre-long vessel (proposed Gabriola Anchorage 5 maximum vessel length) would draw about 7 metres of water when empty and about 18 metres when fully-loaded. For a 300-metre-long vessel (proposed Gabriola Anchorages 4, 3, 2 and 1 maximum vessel length), the range is between about 9 and 19 metres. Using the drafts of fully-loaded vessels of the maximum lengths allowed for each anchorage and assuming the vessels’ sterns are closest to shore, it appears that:

- At Gabriola Anchorages 5, 4 and 3 – the vessel would be aground at lowest normal tide,
- At Gabriola Anchorages 5 and 3 – assuming a tide range of 5 meters, the vessel would also be aground at high tide,
- At Gabriola Anchorage 4 – the vessel would be afloat at high tide, but with less than 2 metres depth clearance.

We appreciate that use of the proposed Gabriola anchorages by fully-loaded vessels may not be a typical scenario. However, the PPA has advised, and our

review of anchorage use data confirms, that grain and coal carriers must often make multiple trips from anchor to berth to be fully loaded. Thus, the proposed Gabriola anchorages are likely to be used regularly by ships that are partially loaded and from time to time by ships that are fully loaded, due to weather, mechanical issues and other extraordinary circumstances.

Question 1(b): Were grounding scenarios such as those described above considered by the Risk Assessment Team?

Question 1(c): What under-keel depth is considered advisable for vessels of the maximum specified lengths?

Question 1(d): How does Transport Canada plan to mitigate the risks associated with the shallow depths at proposed Gabriola Anchorages 3, 4 and 5?

- 2. Distance to Shallow Water.** It appears that in the winds that occur most often in this area, the Gabriola Island coastline, the Flat Top Islands, and in some winds Entrance Island and its reefs, will form a lee shore for vessels using the proposed anchorages. The Risk Assessment states: *“When a ship drags its anchor, it can take some time to weigh the anchor and restore the ship to a full manoeuvrable condition.”* It is evident from published reports, including the Risk Assessment that anchor dragging incidents are not uncommon and that ships can travel relatively quickly once they begin to drag anchor. In one example a ship travelled, in 20-30 knot winds (not uncommon along the NE coast of Gabriola Island) at a speed of more than 1.5 knots while dragging its anchor.

We calculate that if a 300 meter vessel travelled at this speed while dragging its anchor, it would travel its own length in less than **seven** minutes. At four out of five of the proposed anchorages the distance from the perimeter of the swing circle to shallow water or rock bluffs is significantly less than one ship's length. For example, at proposed Gabriola Anchorage 1, the distance from the perimeter of the swing circle to the 10-meter contour line is 120 meters. For Gabriola Anchorage 5, the distance to the 5-metre contour line is less than 50 meters.

Even if a vessel dragged its anchor parallel to, rather than diagonally toward, the Gabriola coastline, it would still be faced with a lee shore situation. For example:

- In a southeasterly wind a vessel anchored at proposed Gabriola Anchorage 5 could run aground on the rocks of Orlebar Point (less than 700 metres distant) in about 15 minutes.
- In a northwesterly wind a vessel anchored at proposed Gabriola Anchorage 1 could run aground on the rocks of the Flat Top Islands (about 1.3 km distant) in less than half an hour.

In either case, it is unlikely that effective help from shore could reach the scene and take control of the vessel before it grounded.

Carlos Island, one of the Flat Top Islands adjacent to the coastline of Gabriola Island, was a lee shore when the barge Coastal Express grounded there in 2001. The barge became uncoupled from its pusher tug in the Strait of Georgia in strong northwesterly winds. Wind speeds recorded at Entrance Island at the relevant time ranged from 50 to 100 km/h, with an average wind speed between midnight and 0700 of approximately 72 km/h and maximum gust of 119 km/h. The barge travelled a considerable distance in a very short period of time before grounding on Carlos Island.

Question 2(a): Was the fact that Gabriola and adjacent islands will form a lee shore in winds typical in this area taken into account by the Risk Assessment Team?

Question 2(b): How does Transport Canada plan to address the risks associated with anchoring along a lee shore at the proposed Gabriola Anchorages?

Question 2(c): Among the 'Defences' cited in the Risk Assessment is Tug Assistance: *"In the event of an emergency, tug assistance may be easily sought from the Port of Nanaimo and surrounding areas."* Has Transport Canada determined the availability and response time for tugs of the appropriate design with sufficient bollard pull to assist a fully or partially loaded Capesize vessel in an emergency (for example to hold it off shoals/bluffs) in the proposed Gabriola Anchorages location? If so, can you please advise where the tugs are located and what the response time would be?

- 3. Analysis / Surveys.** In an independent review of proposed anchorages prepared for the Prince Rupert Port Authority in 2012 by Moffatt & Nichol, independent engineering consultants (the "PRPA Anchorage Review"), the authors note that: *"all areas designated as potential anchorage locations require a bottom sediment analysis to confirm their serviceability as an anchorage."* The authors go on to state that: *"updated bathymetric surveys are strongly recommended at all shallow water locations."*(p.35)

Question 3(a): Were bottom sediment analysis and coring conducted at each of the five proposed Gabriola anchorage locations to confirm the bottom is comprised of suitable material of sufficient depth to provide good holding?

Question 3(b): Was an updated bathymetric and sub-bottom survey conducted of the proposed Gabriola anchorage area?

Question 3(c): If either or both of these types of analyses/surveys were not conducted, can you please explain the rationale for choosing not to conduct them for the proposed Gabriola anchorages?

- 4. Risk Probability Forecast.** The Risk Assessment Team concluded that the probability of a vessel grounding in the proposed Gabriola Anchorages area

after dragging its anchor is “unlikely” (which was defined as ‘not expected that the event will occur over a period of ten years’).

Question 4(a): Can you please provide the assumptions and methodology used in preparing this forecast, and the reason that data for the four-year period of 2010 to 2014 was selected for the analysis?

Question 4(b): In reaching this conclusion, did the Risk Assessment Team consider the scenarios described in 1 and 2 above?

- 5. Higher Environmental Risk and Mitigation.** The Risk Assessment Team expressed the opinion that: *“The exposure to a higher risk level in the environment category can be reduced to an acceptable level by trialling the proposed anchorage area for a twelve-month period under stringent administrative controls for ships using the proposed anchorages. Subsequent to the twelve-month trial period, a more informed final decision can be made on the suitability of the Gabriola anchorages.”*

Question 5: Can you please explain how trialling the proposed Gabriola Anchorages for a 12 month period will ‘reduce the higher risk level in the environment category to an acceptable level’?

- 6. Oil Spill and Emergency Response.**

Question 6(a): Has Transport Canada or the Canadian Coast Guard done any modelling of an oil spill in this location? If so, can you please provide us access to the results of the modelling?

Question 6(b): Has Transport Canada or the Canadian Coast Guard developed an oil spill and emergency response plan for the proposed Gabriola Anchorages area? If so, can you please provide a copy?

- 7. Independent Review.**

Question 7: Was an independent study similar in nature to the PRPA Anchorage Review prepared for the proposed Gabriola Island Anchorages? If so, can you please provide a copy or advise where we may access the report?

Thank you for taking the time to answer our questions. We look forward to your reply.

Sincerely,

Franz Gigl
President, GAFA Society



Transport
Canada

Transports
Canada

Pacific Region
Suite 820
800 Burrard Street
Vancouver, B.C.
V6Z 2J8

Région du Pacifique
800, rue Burrard
Bureau 820
Vancouver, C.-B.
V6Z 2J8

Our file Notre référence
12566628

December 22, 2016

Franz Gigl
President, GAFA Society
P.O. Box 359
Gabriola Island, BC
V0R 1X0
gafasociety@gmail.com

Dear Mr. Gigl:

Thank you for your letter dated October 4, 2016, regarding the anchorages proposed adjacent to Gabriola Island.

As you are likely aware, Prime Minister Trudeau recently announced Canada's Oceans Protection Plan (OPP), a \$1.5 billion investment in coastal protection. The plan outlines how the Government of Canada will collaborate with coastal communities to develop a world-leading marine safety system that meets the unique needs of Canadians on all coasts.

In announcing the plan, the Government of Canada recognises that all Canadians, especially those in coastal communities such as yours, need confidence that commercial shipping is taking place in a way that is safe for mariners and that protects and sustains the economic, environmental, social and cultural health of our oceans and coasts. We have received numerous letters on the issue of the proposed anchorages at Gabriola Island and I would like to assure you that we are listening.

One of the commitments under the OPP is that Transport Canada will work with partners to develop regulatory and other tools to engage coastal communities to better respond to local marine traffic issues. While the national interest and economic drivers will still be considered, so will other measures such as restrictions on speed and routing of certain sizes and classes of ships to minimise safety risks, establishing areas to be avoided around sensitive sites, and prohibiting sewer discharges near harvesting areas. Communities will be engaged in the discussions and development of these measures.

As indicated in Minister Garneau's letter to you dated October 18, 2016, the common law right of navigation does allow for vessels to anchor temporarily off the Gabriola Islands. However, to date, no vessels have made use of these anchorages. As part of the OPP, Transport Canada will be examining ways of addressing anchorages outside the jurisdiction of Canada Port Authorities and public ports, and I look forward to working with coastal communities on this and other Oceans Protection Plan initiatives.

Thank you again for taking the time to write.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Y. Myers', written in a cursive style.

Yvette Myers
Regional Director, Marine Safety and Security
Transport Canada – Pacific Region

cc: to file

File No.: GB-SUB-2016.3 Rogers
(Roundtuit Farms Ltd.)

DATE OF MEETING: February 9, 2017

TO: Gabriola Island Local Trust Committee

FROM: Marnie Eggen, Island Planner
Northern Team

COPY: Ann Kjerulf, Regional Planning Manager
Sonja Zupanec, Island Planner

SUBJECT: Acceptance of two covenants and designating a signatory for a proposed one lot subdivision on DeCourcy Island, PID 000-991-694; Block F, Sections 10, 23, 24, Nanaimo District, Plan 41970

Applicant: Murray Rogers for Roundtuit Farms Ltd.
Location: 303 Flewett Drive, DeCourcy Island

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee accept two covenants under Section 219 of the *Land Title Act* from the registered owners of PID 000-991-694; Block F, Sections 10, 23, 24, Nanaimo District, Plan 41970 and designate the Chair and Trustee [insert Trustee name] of the Gabriola Local Trust Committee to sign the covenants for GB-SUB-2016.3 (303 Flewett Drive, DeCourcy Island).

REPORT SUMMARY

After entering into a Cost Recovery Agreement with the Gabriola Island Local Trust Committee (LTC), two covenants were prepared pursuant to the DeCourcy Official Community Plan Bylaw No. 16, DeCourcy Zoning Bylaw No. 44, and DeCourcy Subdivision Bylaw No. 18. The first covenant restricts the use of the proposed lot to firehall, public utilities and public service facilities and their ancillary uses pursuant to the bylaws. The second covenant restricts further subdivision of the remainder lot pursuant to the bylaws. Staff requests LTC consideration of the attached covenants for acceptance and signature (Attachment 1 and 2). The covenants are requested to be a condition of subdivision.

BACKGROUND

At the September 8, 2016 meeting, the LTC passed the following resolution:

GB-2016-089

It was **MOVED** and **SECONDED**

that the Gabriola Island Local Trust Committee enter into a cost recovery agreement allowing Islands Trust legal counsel to draft and / or review a covenant limiting further subdivision of the proposed remainder lot, and limited use of the proposed new lot for subdivision application GB-SUB-2016.3 (Rogers (Roundtuit Farms Ltd)). **CARRIED**

The Staff Report dated August 30, 2016 is attached for reference (Attachment 3).

ANALYSIS

Policy/Regulatory

Official Community Plan:

The covenants are consistent with the following relevant policy from the DeCourcy Official Community Plan Bylaw No. 16:

- 8) Community facilities and parking areas located on private land, such as the Firehall and parking, are considered appropriate uses and covenants to protect these uses for future community use are encouraged.

Land Use Bylaw:

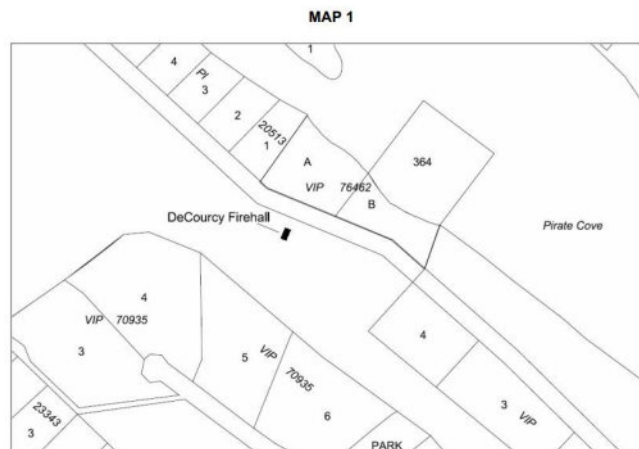
The covenants are consistent with the following regulations of the DeCourcy Land Use Bylaw No. 44:

2.1 Uses and Structures Permitted in any Zone

Navigational aids and public utility uses and structures shall be permitted in any zone. Distribution stations, transmission towers, pipelines, related storage and repair facilities shall not be permitted. Without limiting the foregoing, fire hall uses are permitted within buildings on lands as shown on Map 1, Section 6.

6.1 Fire hall uses are permitted on land and in buildings within the area shown on Map 1.

6.2 Residential use within the area shown on Map 1 is prohibited.



Subdivision Bylaw:

The covenants are consistent with the pertinent regulations of the DeCourcy Subdivision Bylaw No. 18 set out in Section 4.0 Subdivision Districts (Attachment 4).

Issues and Opportunities

The covenants are drafted so that they are to be registered after the subdivision that creates the new lot and remainder. In this case, it is important to require that the applicant applies to register the covenants at the same time as the subdivision otherwise there is no way for the LTC to compel the owner to register the covenants. As such, staff will require a letter of undertaking from the applicant's legal counsel that provides an assurance that they will fulfil their obligation to register the covenants concurrently with the subdivision.

Rationale for Recommendation

Staff recommend accepting the two covenants because the covenants are consistent with the DeCourcy Official Community Plan Bylaw No. 16, DeCourcy Zoning Bylaw No. 44, and DeCourcy Subdivision Bylaw No. 18.

NEXT STEPS

Should the LTC accept the covenants, staff will require a letter of undertaking from the applicant's legal counsel that stipulates that the covenants must be registered concurrently with the subdivision.

Submitted By:	Marnie Eggen, MCIP, RPP Island Planner	January 24, 2017
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	January 25, 2017

ATTACHMENTS

1. Covenant restricting use of Lot 1 (to be distributed)
2. Covenant restricting further subdivision of remainder (to be distributed)
3. Staff Report dated August 30, 2016
4. Section 4.0 of the DeCourcy Subdivision Bylaw No. 18



STAFF REPORT

File No.: GB-SUB-2016.3 Rogers
(Roundtuit Farms Ltd.)

DATE OF MEETING: September 8, 2016

TO: Gabriola Island Local Trust Committee

FROM: Marnie Eggen, Planner 2
Northern Office

SUBJECT: Entering into a Cost Recovery Agreement for Legal Review of a Covenant for a proposed one lot subdivision on DeCourcy Island, PID 000-991-694; Block F, Sections 10, 23, 24, Nanaimo District, Plan 41970

Applicant: Murray Rogers for Roundtuit Farms Ltd.

Location: 303 Flewett Drive, Decourcy Island

RECOMMENDATION

1. THAT the Gabriola Island Local Trust Committee enter into a cost recovery agreement allowing Islands Trust legal counsel to draft and/or review a covenant limiting further subdivision of the proposed remainder lot, and limiting use of the proposed new lot for subdivision application GB-SUB-2016.3 (Rogers (Roundtuit Farms Ltd.)).

REPORT SUMMARY

Pursuant to the DeCourcy Official Community Plan Bylaw No. 16, DeCourcy Zoning Bylaw No. 44; and DeCourcy Subdivision Bylaw No. 18, the owner of the above noted property is required to enter into a covenant with the Local Trust Committee that limits further subdivision of the proposed remainder lot, and limits the use of the proposed new lot in order to protect the use for a fire hall.

A copy of the subdivision referral report prepared by staff (dated April 16, 2016) is attached for background information about the proposed subdivision and Islands Trust recommended conditions of subdivision.

For the Islands Trust to enter into a cost recovery agreement with the applicant, a Local Trust Committee resolution is required.

Submitted By:	Marnie Eggen, Planner 2	August 30, 2016
Concurrence:	Stefan Cermak, Regional Planning Manager	August 31, 2016

ATTACHMENTS

1. Subdivision Referral Report, April 16, 2016

“Walking Trail” means a highway not open to vehicular traffic having a minimum width of 3 metres.

4.0 Subdivision Districts

- 4.1 The land areas of DeCourcy Island and long Island are designated as subdivision districts in accordance with Schedule “A” of the Bylaw.
- 4.2 All land area shown in Schedule “A” and not designated “A”, “B”, “C”, “D”, “E”, “F” and “H” are designated “G”.
- 4.3 In the designated subdivision districts of Section 4.1 and 4.2 no land shall be subdivided except in accordance with the following requirements:

1	2	3	4
Subdivision District Designation	Minimum Lot Size in ha	Minimum Average Lot Size in ha	Maximum Number * of Lots **
A	0.6	1.19	15
B	0.6	1.22	4
C	0.6	1.11	7
D	0.6	1.39	5
E	0.6	1.32	11
F	0.6	10.82	4
G	30.0	-	1
H	2.0	2.43	2

* This figure indicates the maximum number of lots permitted in each subdivision district if the entire district is subdivided.

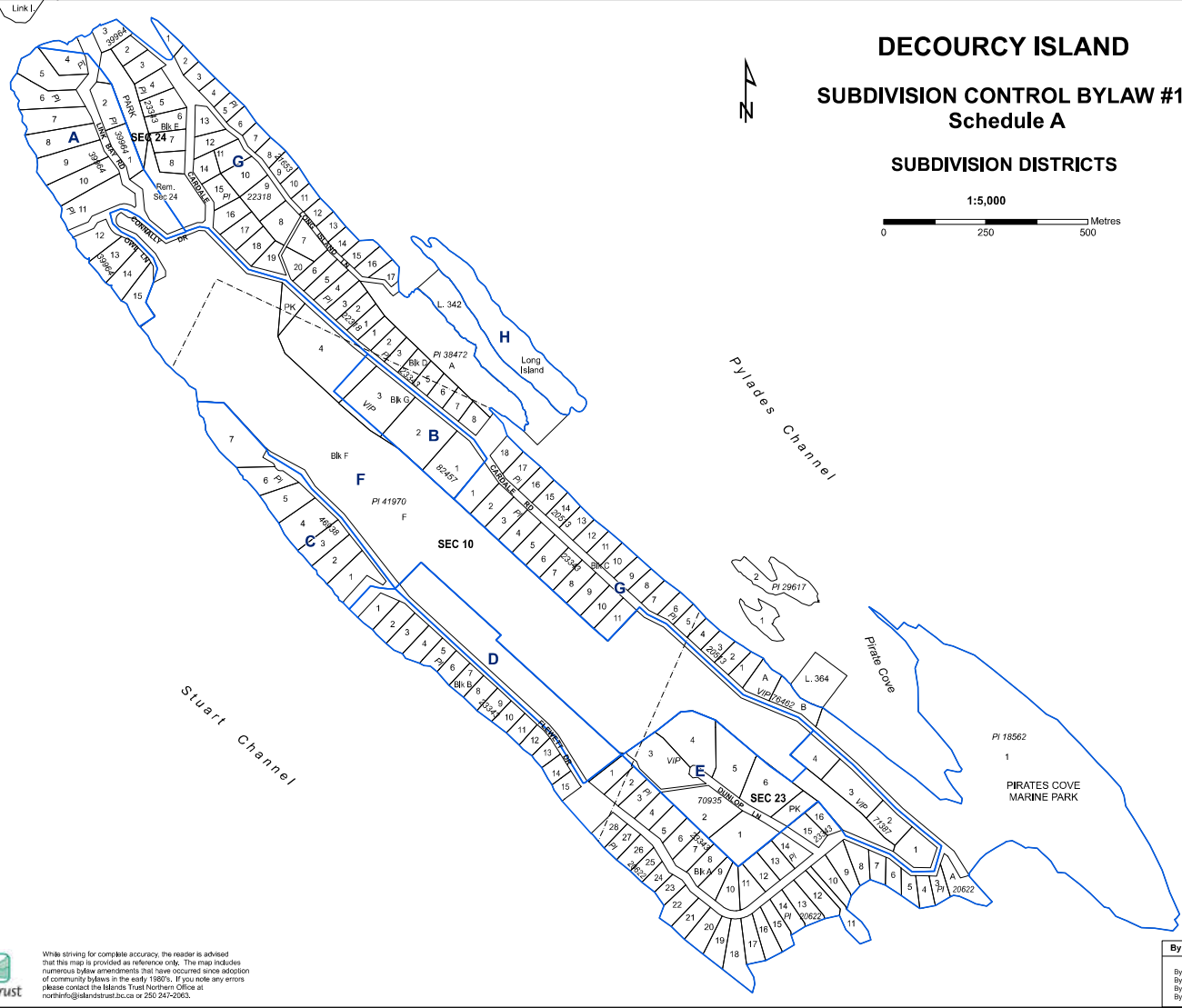
** Should a discrepancy occur between the application of the numbers in columns 3 and 4, the numbers in column 4 shall prevail.

- 4.4 If a part of a subdivision district is subdivided, the undivided remainder shall be subject to a covenant which would limit the maximum number of potential subdivided lots in such remainder to a number not exceeding the difference between the number for the district in Column 4 of the table in Section 4.3 and the number of lots being subdivided in the district.
- 4.5 The minimum standards specified in Section 4.3 above shall not apply where the parcel being created is to be used solely for:
- (i) a community water system;
 - (ii) a common green space lot covenanted against building and owned jointly by lot owners in the associated cluster subdivision;
 - (iii) a public park;
 - (iv) a community radio or television receiving antenna;
 - (v) an automatic telephone exchange;

- (vi) an air or marine navigational aid;
- (vii) electrical substations;
- (viii) any other similar public service or quasi-public service facility or utility.

5.0 General Provisions

- 5.1 The Approving Officer may refuse to approve a proposed subdivision if:
- (a) it is not suited to the configuration of the land being subdivided;
 - (b) it is not suited to the use for which it is intended;
 - (c) it does not conform to the Official Community Plan for DeCourcy Island or any other applicable Bylaw of the Trust Committee;
 - (d) the anticipated development of the subdivision in his opinion would injuriously affect the established amenities of adjoining or adjacent properties or would be against the public interest;
 - (e) he considered that the cost of providing public utilities or other works or services would be excessive;
 - (f) it will make impracticable the future subdivision of land within the proposed subdivision or any adjacent land.
- 5.2 The Approving Officer may refuse to approve the plan if he considers that the land is subject to, or could reasonably be expected to be subject to flooding, erosion, land slippage, or other natural hazard.
- 5.3 Every subdivision shall be designed and constructed so as to minimize disruption of aesthetic areas.
- 5.4 The Approving Officer may, when considering the public interest, give due regard to the following:
- (a) the preservation of significant and unique plant and animal habitat;
 - (b) the preservation of archaeological and historical sites;
 - (c) the preservation and protection of unique and aesthetic land forms and water features;
 - (d) the preservation of tree cover;
 - (e) the avoidance of pollution and siltation of water courses, fresh water bodies, ground water and the sea;
 - (f) the avoidance of disruption of natural surface and subsurface drainage patterns.
- 5.5 In furthering the objectives of the Bylaw the Approving Officer may require the registration of a covenant pursuant to Section 215 of the *Land Title Act*.



While striving for complete accuracy, the reader is advised that this map is provided as reference only. The map includes numerous bylaw amendments that have occurred since adoption of community bylaws in the early 1980s. If you note any errors please contact the Islands Trust Northern Office at northern@islandstrust.bc.ca or 250.247.2063.

Bylaw Amendments
Bylaw 154 June 1988
Bylaw 155 June 1988
Bylaw 157 June 1988
Bylaw 160 June 1988

DATE OF MEETING: February 9, 2017

TO: Gabriola Island Local Trust Committee

FROM: Sonja Zupanec, Island Planner
Local Planning Services

SUBJECT: OCP Amendment Proposed Bylaw No. 294 (Minor amendment to update the location reference for DP-3 (RAR) from Schedules D-1 and D-2 to Schedule D)

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee Bylaw No. 294, cited as “Gabriola Island Official Community Plan (Gabriola), 1997, Amendment No. 2, 2017” be read a second time;
2. That the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 294, cited as “Gabriola Island Official Community Plan (Gabriola), 1997, Amendment No. 2, 2017” is not contrary to or at variance with the Islands Trust Policy Statement;
3. That the Gabriola Island Local Trust Committee Bylaw request staff to schedule a public hearing for Proposed Bylaw No. 294 cited as “Gabriola Island Official Community Plan (Gabriola), 1997, Amendment No. 2, 2017”.

REPORT SUMMARY

The purpose of this report is to recommend second reading of Bylaw No. 294 and scheduling of a public hearing. The purpose of the Bylaw No. 294 (Attachment 1) is to correct the map schedule reference for ‘Development Permit Area 3 (DP-3) Riparian Areas’ in the Gabriola Island Land Use Bylaw.

BACKGROUND

The Gabriola Island Local Trust Committee (LTC) adopted Bylaw No. 278 in October 2016. This ‘housekeeping’ bylaw updated the Official Community Plan (OCP) by consolidating the majority of development permit area locations into a new ‘Schedule D’. Inadvertently the Bylaw omitted the location reference in the introductory text for DP-3 to also be changed to the new Schedule D. Currently this section incorrectly references Schedule D-1 and D-2 which are to be removed under Bylaw 278. This error has been identified during the consolidation of the OCP. The LTC gave first reading to Bylaw 294 on January 24, 2017 by ‘resolution without meeting’ (RWM) and authorized referrals to School District No. 68 and the Agricultural Land Commission as per the requirements of the *Local Government Act*.

ANALYSIS

Islands Trust Policy Statement:

Bylaw No. 278 was deemed consistent with the Islands Trust Policy Statement (ITPS) and as such, Bylaw 294 is also consistent (see Attachment 2). A resolution from the LTC confirming the bylaw is not contrary to the ITPS is required at this time.

Statutory Requirements

As this bylaw is an OCP amendment, the LTC is required by the *Local Government Act* to conduct a public hearing (following first reading but prior to third reading) and refer the proposed bylaw to the local school district and the Agriculture Land Commission, despite both agencies indicating that their interests were unaffected by Bylaw No. 278. Staff does not anticipate any concerns from either agency, however referral responses, if provided will be presented to the LTC prior to the public hearing. Staff can schedule a public hearing for the March 9, 2017 regular business meeting of the LTC.

Rationale for Recommendation

It is necessary to correct the location reference for DP-3 Riparian Areas to OCP Schedule D. Staff supports all three recommendations included on Page 1 of the report in order to address this error in a timely manner.

ALTERNATIVES

The LTC may request further information as an alternative to the staff recommendation.

NEXT STEPS

Staff can schedule a public hearing for March 9, 2017 during the regularly scheduled LTC meeting.

Submitted By:	Sonja Zupanec, MCIP, RPP Island Planner	January 24, 2017
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	January 25, 2017

ATTACHMENTS

1. Proposed Bylaw No. 294
2. ITPS Checklist

PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 294

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Gabriola Island Official Community Plan (Gabriola), 1997, Amendment No. 2, 2017”.

2. Gabriola Island Local Trust Committee Bylaw No. 166, cited as “Gabriola Island Official Community Plan (Gabriola), 1997” Schedule “A” is amended as follows:

2.1 Section 9. – Development Permit Areas, Section 9.1 Development Permits for the Protection of the Natural Environment, DP-3 Riparian Areas, Location, is amended by deleting all references to the words “Schedule D-1 and D-2” and “Schedule D-1” and replacing with the words “Schedule D”.

READ A FIRST TIME THIS 23RD DAY OF JANUARY 2017

PUBLIC HEARING HELD THIS _____ DAY OF _____ 201X

READ A SECOND TIME THIS _____ DAY OF _____ 201X

READ A THIRD TIME THIS _____ DAY OF _____ 201X

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 201X

ADOPTED THIS _____ DAY OF _____ 201X

Chair

Secretary

File No.: 6500-20
Riparian Areas Bylaw 294

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
BL 294	3.1	Ecosystems
✓	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
✓	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
✓	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
n/a	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
✓	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
n/a	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.
n/a	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
BL 294	4.1	Agricultural Land
n/a	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
n/a	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
n/a	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
CONSISTENT	No.	DIRECTIVE POLICY
n/a	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
n/a	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
n/a	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
n/a	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
n/a	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
n/a	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.

CONSISTENT	No.	DIRECTIVE POLICY
BL 294	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
✓	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
n/a	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
n/a	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
n/a	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
✓	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
n/a	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
n/a	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
BL 294	5.1	Aesthetic Qualities
n/a	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.
	5.2	Growth and Development
n/a	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
n/a	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
n/a	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
n/a	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
n/a	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
n/a	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
n/a	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

CONSISTENT	No.	DIRECTIVE POLICY
BL 294	5.5	Recreation
n/a	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
n/a	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
n/a	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
n/a	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
n/a	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
n/a	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
n/a	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
n/a	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
n/a	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>



File No.: GB-RZ-2016.1
(Potlatch Properties)

DATE OF MEETING: February 9, 2017
TO: Gabriola Island Local Trust Committee
FROM: Sonja Zupanec, Island Planner
Northern Team
SUBJECT: Hydrogeological Assessment Report for Application GB-RZ-2016.1

PURPOSE

The applicant has forwarded a copy of the hydrogeological assessment report for Local Trust Committee (LTC) receipt and review (Attachment 1). The author of the report has provided an assessment of the quantity and quality of groundwater resources on the receiver lands and provided four recommendations should the application be approved as presented.

The author, Allan Deakin, intends to be available either in person or by phone during the LTC's February 9, 2017 business meeting to discuss his report findings and answer any questions Trustees may have.

Submitted By:	Sonja Zupanec, MCIP, RPP Island Planner	February 1, 2017
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	February 1, 2017

ATTACHMENTS

1. Hydrogeologic Assessment of Spruce to Church Mallett Creed Density Property (Prepared by: Allan Dakin, Elanco Enterprises Ltd., January 25, 2017)

ELANCO ENTERPRISES LTD.

4965 Cordova Bay Road, Victoria, B.C., V8Y 2K1
Phone/fax 250 744-1357. E-mail: adakin.elanco@gmail.com

Our File: 223

January 25, 2017

Robert Rooks
Gabriola Island, B.C.
V0R 1X3

By: e-mail

Dear Dr Rooks:

Re: Hydrogeological Assessment of Spruce to Church Mallett Creek Property Transfer Property, Gabriola Island, B.C.

As requested, I have conducted a hydrogeological assessment of the area on, and around, Spruce to Church Mallett Creek Transfer Property. This report provides a summary of the work carried out and sets out my findings on the potential impacts from the construction of individual wells to supply water on a proposed 25 lot subdivision; with an emphasis on impacts on existing water supplies.

Background:

During the application process for the proposed Spruce to Church Mallett Creek density transfer, questions and concerns have been raised with respect to impacts on groundwater and wells in the receiver parcel area. To answer these questions and concerns, the applicant has agreed to undertake this hydrogeological study and a terms of reference was developed in consultation with the Ministry of Forests, Lands and Natural Resource Operations personnel. A copy of this document is attached in Appendix A.

Location and Site Plan

The western end of the project area is located near the BC Ferry Terminal and extends about 2.5 Km to the east (see location on Figs. 1 and 2). As indicated on Fig. 3 the southern boundary of the Property borders the northern ends of Burnside Drive, Lockinvar Lane and Church Street and the northern boundary border the south end of Spruce Avenue.

It is understood that the current proposal is to develop 25 lots and a park area on this property (the Property) as indicated on Fig. 3. Twenty four of the lots will be developed on the 0.4Km wide and 2Km long main part of the Property and one lot will be located along the shoreline. The proposed residential lots in the main area are divided into two groups, with 8 in the eastern group and 16 in the western group. The proposed areas of the eastern area lots range from 1.3 to 3.1 ha and the western lots range from 1.5 to 1.8 ha. The waterfront lot (Lot 25) is 1.3 ha. .

Work Carried out

This assessment involved reviewing information on regional water wells, surface drainage, soils and geology, and visiting the site on December 30th, 2016.

Topography and Drainage

Elevations of the Property range from 106 meters above mean sea level (m-asl) at the top of an escarpment along the western side of the proposed eastern lots to sea level along Lot 25 in the

west (see Fig. 4). The steepest slopes are east of the escarpment, where the elevations range from about 100 m-asl to 55 m-asl in the Castell Creek drainage area, at the eastern end of the Property (see map on Fig. 4, profile on Fig. 9 and Photo 1)..

The south side of the Property follows a ridge that extends westward at a relatively uniform slope of about 4.5% to the shoreline bluffs at elevation 10m-asl. From this westerly ridge the topography slopes northwestwards towards Mallett Creek, which generally follows the northern boundary of the Property. This slope is mostly covered with mature trees with very few immature trees in the under growth, as a result of former farming activities (see Photos 2 and 3)

Mallett Creek discharges into Cox Bay, and according to Doe (2016), the creek was dammed in the 1980's. The reservoir behind this dam is locally known as Peacocks Lake (see Photo 4) and a water licence enables water from the reservoir to be used by the Gabriola Fire Department and the current property owners for irrigation and domestic purposes. Details of the water licences for streams in the area are presented on Table I. The permitted withdrawals are 15,542 and 22,203 m³/year, respectively. According to Doe 2016, leakage through the dam maintains a modest flow of water in the downstream portion of the creek all summer. As set out in Table D-10 in the SRK Consulting Thurber Engineering's 2013 report, the November to May discharge volume from this creek is 379 acre-feet (467,686 m³). The catchment area is 0.7 Km² and hence the annual catchment yield is 668 mm/year. The upper reaches of Mallett Creek is ephemeral and does not have a well defined drainage channel (see Photo 5).

River Place Creek, a small tributary to Mallett Creek, drains from a small spring fed catchment in the Cox Community Park and the enters the creek a short distance east of the Peacock reservoir (see location on Fig. 5).

Columbia Creek, an ephemeral rivulet runs parallel to Mallett Creek and discharges into Cox Bay (see location on Fig. 5). Being ephemeral and without a well established surface catchment area, this is almost certainly spring fed.

Castell Brook flows along the base of the escarpment near the eastern Property boundary (see Fig. 5). An abandoned domestic water licence for a point of diversion located near the northeast corner of the property (Site #1 on Fig. 5) was for 0.46 m³/day. Two active water licences on this stream are located south and upstream of the Property (see sites #2 and #3 on Fig. 5). As set out on Table I these are for storage, irrigation and domestic purposes. The October to June runoff from this creek is 1.683 ac-ft (2,076,822 m³). The catchment area is 3.3 Km² and hence the annual catchment yield is about 629 mm/year.

Fiddlehead Spring is located near the intersection of North and Taylor Bay Roads (see Fig. 5). A 9.1 m³/d commercial withdrawal licence has been issued (see Table I).

Goodhue Creek drains the valley located south of the Property and flows southwards into Hoggan Lake.

Soils.

According to the regional surface soils map, the principal soil type found on the Property, and in the surrounding area. Is a well drained Saturna soil (ST) as indicated on Fig. 4. This unit is a

sandy loam formed from both colluvial processes and glacial drift. It is typically less than a metre thick and overlies conglomerate bedrock.

In areas following Mallett Creek Brigatine and Tolmie soils are present (unit BE-TL on Fig. 4). These comprise sandy loams and loamy sands which are between 0.3 and 1m thick and overly clay loam. Both units are imperfectly drained.

Well drained shaley loam (Galiano soils) are present along the base of the escarpment (Unit GA on Fig. 4) and north of this is a strip of Parksville Tolmie sandy loam which follows Castell Brook. This unit (PA-TL on Fig. 4) is sandy loam to loamy sand, which is poorly drained.

Surficial Geology

Surficial deposits on Gabriola Island are predominantly glaciomarine sediments. Shallow pockets of sandy sediments have been found in a few of the higher elevation areas on the Property. Logs of water wells in the neighbouring area typically indicate depths to bedrock in the 1.5 to 2m range (see the five tables presented in Appendix B).

Bedrock Geology

The bedrock geology of Gabriola consists of sedimentary formations of the Upper Cretaceous Nanaimo Group. These formations are characterized as successions of sandstone-conglomerate units inter-bedded with mudstone and fine-grained sandstone. Four units of the Nanaimo Group are present on Gabriola Island, and these are the Gabriola, Spray, Geoffrey and Northumberland formations. The Gabriola and Geoffrey Formations are mainly comprised of sandstone, while mudstone predominantly comprises the Spray and Northumberland Formations. As indicated on the plans presented on Figs 1 and 6 and a section on Fig 6, these units are layered in a relatively uniform synclinal structure over most of the island, with Northumberland formation being the deepest (oldest) and Gabriola the most common unit at the higher elevations, as is the case on the Property. As indicated on the two geology maps there is a stratigraphic discontinuity that extends from Lock Bay to Cox Bay. Some geologists have postulated that this is a fault, while others have suggested an anticlinal structure. As this structure may pass through the northwestern corner of the Property it may have a positive influence on well yields. However, as there is no evidence of any wells encountering this structure at other locations on the west side of Gabriola Island its presence, or absence, does not appear to be a significant issue in this hydrogeologic assessment.

Vertical joints in the Gabriola sandstone commonly form along its surface, due to weathering (see Photos 6 and 7). Vertical joints are important for allowing groundwater to infiltrate downward across and/or through these sandstone beds.

The three hydrogeological sections (A-A', B-B' and C-C') indicated on Fig 7 and presented on Figs 8 and 9, are based on lithologic descriptions included on representative well logs in the area around the Property. These typically show that most wells penetrated a sandstone-like bedrock. However, as would be expected, the exception is shale being encountered in the eastern part of the Property (see Figs. 8 and 9B). This shale is interpreted as being Spray formation, as indicated on Fig. 6.

Water Wells

There is only one well located on the Property and it is located on proposed Lot No. 3 near the crest of escarpment. This 94.5m deep well has a reported yield of 5.4 m³/day and has been assigned Well Tag Number (WTN) 73291 by the BC Ministry of Environment. The well is located near the south boundary of the Property at the end of Tin Can Alley (see location on Fig. 7).

A review and compilation of well information on the Ministry of Environment's WELLS database was conducted and the results are presented in Appendix B. There is information on 165 wells on these tables and locations for these wells are indicated on Figs. 7 and 10 through to 14. Information on wells up to 1Km from the Property (see extent on Fig. 2) were also reviewed but not considered relevant to this assessment.

The information on the nearby wells has been grouped into five geographic areas. These are designated Areas A to E on Fig. 7 and details are presented on Figs 10 to 14. The information compiled is summarized on Tables B1 to B10 in Appendix B and includes well depth, depths to water table and bedrock and reported yields. Also included are estimated collar elevations and elevations of water tables, bedrock and the bottom of each well.

A review of the compiled information and statistics led to the following observations:

- Of the 165 well records reviewed only one indicated a "dry hole".
- The estimated well yields ranged from 0.4 m³/d to 271 m³/d and the median in four of the areas was about 23 m³/d and in Area D it was 43 m³/d. These yields compare with a typical 1.2 m³/d (1,200 L/day) summer consumption in serviced areas of the Regional District of Nanaimo (see Table II).
- The locations of nine wells with yields in excess of 100 m³/d are indicated on Fig. 7 and seem to be at random with no evidence of following a linear pattern as is the case in other bedrock aquifers, where liner fracture zones are present.
- The median well depths in the five areas ranged from 43 to 65m, and the deepest well was located in Area B near the top of the escarpment.
- Median depths to static water level ranged from 6.1m in Area C to 18.3m in Area B.
- All wells encountered sandstone bedrock, and some of the eastern wells encountered shale at the bottom of the holes.

Groundwater Flow Systems

Fractures and bedding planes in the sandstone and shale bedrock below the Property comprise the principal aquifer in the area as surficial sediments are not thick enough to enable wells to be located. As can be seen on the profiles presented on Figs 8 and 9, the static water levels in the area follow a relatively uniform trend. This suggests that although the yields and depths vary considerably from well to well, there is a network of fractures that enable water to flow through the rock in a consistent manner. Information on the water elevations in individual wells was used to calibrate a set of computer generated water table contours on Gabriola Island and the results for the study area are presented on Figs. 2 and 5 (SRK Consultants and Thurber

Engineering Ltd, 2013). These data were found to be consistent with the data presented in Appendix B and the water table profiles on Figs 8 and 9.

The results confirm that the water table slopes and hence groundwater flow patterns are similar to the topography. The exception is an area south of North Road where there appears to be a component of groundwater leaving the Goodhue Creek basin and flowing towards the Fiddlehead spring and towards Descanso Bay.

Several studies have attempted to characterize the hydraulic properties of the fractured bedrock in Gulf Islands, using pumping tests. A summary of available data on tests is presented in Table B-2 in SRK Consulting and Thurber Engineering Ltd, 2013. The geometric mean transmissivity value, based on pump tests conducted on 12 wells in Gabriola formation aquifers, was $2 \times 10^{-5} \text{ m}^2/\text{s}$ and storativity was 0.03. Many of these pumping tests were conducted in an area located about 2Km southeast of the Property (Piteau Associates Engineering Ltd, 1993 and 1994).

Water levels have been monitored in OBS Well 194 from 1973 until 2006 and a graph of these water levels is presented on Fig. 15. Up until June 2002 the levels were recorded monthly and following that it was measured hourly (see details on Fig 16). The hourly data enables recording of inter well pumping effects. There is a well located nearby, which when the pump is activated for a brief period, causes a drawdown of about 1m in the monitoring well. This type of impact is normal for all operating wells. However, it is understood that the nearest well to the OBS 194 is a high capacity school well which will be pumping at a higher rate and for longer periods than a typical domestic well. In an aquifer, with a transmissivity of $2 \times 10^{-5} \text{ m}^2/\text{s}$, the calculated inter-well interference drawdown in a well located 30m away from the pumped well only would be a few centimetres.

Also presented on this figure is a graph of cumulated deviations from monthly mean precipitation (cusum), recorded at the Nanaimo Airport climate station over the period 1944 to 2014. The downward and upward trends on this graph correlate with water level trends on the top graph, and clearly confirms the influence of long term monthly (not daily) precipitation trends.

The bottom graph on Fig 15 represents the number of new wells being drilled in the area, and assumed to have been put into production. The water levels in 2005 are similar to those in 1973, which suggests that commissioning of about 70 new wells in the area did not have a measurable impact on the local area water levels. As is discussed later, this is consistent with the groundwater recharge to the local aquifer being much greater than the estimated abstraction volume from these 70 wells.

Potential Impact From Commissioning 24 New Wells on the Property

As indicated earlier, Lot 3 already has an operating well and hence only 24 additional wells will be required to service the proposed subdivision.

Information on water usage from seven serviced communities in the Regional District of Nanaimo is presented on Table II. This provides both winter and summer water usage, along with the ratio between these two values. While it is recognized that data from a small property

connected to a community water system may not be appropriate for Gabriola Island, it does provide a useful point of reference. On page 23 of the Water Balance report (SRK Consulting and Thurber Engineering Ltd, 2013) a Gabriola based water use survey suggested 15 m³/month for winter and 19.3 m³/mo for summer. Also in this report is a quoted Saltspring Island survey result that suggested that when water conservation measures are in place, the annual household consumption is reduced to 116 m³/year. This information was considered when selecting the water abstraction values for the three scenarios (Cases 1 to 3) presented on Table III. These represent the three scenarios set out in the TOR, which are:

- 1) Well water extraction for a residential use; no supplemental supply;
- 2) Well water extraction for a residential use with supplemental supply of rainwater capture and storage be used for all outdoor irrigation;
- 3) Well water extraction for a residential use with supplemental supply of rainwater capture and storage be used for all outdoor irrigation and non-potable household uses;

As each lot will be discharging wastewater into a sewage effluent dispersal field, an allowance for some of this water reaching the aquifer has been made in the water balance calculation presented on Table III.

The three potential groundwater recharge areas that would sustain these wells are indicated on Fig. 5. Area 1 sustains the 16 wells in the middle area, Area 2 the 7 additional wells located along the escarpment and Area 3 a well on Lot 25. Using an average annual precipitation of 925 mm and a range of infiltration rates, the annual groundwater recharge volume was calculated for each area. These volumes were then compared the well field abstraction rates for the three different scenarios. As set out on Table III, the percentage of well abstraction versus the available volume of water ranges from 1% for Case 3 in Area 1 to 8.8% for Case 1 in Area 3.

As the abstraction rates from existing wells in both Areas 1 and 2 are also relatively small relative to the recharge, it is concluded that new wells in these areas will not have a long term impact on the neighbouring wells.

As Areas 1 and 2 also help sustain flows in Mallett and Castell Brook respectively, it is necessary to consider the impact that this abstraction would have on stream flows. There is no accurate data on low flow in Mallett Creek. Anecdotal information suggests the leakage through the dam is about 3 gallons a minute. If this is correct, the annual low flow volume at this location would be 7.200 m³. The estimate abstraction from the wells is 2,528 for Scenario 1, or about 35% of the creek flow. However, changes to the reservoir level behind the dam and altered evapotranspiration rates along its perimeter would have a dampening influence on groundwater discharges to the stream. The net result could be as little as a 10% flow reduction. This would not have an impact on licenced water users for this stream.

As the abstraction volume from Area 2 is small when compared with the flow and overall catchment area of Castell Brook, the impact on low flows is likely to be even less than in Mallett Creek. It is noted that the two licences on this stream are both upstream of the point of potential impact from the new wells.

Area 3 (Lot 25) is a relatively large lot, and unlike many of the existing waterfront lots, its shape makes it relatively easy to develop and operate a well on the lot. There is a relatively strong groundwater flow from the east onto the Lot and this means the water table is likely a few metres above sea level. In order to develop a well with adequate yield it will be necessary to drill below sea level. It is judged, that unless a very permeable fracture is encountered, a well pumping no more than 3m³/d and set 40m back from the shoreline will not likely induce saltwater intrusion.

Water Quality

Groundwaters on Gabriola Island are chemically similar to those on other Gulf Islands which are underlain by the Nanaimo Group sedimentary rock. Allen and Suchy (2001) and Dakin et al (1983) show that Nanaimo Group groundwaters typically evolve from being relatively rich in calcium and magnesium near surface, and evolve into a sodium chloride type water at depth.

Earle and Krogh (2004) have indicated that the main dissolved constituents in Gabriola groundwater are sodium and bicarbonate, with lesser amounts of chloride, calcium, and sulphate. Bicarbonate concentrations fall generally within the range from 50 to 250 mg/L CaCO₃ with an average of 140 mg/L. Sodium concentrations range from 30 to 200 mg/L, with an average of 110 mg/L. The average levels of chloride, calcium, and sulphate are 31, 19, and 17 mg/L respectively. Most of the other constituents have average concentrations of just a few mg/L or less. The more important ones include silicon: 6.5 mg/L, magnesium: 1.5 mg/L, fluoride: 0.65 mg/L, potassium: 0.64 mg/L, boron: 0.43 mg/L, and iron: 0.27 mg/L.

Earle and Krogh (2004) have indicated that their research on Gabriola groundwater show that deeper wells have consistently higher pH levels than the shallower wells, which is consistent with the process of exchange of sodium for calcium and magnesium. They also found that of the 78 wells they sampled, approximately 8% had fluoride concentrations that exceed the Maximum Acceptable Concentration (MAC) of 1.5 mg/L as set out in the Canadian Drinking Water Guideline.

Water quality analyses for OBS Well 164, the Clinic and a private well located near the village are presented on Table IV. This shows that for most parameters analyzed, the concentrations much less than the Canadian Drinking Water quality acceptable limits (MAC and IMAC), and the same for the aesthetic objectives (AO). The exceptions were pH, fluoride and iron.

The fluoride concentration in the medical clinic water was 8.95 mg/L in one sample, which was well above the MAC value of 1.5 mg/L. The iron concentrations in the clinic well were slightly above the 0.03 mg/L Aesthetic Objective (AO) for Drinking water quality. As a result of these issues a water treatment system has been installed.

Apart from an occasional exceedance of iron in OBS Well 194, the water in this well met both MAC and AO guidelines.

The local area information presented on Table IV shows that as with well yields, there is a high degree of water quality variability between wells in the local bedrock aquifer. The 30 year span of water quality data for OBS Well 194 shows consistent trends and no evidence of anthropogenic contamination.

This local information plus regional studies suggest that the water quality from the proposed subdivision wells should meet the drinking water standards, and if not, it should be relatively easy to install a treatment system.

Best Practices for Water Conservation and Management

It is recommended that best practices for management of rainfall on the Property be followed, especially when handling runoff from hard surfaces. It is understood the developer intends to have all service cables buried in trenches. If this is the case, where ever possible runoff from the roads should be directed into sand lined ditches with intermittent check dams designed to temporally store water and thus enable time seepage flow into the sand backfill around nearby service trenches.

Residents should be encouraged to install porous pavement in parking spaces and to divert roof runoff that is not otherwise used, into soak-a-way pits.

In order to try to achieve the low water use scenario assumed for Cases 2 and 3 on Table III, residents should be encouraged to follow as many of the suggestions set out in the RDN's website for conservation and use. This information can be found at the following two web sites:

Indoor water conservation measures: RDN website: <http://www.rdn.bc.ca/cms.asp?wpID=877>

Outdoor water conservation measures: RDN website: <http://www.rdn.bc.ca/cms.asp?wpID=878>

Summary and Conclusions

1. A 30 year record of groundwater level trends and water quality shows that that development of wells in and around the village area has not had a significant impact on either of these two parameters.
2. The fractured bedrock aquifer that extends beneath all of the proposed 25 lots is relatively productive and can easily provide sufficient water, with or without, imposed conservation measures.
3. Theoretical calculations and water level monitoring data in OBS Well 194 indicate that the inter-well impact from wells set 30m apart will be only a few centimetres. .
4. The estimated pumpage from the proposed subdivision will not have a measurable impact on local streams and water licences.
5. The water pumped from wells constructed on each lot will likely meet the Canadian Drinking Water Quality standards for all parameters, with the possible exception of fluoride and iron.

Recommendations:

- New water wells should be set at least 30m from neighbouring wells, both on and surrounding the Property.
- Wells located on Lot 25 should be set at least 40m from the shoreline, and restricted to pumping less than 3m³/day.
- The subdivision design and layout should incorporate measures to promote temporal detention of rainfall runoff from hard surfaces and/or ground infiltration.

- While not justified for the Project, the Ministry of Forests, Lands and Natural Resource Operations should be encouraged to re-instate a monitoring well in the local aquifer for long term management of the valuable local aquifer.

Limitations.

This investigation has been conducted using a standard of care consistent with that expected of scientific and engineering professionals undertaking similar work under similar conditions in B.C. No warranty is expressed or implied.

I trust that this is sufficient for you present purposes.

Yours truly,

Elanco Enterprises Ltd.



R. Allan Dakin, FEC, P. Eng.
Senior Groundwater Engineer



Att.

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Photographs



Photo. 1 Escarpment at east end of the Property, with upper Castrell Brook drainage area below.



Photo. 2 Typical forested lands with little under cover, as a result of farming.



Photo.3 Former farm area where yaks were raised.



Photo. 4 "Peakcocks Lake", behind a water supply dam on Mallett Creek.



Photo. 5 Upper portion of Mallett Creek Channel.



Photo. 6 Exposed Gabriola Formation bedrock, near escarpment



Photo. 7 Exposed Gabriola Formation bedrock along Lot 25 shoreline.

Tables

Table I
Surface Water Licences Issued for streams in the Study Area

Licence Number	Map ID	Priority Date	Licence Date	Licence Status	Stream Name	Purpose	Quantity	Units
C101155	1	19901207	Abandoned	20161027	Castell Brook	Domestic	0.455	m ³ /d
C130548	2	19800222	Current	20130625	Castell Brook	Stream storage - no power	1,230.00	m ³ /yr
C130548	2	19800222	Current	20130625	Castell Brook	IRRIGATION: PRIVATE	1,230.00	m ³ /yr
C130549	3	19690228	Current	20130625	Castell Brook	Domestic	2.27	m ³ /d
C130549	3	19690228	Current	20130625	Castell Brook	Stream storage - no power	617.00	m ³ /yr
C118247	4	19850515	Current	20030331	Fiddlehead Spring	Commercial enterprise	9.09	m ³ /d
C070321	5	19871130	Current	19910131	Goodhue Creek	Irrigation - private	4,317.18	m ³ /yr
C070321	5	19871130	Current	19910131	Goodhue Creek	Stream storage - no power	4,317.18	m ³ /yr
C111693	6	19800305	Current	19961118	Goodhue Creek	Greenhouse and nursery	863.44	m ³ /yr
C072274		19890612	Current	20040421	Ingeberg Swamp	STREAM STORAGE: NON-PO	6,167.40	m ³ /yr
C072274		19890612	Current	20040421	Ingeberg Swamp	IRRIGATION: PRIVATE	6,167.40	m ³ /yr
C065736		19850515	Current	20030328	Lucas Spring	COMM. ENTERPRISE: ENTER	2.05	m ³ /d
C111672	7	19840509	Abandoned	19990723	Mallett Creek	Irrigation - private	22,202.64	m ³ /yr
C111672	7	19840509	Abandoned	19990723	Mallett Creek	Stream storage - no power	22,202.64	m ³ /yr
C126213	7	20110209	Current	20110615	Mallett Creek	Stream storage - no power	40,705.00	m ³ /yr
C126213	7	20110209	Current	20110615	Mallett Creek	Irrigation - private	22,203.00	m ³ /yr
C126213	7	20110209	Current	20110615	Mallett Creek	Miscellaneous	15,542.00	m ³ /yr

Notes:

1) See site locations on Fig. 5 (listed by Map ID number).

Table II
Water Usage in RDN Serviced Areas

Water Supply System	Summer L/day	Winter L/day	Annual L/day	Summer m ³ /mon	Winter m ³ /mon	Annual		Summer to Winter Ratio
						m ³ /mon	m ³	
Nanoose Bay Peninsula	1210	458	711	36.3	13.7	21.3	256.0	2.6
SanPerell	1016	492	669	30.5	14.8	20.1	240.8	2.1
French Creek	1042	500	683	31.3	15.0	20.5	245.9	2.1
Englishman River	1858	592	1019	55.7	17.8	30.6	366.8	3.1
Surfside	1400	444	766	42.0	13.3	23.0	275.8	3.2
Malrose Terrace	630	454	513	18.9	13.6	15.4	184.7	1.4
Decourcey	1068	362	610	32.0	10.9	18.3	219.6	3.0
Minimum	630	362	513	18.9	10.9	15.4	184.7	1.7
Average	1,175	472	710	35.2	14.2	21.3	255.7	2.5
Median	1,068	458	683	32.0	13.7	20.5	245.9	2.3
Maximum	1,858	592	1,019	55.7	17.8	30.6	366.8	3.1

Notes

- 1) Information based on data for 2008 to 2012 (see Table 3.4 in AquaVic Water Solutions Inc 2013 report) prepared for the Regional District of Nanaimo.

Table III
Water Usage and Water Balance Estimates for Proposed Development

Estimated household water usage					
Water Use Option	Note No.	Case 1	Case 2	Case 3	Units
Typical winter usage	1	18	12	10	m ³ /month
Typical summer usage	1	32	19.3	11	m ³ /month
Annual water usage	2	258	166	123	m ³
Sewage discharge	3	200	150	120	m ³
Net recharge (50% of discharge)	4	100	75	60	m ³
Net abstraction		158	91	63	m ³
Precipitation					
Precipitation	5	925	925	925	mm
Net water abstraction in each area					
Area 1 Lot No. 9 to 24		16	16	16	
Net abstraction		2,528	1,454	1,008	m ³
Recharge area	6	700,000	700,000	700,000	m ²
Recharge	7	15%	15%	15%	
Recharge flux		0.139	0.139	0.139	m/yr/m2
Recharge volume		97,125	97,125	97,125	m ³
Abstraction/recharge		2.6%	1.5%	1.0%	
Area 2 Lot No. 1 to 2 & 4 to 8		7	7	7	
Net abstraction		1,106	636	441	m ³
Recharge area	6	160,000	160,000	160,000	m ²
Recharge	7	20%	20%	20%	
Recharge flux		0.185	0.185	0.185	m/yr/m2
Recharge volume		29,600	29,600	29,600	m ³
Abstraction/recharge		3.7%	2.1%	1.5%	
Area 3 Lot 25		1	1	1	
Net abstraction		158	91	63	m ³
Recharge area	6	13,000	13,000	13,000	m ²
Recharge	7	15%	15%	15%	
Recharge flux		0.139	0.139	0.139	m/yr/m2
Recharge volume		1,804	1,804	1,804	m ³
Abstraction/recharge		8.8%	5.0%	3.5%	

Notes:

- 1) Cases 1 to 3 are the three scenarios described in the terms of reference (TOR)
The Case 1 and 2 water use values assigned are selected values from Table II and considering the 15.0 and 19.3 m³/mo values provided for winter and summer on page 23 in SRK Consulting 2013 water budget report.
- 2) Case 3 values are consistent with a Saltspring Island survey indicating that water usage was reduced to 116 m³/year when water conservation measures were practiced (see page 23 in SRK Consulting, 2013 report)
- 3) Values based on parameters provided in the BC Ministry of Health Sewerage Practice Manual
- 4) Many studies show that as little as 50% of the annual sewage effluent reaches the groundwater table.
- 5) The average annual total precipitation for the Gabriola Island station.
- 6) See extent of the recharge areas on Fig. 5
- 7) The percentage of recharge on the Gulf Islands that reaches the water table ranges from 10 to 25%. These values were used in the Water Balance report for regional wide calculations and for this . current assessment a range of values were used depending on the soil type and topographic slope.

Table IV
Groundwater Quality

Sampling well			OBS Well 194						Private	Health Clinic		
Parameter	units	Symbol	Nov 23 1976	May 11 1981	Aug 27 1990	Oct 12 1994	Oct 11 2000	Sep 27 2003		Nov-11	Feb-12	
Total Alkalinity (as CaCO ₃)												
pH 4.5	mg/L	Alk - 4.5	146.2	162		136	131	110	275	170	165	
pH 8.3	mg/L	Alk - 8.3		< 0.5		< 0.5	< 0.5	< 1				
pH	pH (pH)	units	pH		7.5		7.9	8.01	7.9	7.32	9.29	9.09
Hardness (as CaCO ₃)												
Dissolved		Hard - D					7.1					
Total		Hard-T	11.5	16.8			6.6	6.6	91.7	5.0	5.3	
Electrical conductivity	μS/cm	EC	352	382		363	334	299		836	870	
Total dissolved solids	mg/L		195						876	485	505	
Residue Filterable	mg/L	TSS		234		252	210	196				
Bromide	mg/L	Br - D					0.09	< 0.1				
Chloride	mg/L	Cl	9.9	12.5		41.6	25	12.6	113.7	148	163	
Fluoride	mg/L	F		0.27		0.42	0.35	0.12	0.22			
Sulphate	mg/L	SO ₄	12.7	14.3		12.5	9.4	10.8	0	4.42	4.98	
Nitrogen												
Total	mg/L	N_tot					0.15	0.07				
Ammonia	mg/L	NH ₃				< 0.005	0.022	0.005		67.9	61.5	
Nitrate and nitrite	mg/L	NO ₂ +NO ₃		0.2		< 0.02	< 0.026	0.003				
Nitrate	mg/L	NO ₃				< 0.005	0.021	0.002		0.099	0.113	
Nitrite	mg/L	NO ₂					< 0.005			8.13	3.13	
Total Kjeldal nitrogen	mg/L	TKN	0.15	0.16		0.08				0.102	0.075	
Phosphorous												
Total	mg/L	P-T	0.025	0.014		0.037	< 0.1	0.141				
Orthophosphate	mg/L	P					< 0.05					
Dissolved	mg/L	PT - D				0.036	0.08	0.136				
Total Sulphur	mg/L	S - T					3.08	4.5				
Silica	mg/L	SiO ₂		17.1		15.9	3.59					
Total Metals												
Aluminum	mg/L	Sb			0.33	< 0.06	< 0.06	0.0306	0.0110			
Antimony	mg/L	Sb				< 0.02	< 0.06	0.000038	0.0001			
Arsenic	mg/L	As				< 0.04	0.0009	0.0004	0.0013			
Barium	mg/L	Ba			0.01	< 0.001	< 0.001	0.00077				
Beryllium	mg/L	Be				< 0.001	< 0.001	< 0.00002				
Bismuth	mg/L	Bi				< 0.02		< 0.00002				
Boron	mg/L	B				0.34	0.27	0.15	0.4321			
Cadmium	mg/L	Cd			< 0.01	0.002	< 0.006	< 0.00001	nd			
Calcium	mg/L	Ca	4.3	6.2	3.32	3.43	2.3	2.33	29.7			
Chromium	mg/L	Cr			< 0.01	< 0.002	0.01	0.0038	0.0046			
Cobalt	mg/L	Co			< 0.1	0.004	0.023	0.000079	0.0003			
Copper	mg/L	Cu			0.09	0.005	0.008	0.00181	0.0127			
Iron	mg/L	Fe	2.5		3.65	0.05	0.161	0.102				
Lead	mg/L	Pb			< 0.1	< .03	< 0.06		0.0006			
Lithium	mg/L	Li						0.0101	0.0263			
Magnesium	mg/L	Mg	0.1	0.31	0.28	0.27	0.2	0.19	1.9698			
Manganese	mg/L	Mn	< 0.2		0.11	0.008	0.01	0.0125	0.0348			
Mercury	mg/L	Hg						< 0.00005				
Molybdenum	mg/L	Mo			< 0.01	< 0.004	< 0.01	0.00031				
Nickel	mg/L	Ni			< 0.05	< 0.01	< 0.02	0.00071	0.0017			
Phosphorus	mg/L	P					0.085	0.3	nd			
Potassium	mg/L	K	0.2	0.2			0.2	< 1	1.72			
Selenium	mg/L	Se				< 0.03	< 0.06	< 0.0002	0.014			
Silicon	mg/L	Si				7.4	7.89		5.31			
Silver	mg/L	Ag				< 0.03	< 0.01	< 0.00002				
Sodium	mg/L	Na	76.5	82			69	63.9	137.1			

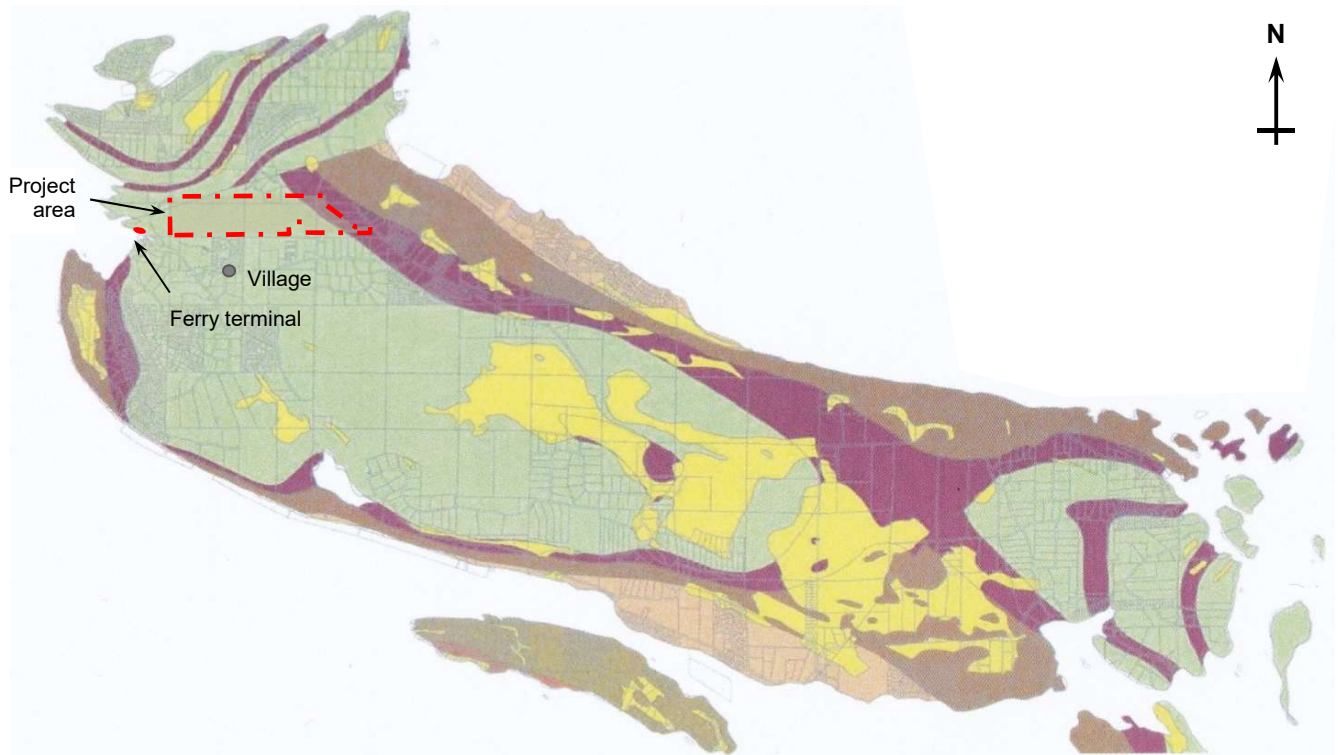
Table IV
Groundwater Quality

Sampling well				OBS Well 194					Private	Health Clinic	
Parameter	units	Symbol	Nov 23 1976	May 11 1981	Aug 27 1990	Oct 12 1994	Oct 11 2000	Sep 27 2003		Nov-11	Feb-12
Strontium	mg/L	Sr				0.038	0.026	0.0241			
Tellurium	mg/L	Te				< 0.02		< 0.05			
Thallium	mg/L	Tl				< 0.03		< 0.000002	0.00005		
Thorium	mg/L	Th									
Tin	mg/L	Sn				< 0.02	< 0.06	0.00004	nd		
Titanium	mg/L	Ti				< 0.003	0.004	< 0.003	0.0029		
Tungsten	mg/L	W									
Uranium	mg/L	U						0.000025	0.0006		
Vanadium	mg/L	V			0.02	< 0.003	< 0.01	0.00151	0.0031		
Zinc	mg/L	Zn			0.14	< 0.01	0.008	0.0011	0.0167		
Zirconium	mg/L	Zr				< 0.003		< 0.005	nd		
Dissolved Metals											
Aluminum	mg/L	Al			0.32	< 0.02	0.05			0.615	0.556
Antimony	mg/L	Sb				< 0.015	< 0.05				
Arsenic	mg/L	As				< 0.04	0.0006				
Barium	mg/L	Ba			< 0.01	< 0.001	< 0.001				
Beryllium	mg/L	Be				< 0.001	< 0.001				
Bismuth	mg/L	Bi				0.02					
Boron	mg/L	B-			0.49	0.319	0.28				
Cadmium	mg/L	Cd			< 0.01	< 0.002	< 0.005				
Calcium	mg/L	Ca			3.12	3.13	2.4			1.69	1.73
Chromium	mg/L	Cr			< 0.01	< 0.002	< 0.005				
Cobalt	mg/L	Co			< 0.1	0.003	< 0.005				
Copper	mg/L	Cu			0.09	0.001	< 0.005				
Iron	mg/L	Fe			3.61	0.012	0.005			0.401	0.553
Lead	mg/L	Pb			< 0.1	< 0.02	< 0.05				
Magnesium	mg/L	Mg			0.28	0.27	0.2			0.189	0.233
Manganese	mg/L	Mn			0.11	0.007	0.001			0.009	0.015
Molybdenum	mg/L	Mo			< 0.01	< 0.004	< 0.01				
Nickel	mg/L	Ni			< 0.05	< 0.008	< 0.02				
Potassium	mg/L	K					0.1				
Selenium	mg/L	Se				< 0.03	< 0.05				
Silicon	mg/L	Si				7.05	8.6				
Silver	mg/L	Ag					< 0.01				
Sodium	mg/L	Na					64.5			226	222
Strontium	mg/L	Sr				0.035	0.027				
Tellurium	mg/L	Te				< 0.02					
Thallium	mg/L	Tl				< 0.02					
Thorium	mg/L	Th									
Tin	mg/L	Sn				< 0.02	< 0.05				
Titanium	mg/L	Ti				< 0.003	< 0.002				
Tungsten	mg/L	W									
Uranium	mg/L	U									
Zinc	mg/L	Zn			0.13	< 0.002	0.003				
Vanadium	mg/L	V			< 0.01	< 0.003	< 0.01				
Zirconium	mg/L	Zr				< 0.003					

Notes:

- 1) See location of OBS Well 194 and the Health Clinic well (Well A) on Fig. 11
- 2) Health Clinic water quality data from Lowen Hydrogeology Consulting Ltd, 2012

Figures



Legend

- Cedar District
(Mudstone, siltstone, arkosic arenite)
- De Courcy
(Sandstone, conglomerate, siltstone, mudstone)
- Gabriola
(Arkosic arenite, conglomerate)
- Geoffrey
(Arkosic arenite, conglomerate, sandstone)
- Quarternary
(Ice age sediments [glacial till, sand, gravel])
- Northumberland
(Mudstone, siltstone, sandstone, argillaceous limestone)
- Spray
(Mudstone, siltstone, sandstone, conglomerate)

Scale (1:80,000)
0 1 2Km

↑
Present on
Gabriola Island
↓

NOTES

1) Base map modified from SRK Consulting and Thurber Engineering Ltd. 2013

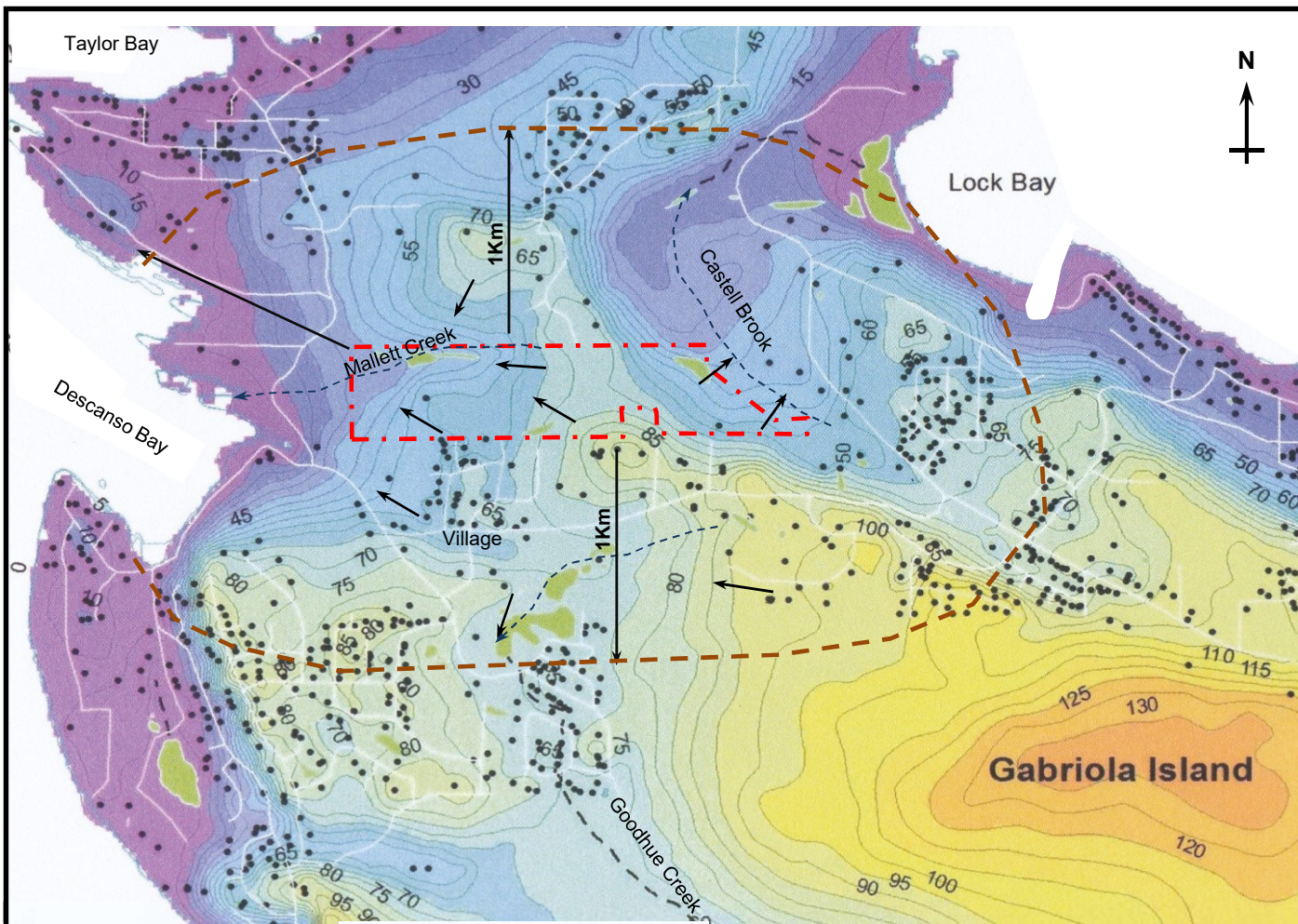
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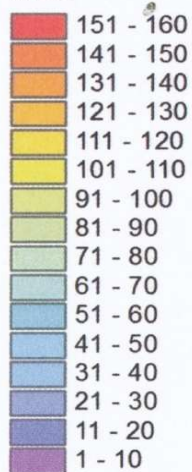
**Hydrogological Assessment of
Spruce to Church Mallett Creek Density
Transfer Area
Gabriola Island, B.C.**

**Site location and
Bedrock Geology Map**

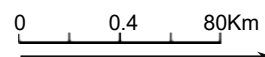
Drawn: 	Date Jan. 2017
Approved:	Fig. 1



Average water table elevation
m asl



Scale (1:30,00)



Legend

- Lakes
- Streams
- Water levels in wells
- Roads (white lines)
- Sea shores
- Water table elevation contours
- Interpreted groundwater flow direction
- 1 Km wide perimeter impact assessment zone.
- The Property

NOTES

- 1) Base map modified from SRK Consulting and Thurber Engineering Ltd. 2013
- 2) Water table contour interval = 5m.

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Spruce to Church Mallett Creek Density
Transfer Area
Gabriola Island, B.C.**

**Regional Water Table Elevations
and Interpreted Groundwater
Flow Directions**

Drawn:

Date

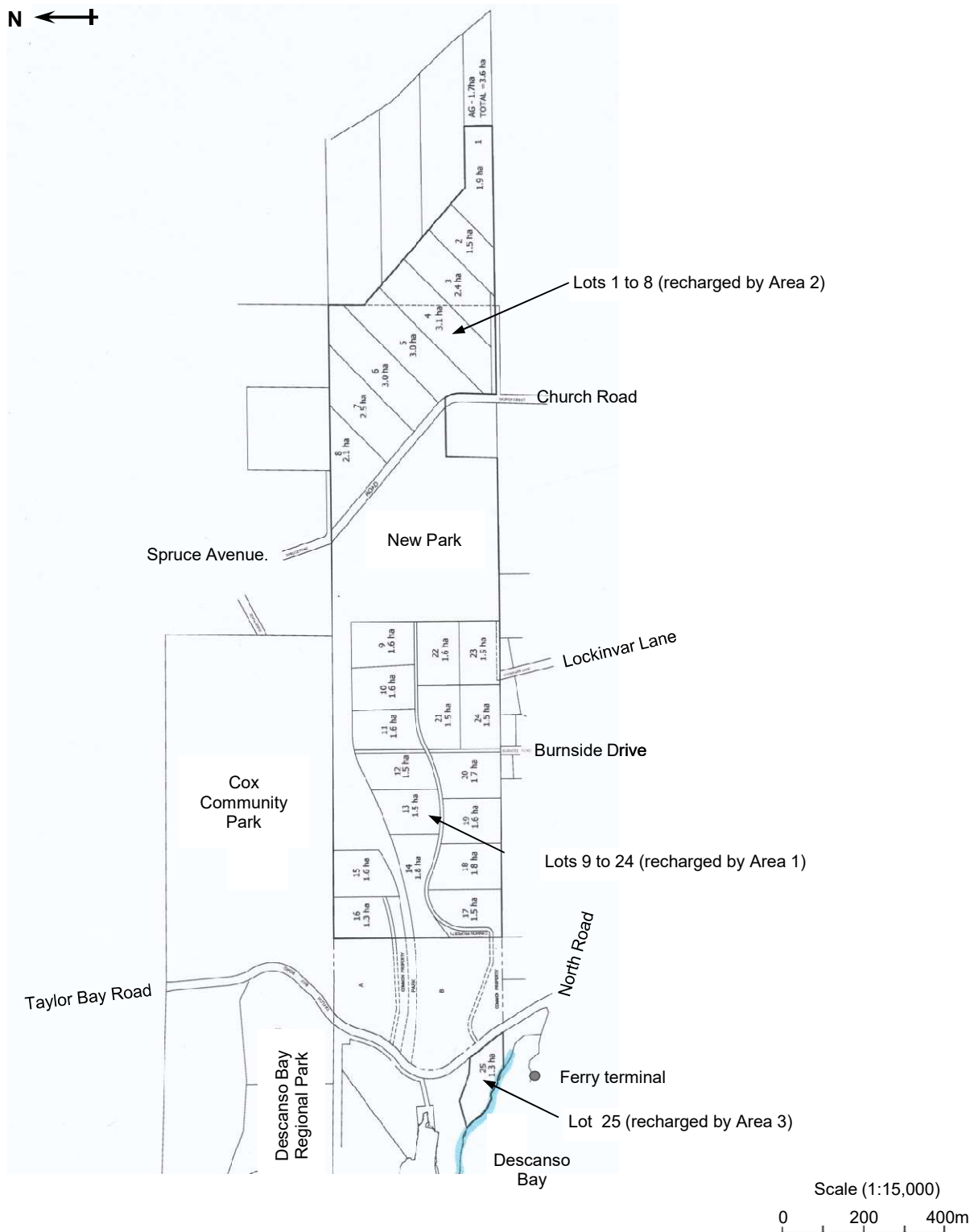
Jan. 2017

Approved:

Fig.

2

71



NOTES

- 1) Map modified from Williamson & Associates conceptual lot layout map.
- 2) Lot sizes in northern area range from 1.5 to 3.1 ha, in the middle area the range is 1.5 to 1.8ha and Lot 25 is 1.3 ha.

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**Hydrogeological Assessment of
Spruce to Church Mallett Creek Density
Transfer Area
Gabriola Island, B.C.**

Conceptual Lot Layout Plan

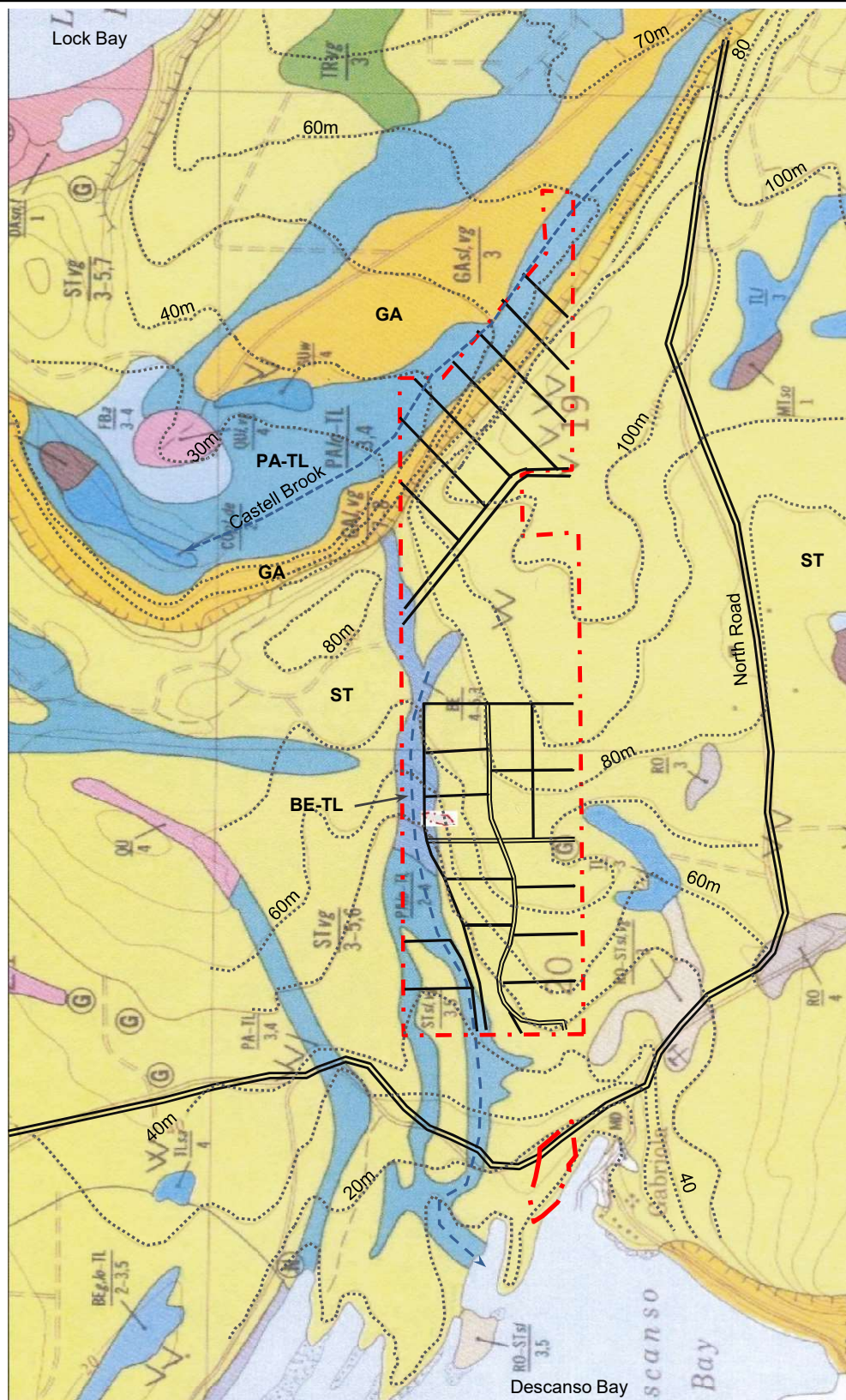
Drawn: 

Date
Jan. 2017

Approved:

Fig.

3
72



N ←

Legend for soils in Project Area

- BE-TL = Brigantine Tolmie
Sandy loam or loamy sand
30-100cm thick. Overlying
clay loam. *Imperfectly
drained*
- GA = Galiano
Shaley loam colluvial
<100cm thick and overlying
shale or siltstone bedrock.
Well drained
- PA-TL = Parksville Tolmie
Sandy loam to loamy sand
30-100cm thick. Overlying
Silty clay >100cm. *Poorly
drained*
- ST = Saturna
Sandy loam colluvial and
glacial drift <100cm thick.
Overlying Conglomerate
Bedrock. *Well drained*

80m Topographic contour
(m-asl)

Boundary of Spruce to
Church Mallett Creek
Density transfer area.



Scale (1:15,000)
0 200 400m

NOTES

- 1) Soils map from Kenny et al 1990.

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**Hydrogeological Assessment of
Spruce to Church Mallett Creek Density
Transfer Area
Gabriola Island, B.C.**

Surficial Soils Map

Drawn:

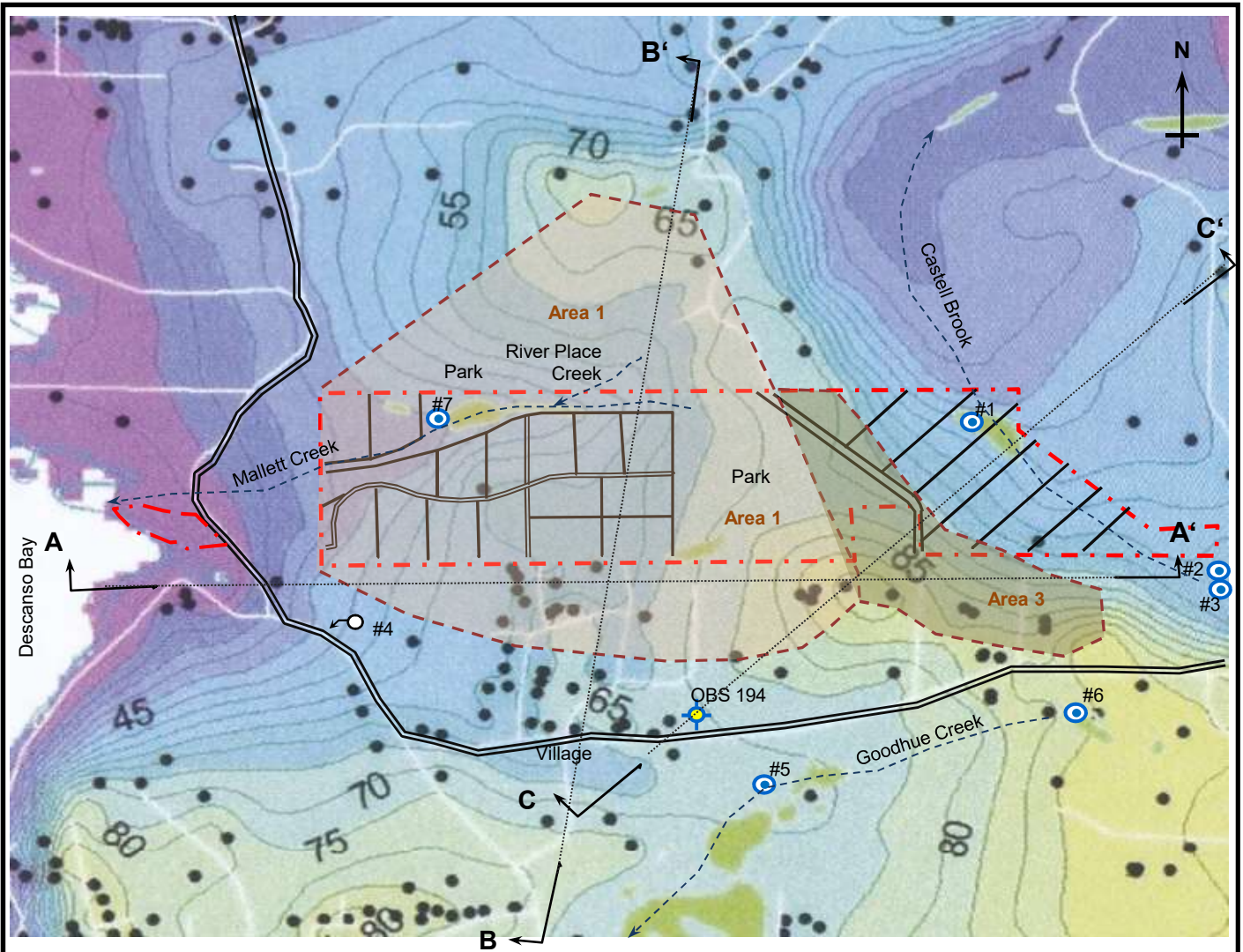
Date
Jan. 2017

Approved:

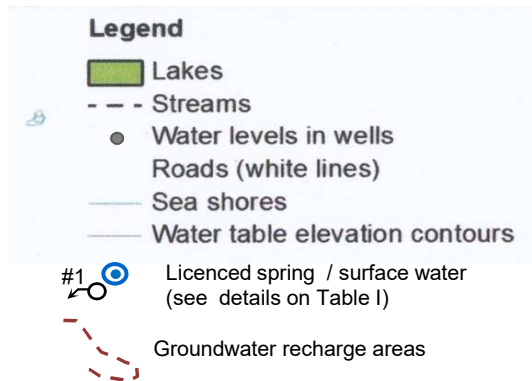
Fig.

4

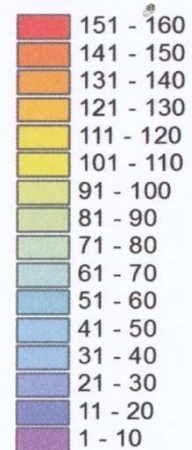
73



Scale (1:15,000)
0 200 400m



Average water table elevation
m asl



NOTES

- 1) Base map modified from SRK Consulting and Thurber Engineering Ltd. 2013
- 2) Water table contour interval = 5m.

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**Hydrogological Assessment of
Spruce to Church Mallett Creek Density
Transfer Area
Gabriola Island, B.C.**

Water Table Contour Map.

Drawn:

Date
Jan. 2017

Approved:

Fig. **5**
74

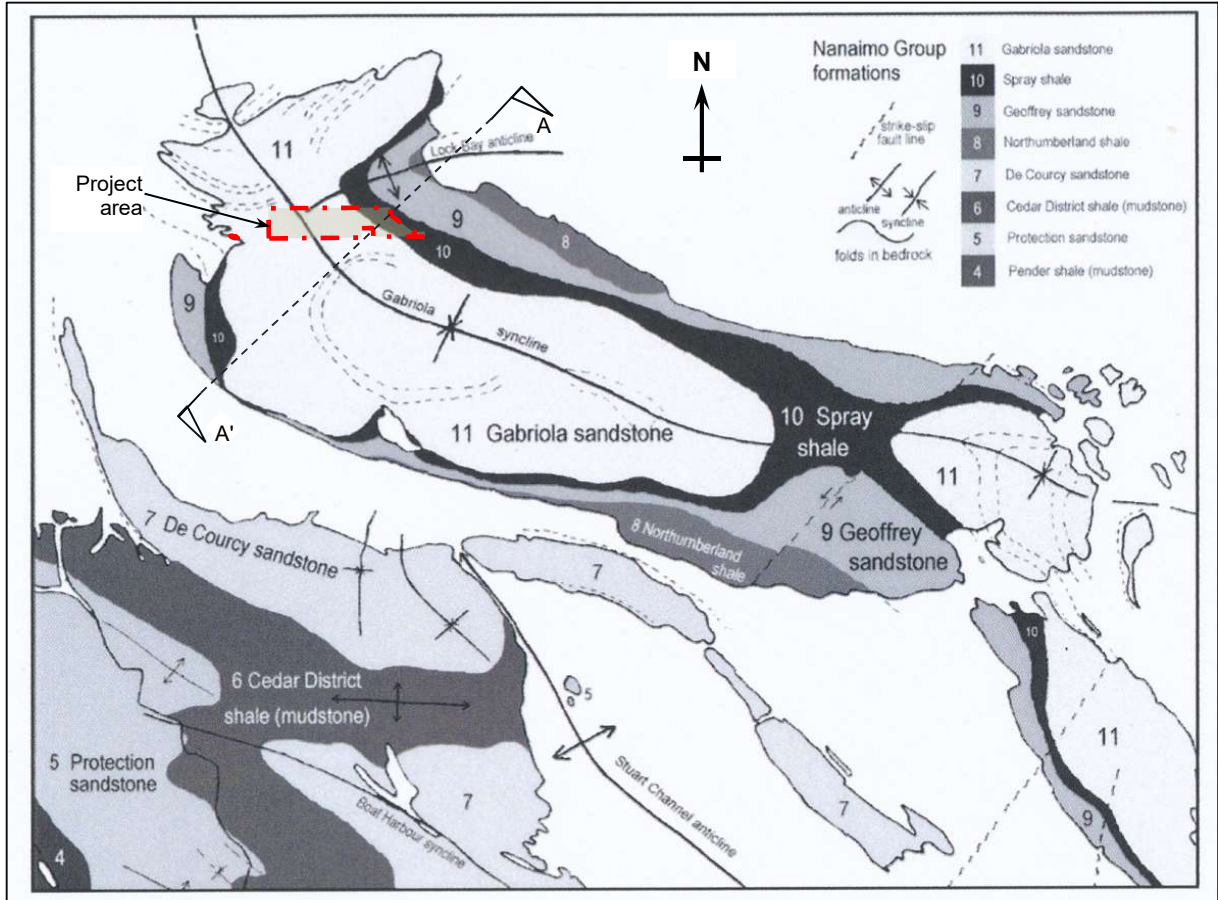


Fig. 6A

Scale (1:100,000)
0 1 2Km

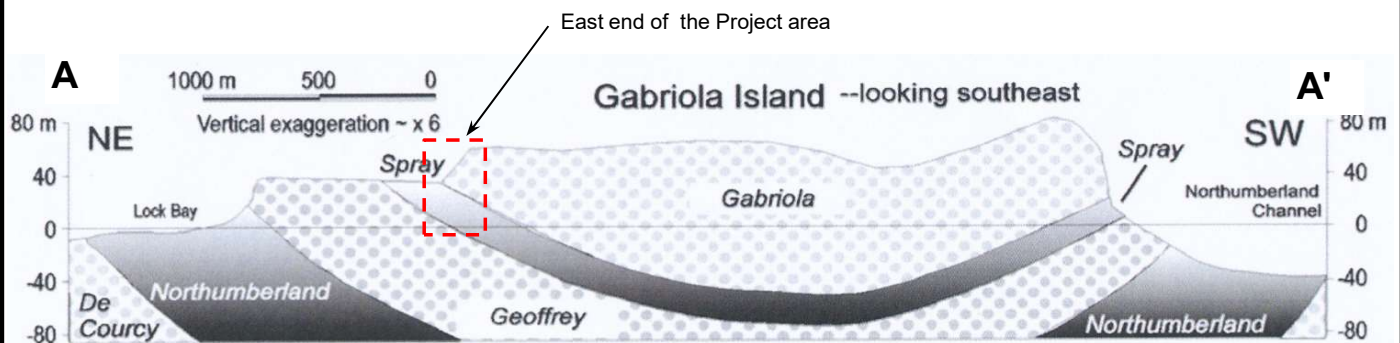


Fig. 6B

NOTES

1) Diagrams adaopted from SRK Consulting April 2013, which were sourced from: SHALE No. 1 2000 and Earle and Krogh 2004

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Hydrogological Assessment of
Spruce to Church Mallett Creek Density
Transfer Area
Gabriola Island, B.C.

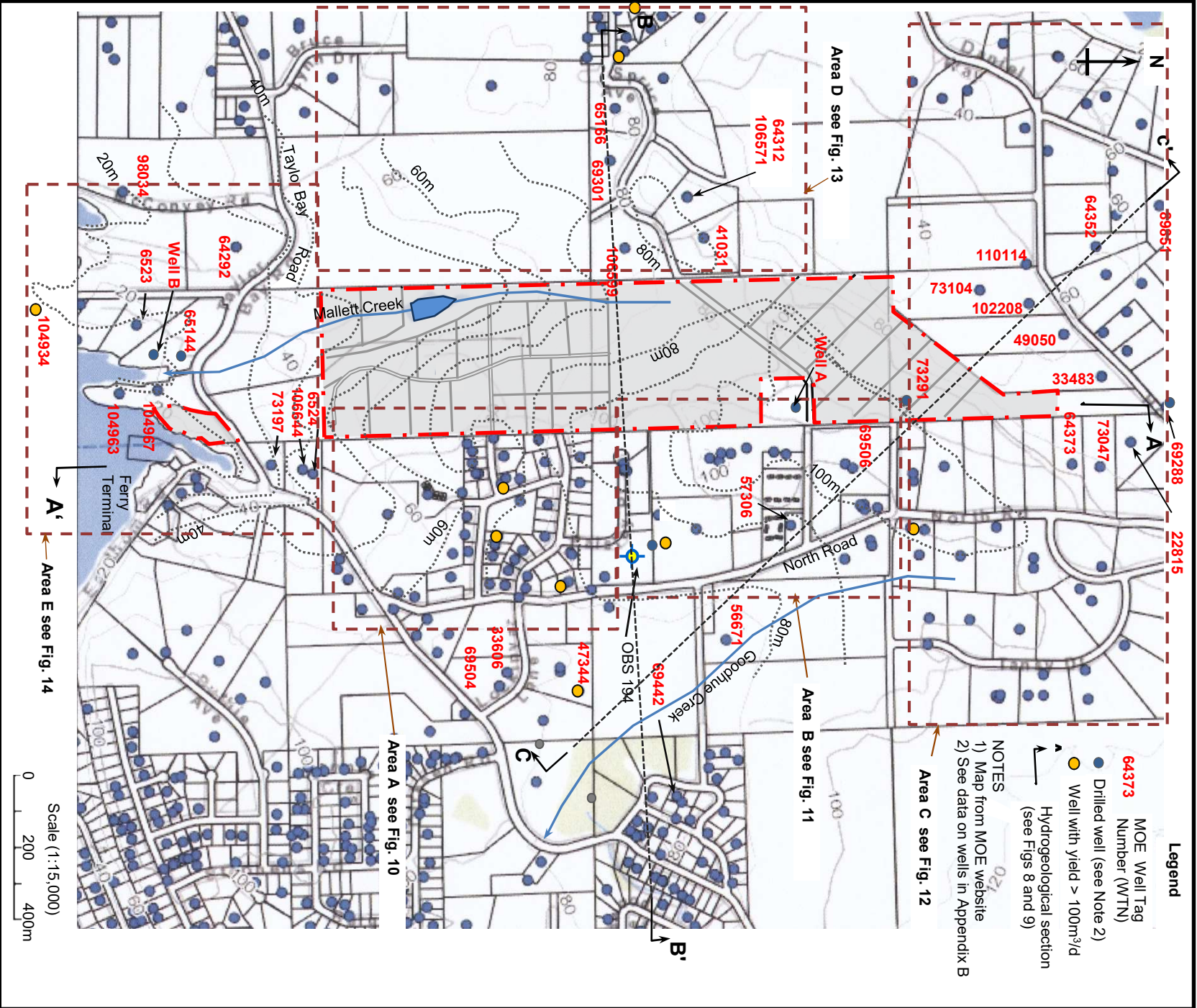
Bedrock Geology
Nanaimo Group

Drawn:

Date
Jan. 2017

Approved:

Fig. **6**



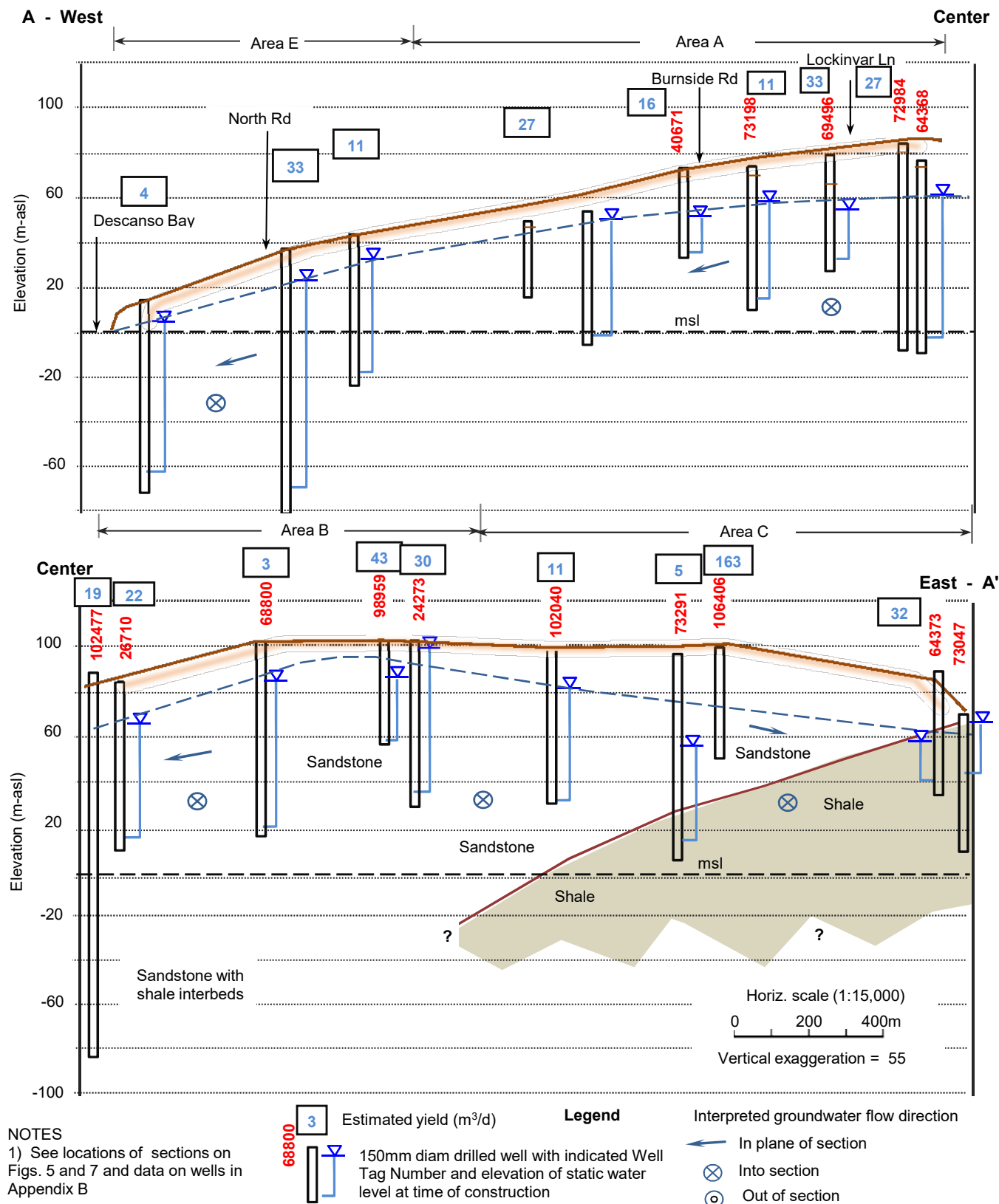
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Hydrogeological Assessment of
Spruce to Church Mallett Creek Density
Transfer Area
Gabriola Island, B.C.

Well Location Map

Drawn:	Date
	Jan. 2017
Approved:	Fig.
	7



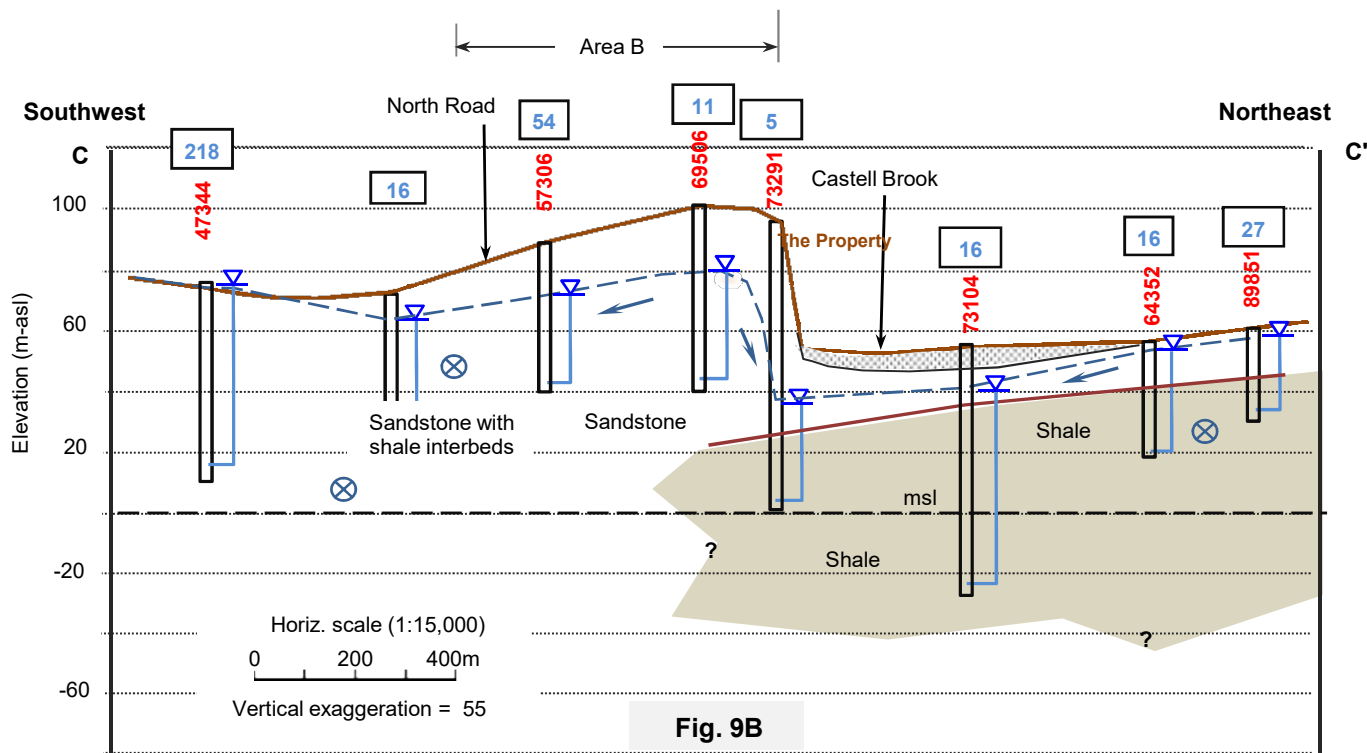
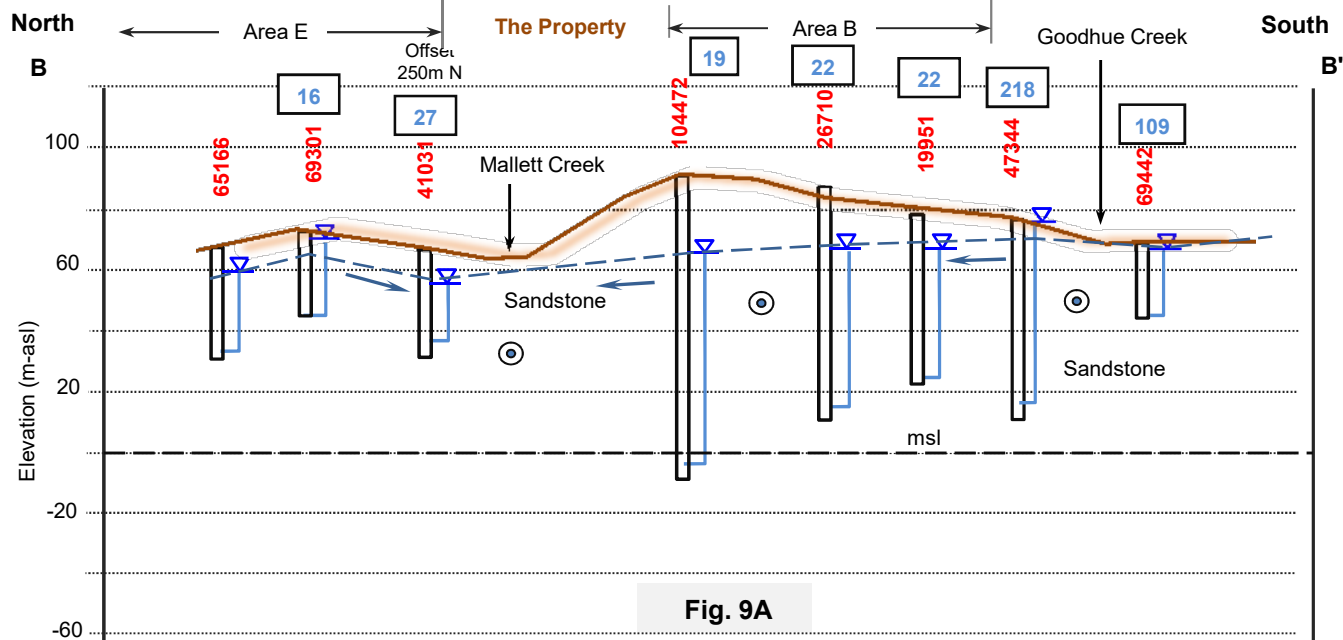
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Hydrogeological Assessment of
Spruce to Church Mallett Creek Density
Transfer Area
Gabriola Island, B.C.

Hydrogeological
Section A - A'

Drawn: [Signature]
Date: Jan. 2017
Approved: [Signature]
Fig. 8



See legend on Fig 8

NOTES

1) See locations of sections on Figs. 5 and 7 and data on wells in Appendix B

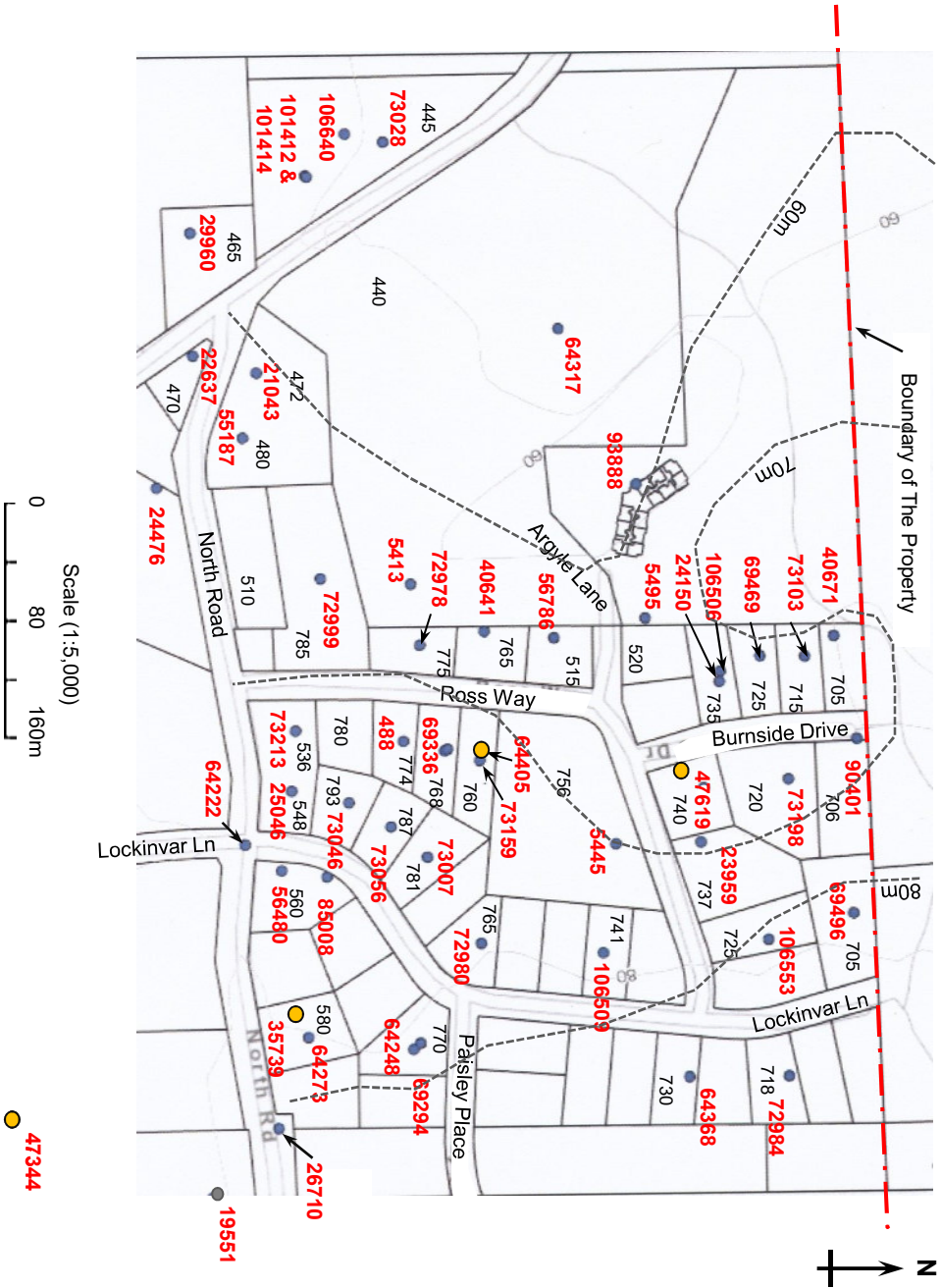
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**Hydrogeological Assessment of
Spruce to Church Mallett Creek Density
Transfer Area
Gabriola Island, B.C.**

**Hydrogeological
Sections B-B' and C-C'**

Drawn:	Date Jan. 2017
Approved:	Fig. 9



Legend

- Water well with Well Tag No.
- Well with yield > 100m³/d

NOTES
1) See data on wells in Appendix B, Tables B1 and B2.

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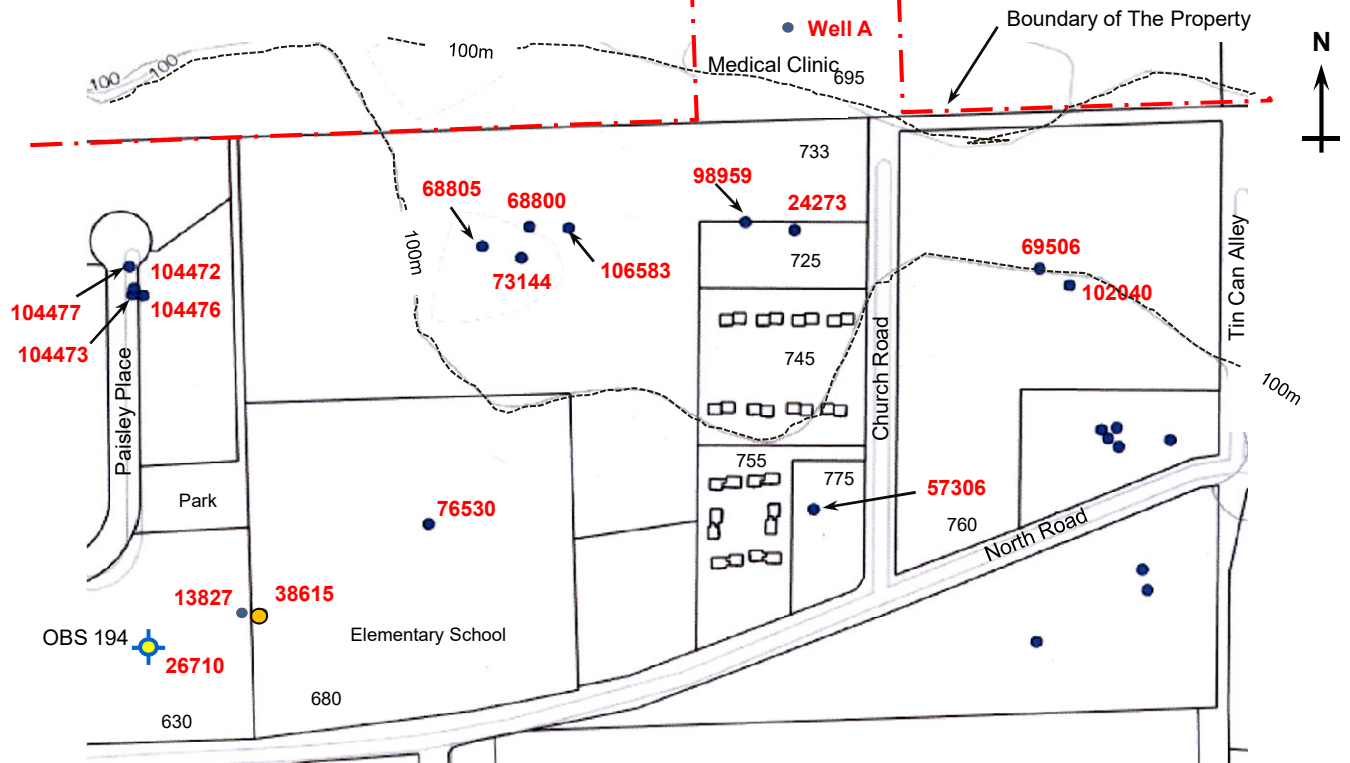
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Hydrogeological Assessment of
Spruce to Church Mallett Creek Density
Transfer Area
Gabriola Island, B.C.

Well Locations
in Area A

Drawn:  Date
Jan. 2017

Approved: Fig.



Legend

- Water well with Well Tag No.
- Well with yield > 100m³/d

NOTES

- See data on wells in Appendix B, Tables B3 and B4

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**Hydrogeological Assessment of
Spruce to Church Mallett Creek Density
Transfer Area
Gabriola Island, B.C.**

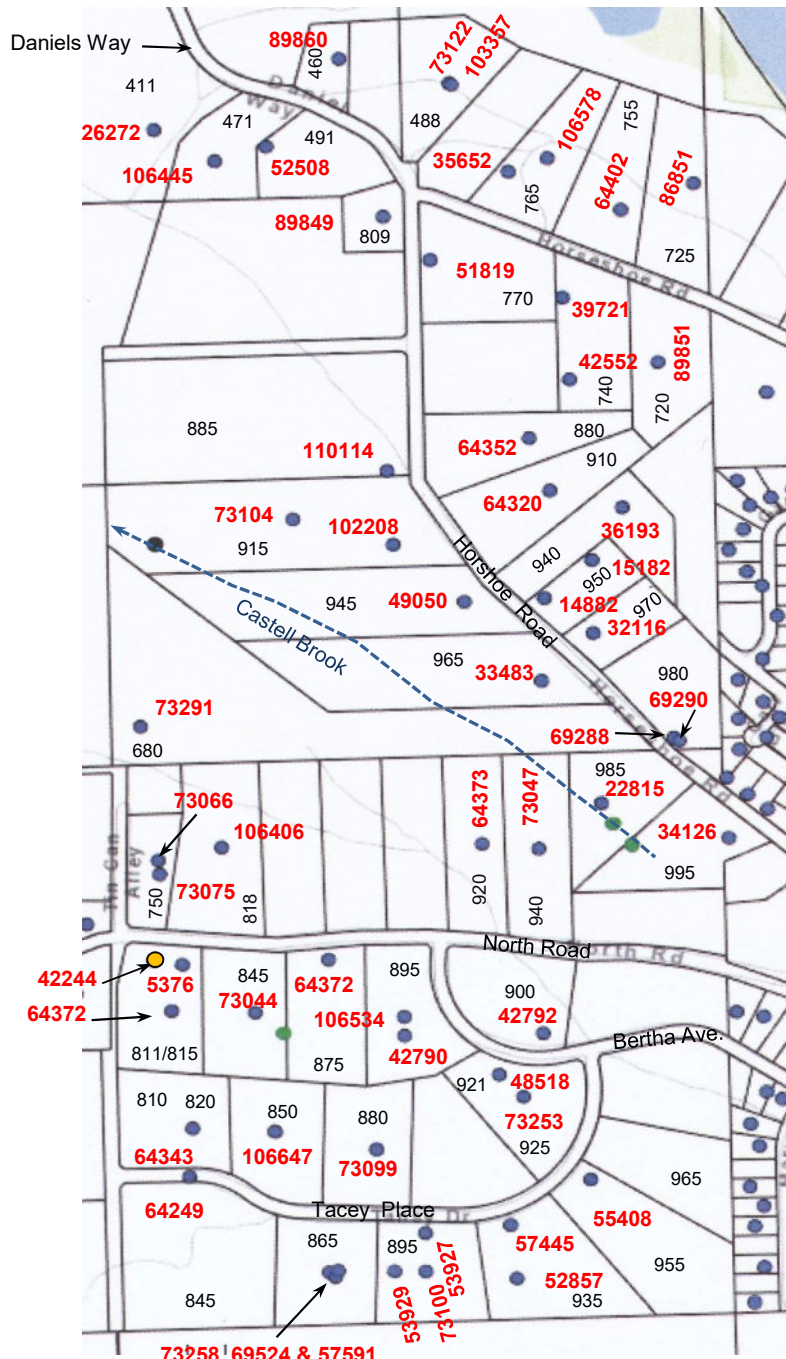
**Well Locations
in Areal B**

Drawn:

Date
Jan. 2017

Approved:

Fig. **11**

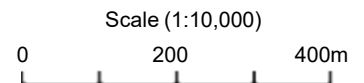


Legend

- Water well with Well Tag No.
- Well with yield > 100m³/d

NOTES

1) See data on wells in Appendix B, Tables B5 and B6



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**Hydrogeological Assessment of
Spruce to Church Mallett Creek Density
Transfer Area
Gabriola Island, B.C.**

**Well Locations
in Area C**

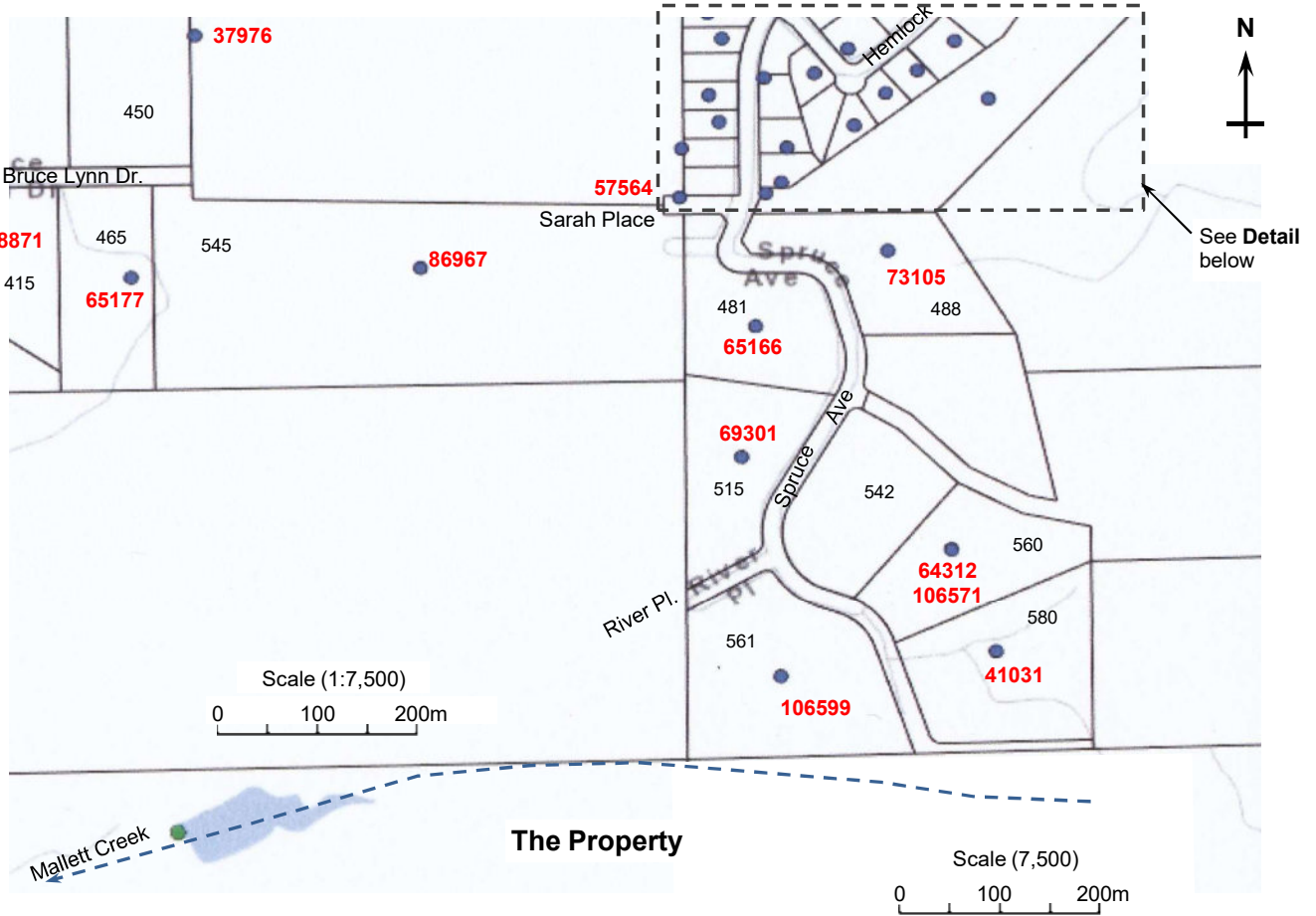
Drawn:

Date
Jan. 2017

Approved:

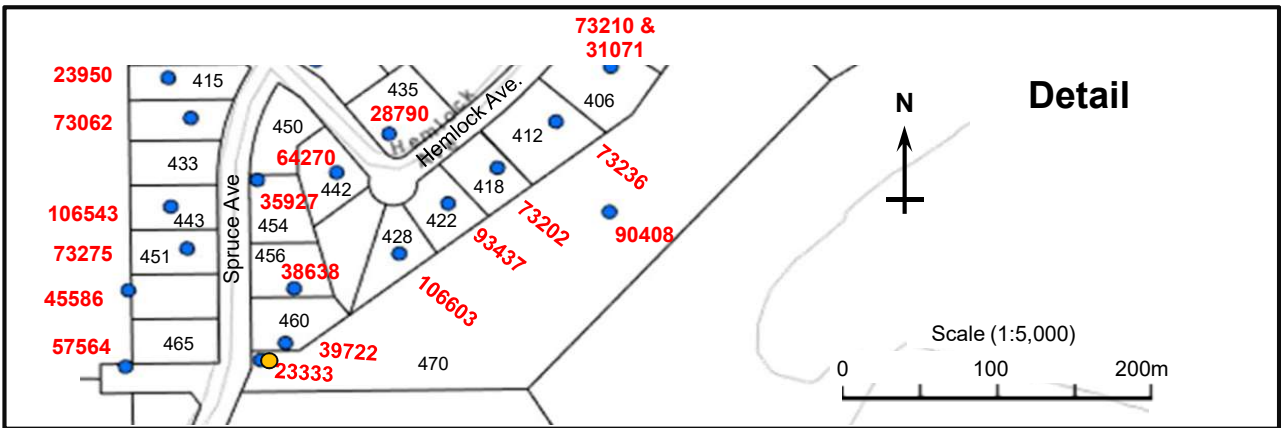
Fig.

12
81



Legend

- Water well with Well Tag No.
- Well with yield > 100m³/d



NOTES

- 1) See data on wells in Appendix B, Tables B7 and B8

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**Hydrogeological Assessment of
Spruce to Church Mallett Creek Density
Transfer Area
Gabriola Island, B.C.**

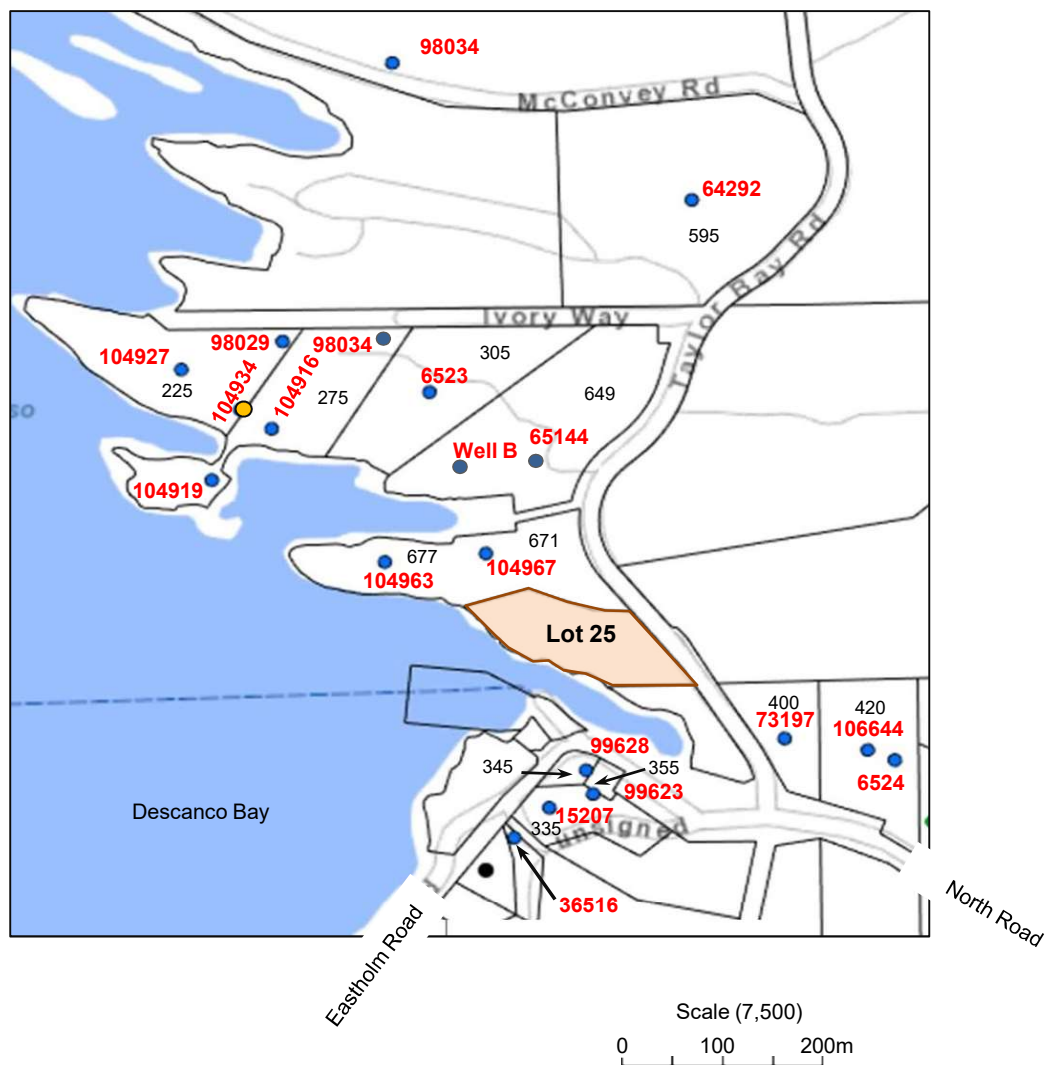
**Well Locations
in Area D**

Drawn:

Date
Jan. 2017

Approved:

Fig. **13**



Legend

- Water well with Well Tag No.
- Well with yield > 100m³/d

NOTES

1) See data on wells in Appendix B, Tables B9 and B10

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**Hydrogeological Assessment of
Spruce to Church Mallett Creek Density
Transfer Area
Gabriola Island, B.C.**

**Well Locations
in Area E**

Drawn:

[Signature]

Date

Jan. 2017

Approved:

Fig.

14

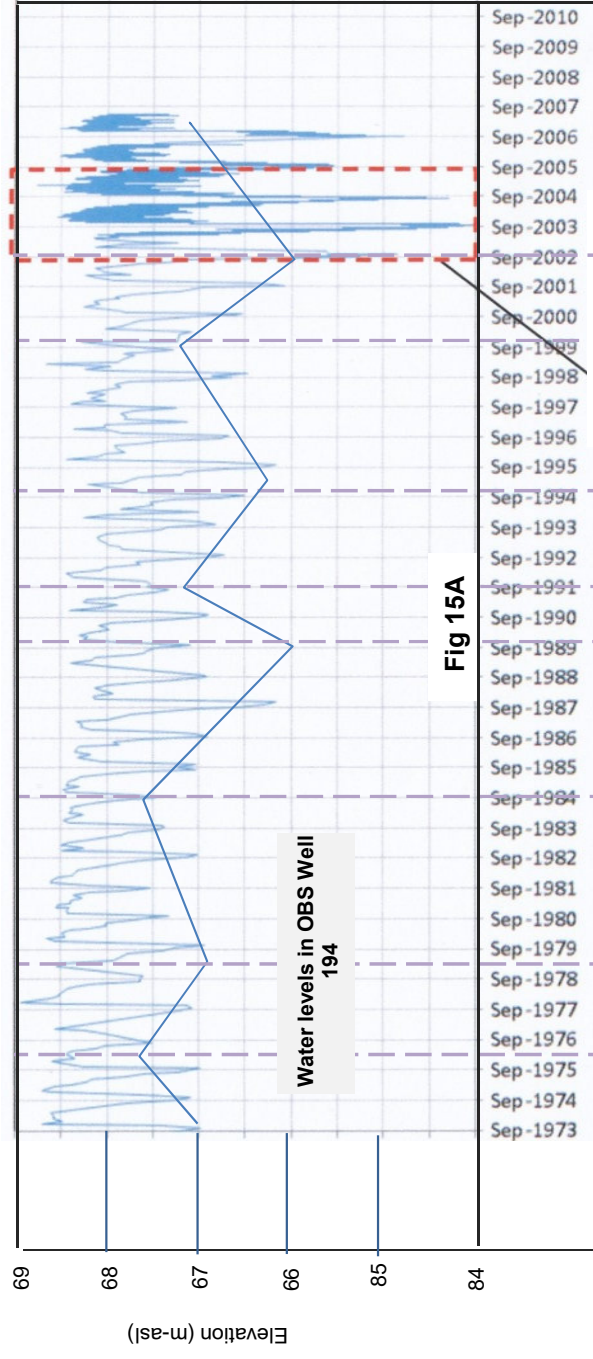


Fig 15A

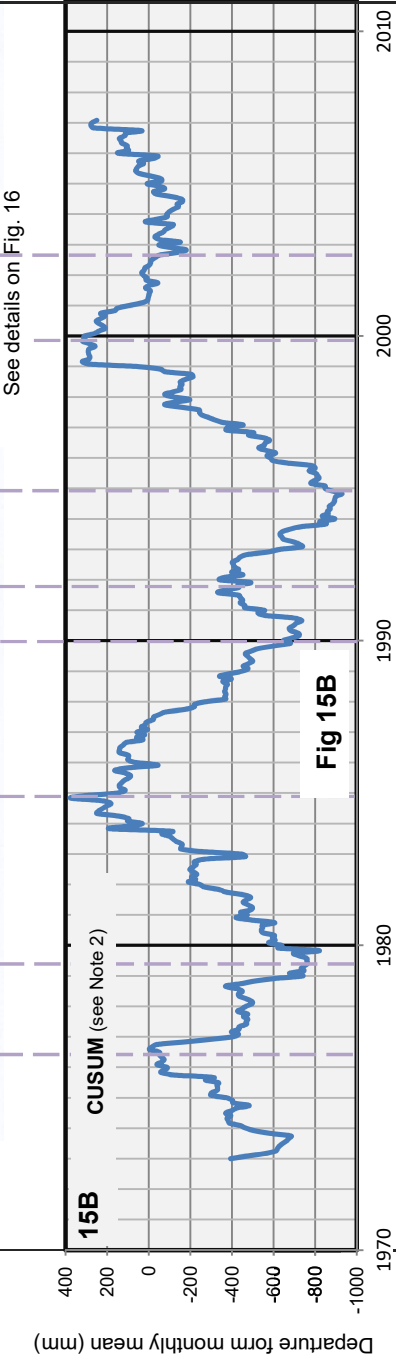


Fig 15B

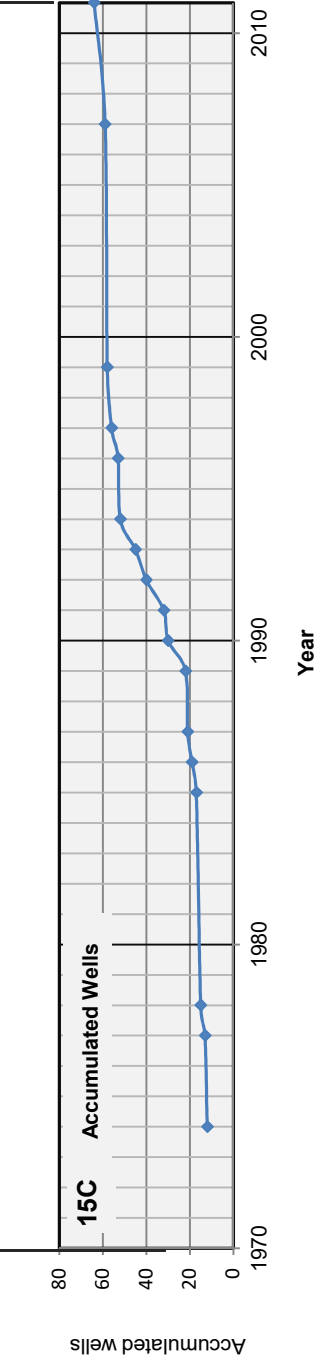
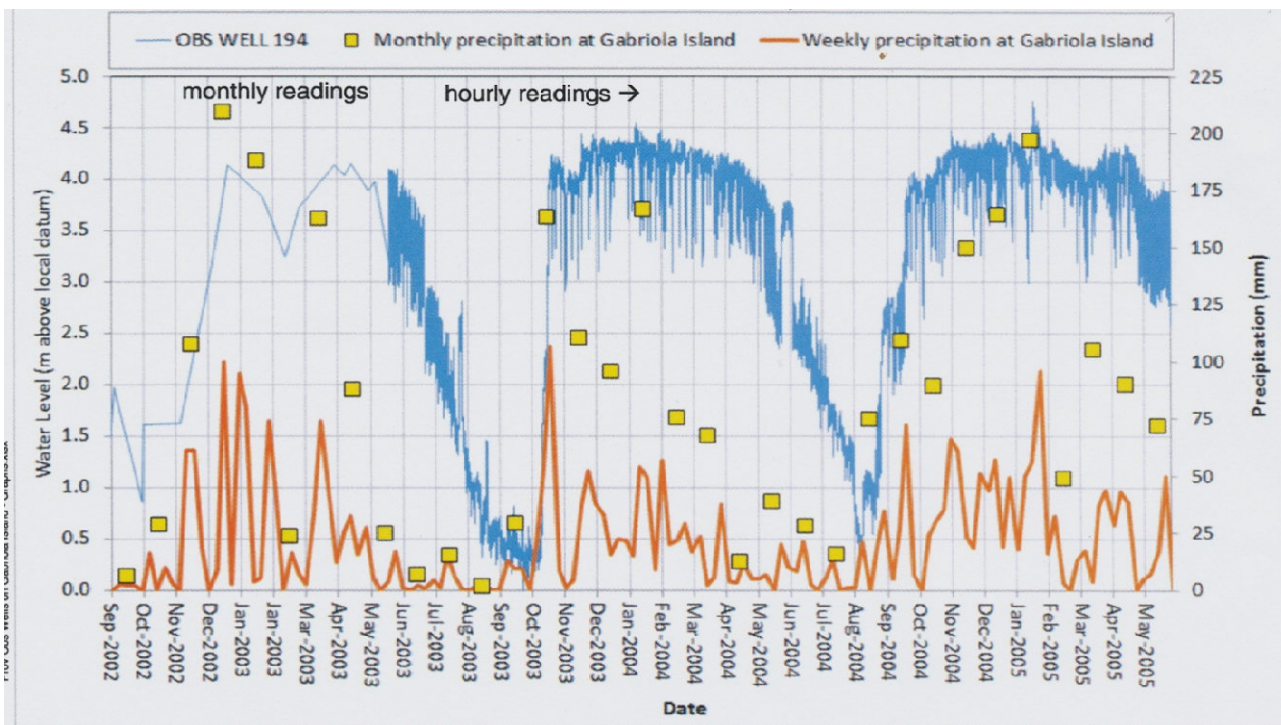


Fig 15C

NOTES

- 1) Upper graph modified from SRK Consulting and Thurber Engineering Ltd. 2013
- 2) CUSUM - Cumulated deviations from monthly mean Nanaimo Airport precipitation.
- 3) Accumulated wells = the accumulated number of wells constructed in the Gabriola Village area.
- 4) See location of OBS Well 194 (WTN No, 26710) on Figs 7 and 11.

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Hydrogeological Assessment of Spruce to Church Mallett Creek Density Transfer Area Gabriola Island, B.C.	OBS Well 194 Hydrograph (WTN 26710)	Drawn:	Date Jan. 2017
		Approved:	Fig. 15



NOTES

- 1) Graph modified from SRK Consulting and Thurber Engineering Ltd. 2013
- 2) See long term readings on Fig. 15.

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Hydrogeological Assessment of
Spruce to Church Mallett Creek Density
Transfer Area
Gabriola Island, B.C.

Graph of Hourly Water Levels
in OBS Well 194

Drawn:

Date
Jan. 2017

Approved:

Fig.

16
85

Appendix A

Terms of Reference

Spruce to Church, Mallet Creek Density Transfer Project

Terms of Reference for Hydrogeological Study

Background:

During the application process for the proposed Spruce to Church Mallett Creek density transfer, questions and concerns have been raised with respect to impacts on groundwater and wells in the receiver parcel area. To answer these questions and concerns the applicant has agreed to undertake a hydrogeological study of the subject area (see attached map) and has retained the services of a hydrogeologist (Allan Dakin P. Eng.) to assist them with developing the following terms of reference (TOR) for the study. This document was prepared in consultation with the Ministry of Forests, Lands and Natural Resource Operations.

Scope

As a minimum, the study is to involve:

- Reviewing well construction reports available on the MOE WELLS database located at least 1Km from the proposed residential subdivision boundary.
- Reviewing Provincial well monitoring data,
- Reviewing available groundwater and hydrogeological studies of the area,
- Assessing local bedrock and surface geology including strata layers, depth, thickness, composition and water bearing potential based upon existing information, such as recent reports prepared by Simon Fraser University and SRK Consulting for the RDN.
- Assessing information on local climate, hydrology, aquifers and watersheds within the site area and on surrounding adjacent lands.

Reporting

A report will be prepared that provides a summary of the work carried out, a description of the hydrogeological setting and identified potential impacts that may arise from development of the proposed 25 lot residential subdivision. The subdivision will likely have a minimum lot area of 1.0 Ha and minimum average lot area of 1.9 Ha. All lots will be serviced by individual water supply wells and on-site wastewater systems. Potential impacts to be addressed are: changes to the groundwater flow regime and water quality, as well as impacts on local water supply wells and surface water flow and quality.

The report is to include:

- General description of the site characteristics, climate regime, topography, drainage, soils, watersheds/aquifers within and surrounding the site area;
- Information on existing groundwater and quantity and quality and an assessment of potential impacts to watersheds and neighbouring water uses and where appropriate, outlining mitigation measures;
- Maps and hydrogeological sections showing representative well locations and profiles, interpreted water tables, and groundwater recharge and discharge areas;

- Recommendations for site design and development practices to minimize groundwater contamination and to retain current storm water quality, flow patterns and volumes (integrated storm water management);
- Recommendations on well separation / setbacks from existing wells on neighbouring properties, for new wells to be located within the site area and for Lot 25, from the shoreline;
- Recommendations to mitigate short and long term potential groundwater resource degradation. This will include the possibility of saltwater intrusion on Lot 25.
- Based upon residential use on the 25 lots, discuss and provide estimates of extraction volumes of the following:
 - 1) Well water extraction for a residential use; no supplemental supply;
 - 2) Well water extraction for a residential use with supplemental supply of rainwater capture and storage be used for all outdoor irrigation;
 - 3) Well water extraction for a residential use with supplemental supply of rainwater capture and storage be used for all outdoor irrigation and non-potable household uses;
- Provide best management practices for rainwater capture including storage volume capacity and containment options necessary to accommodate condition 2 and 3 noted above. This is particularly relevant to Lot 25;
- Provide an opinion on the cumulative impact that the 25 wells would have on the domestic wells in the area;
- Reference list of all sources of data and information;
- If significant mitigation measures are required, provide recommendations for pre and post construction monitoring which will enable an assessment of the effectiveness of the proposed measures.

Appendix B

Selected Local Area Water Well Information

Table B1

p. 1 of 2

Information in Area A - Sorted for Well Tag Number (WTN)

WTN	Street		Year	Depth to:			Elevation				Est. Yield m3/d
	Number	Name		SWL (m)	Bedrock (m)	Bottom (m)	Collar (m-asl)	SWL (m-asl)	Bedrock (m-asl)	Bottom (m-asl)	
488	774	Ross Way	na	1.2	3.4	39.6	67	66	64	27	10.9
5413	440	North Road	1950	6.1	1.2	44.2	66	59.9	64.8	21.8	2.7
5445	756	Ross Way	1992	2.7	na	3.7	67	64.3	na	63.3	na
5495	520	Argyle Lane	1950	7.6	3.4	32.0	68	60.4	64.6	36.0	8.2
19551	675	North Road	1965	11.6	1.4	21.3	79	67.4	77.6	57.7	21.7
22637	470	North Road	1969	na	5.5	76.2	63	na	57.5	-13.2	21.7
23959	737	Ross Way	1970	2.4	0.9	21.3	69	66.6	68.1	47.7	81.5
24150	735	Burnside Drive	1970	10.7	4.9	24.7	70	59.3	65.1	45.3	8.2
24476	501	North Road	1971	na	na	64.6	70	na	na	5.4	na
25046	548	North Road	1971	2.7	0.9	13.7	71	68.3	70.1	57.3	19.0
29960	465	North Road	1974	3.0	1.2	30.5	65	62.0	63.8	34.5	na
40641	765	Ross Way	1978	9.1	3.4	61.0	65	55.9	61.6	4.0	2.7
40671	705	Burnside Drive	1978	21.3	2.4	38.1	73	51.7	70.6	34.9	16.3
47344	860	Lockinvar Lane	1991	1.5	3.0	64.0	78	76	75	14	217.4
47619	740	Burnside Drive	1990	1.5	1.5	18.3	64	62.5	62.5	45.7	108.7
53739	580	North Road	1994	6.1	0.3	33.5	71	64.9	70.7	37.5	27.2
55008	560	North Road	1985	na	0.6	117.3	73	na	72.4	-44.3	21.7
55187	480	North Road	1985	6.1	2.4	33.5	68	61.9	65.6	34.5	54.3
56480	580	North Road	1986	5.2	0.6	49.4	72	66.8	71.4	22.6	163.0
56786	515	Argyle Lane	1986	12.2	0.3	49.4	65	52.8	64.7	15.6	54.3
64222		Lockinvar Ln @ North Rd	1992	na	na	76.2	77	na	na	0.8	38.0
64248	770	Paisley Place	1990	na	na	114.3	80	na	na	-34.3	0.0
64273	580	North Road	1989	30.5	na	91.4	80	49.5	na	-11.4	5.4
64317	440	North Road	1988	na	2.1	38.1	53	na	50.9	14.9	27.2
64368	730	Lockinvar Lane	1990	15.2	1.5	85.3	77	61.8	75.5	-8.3	na
64405	760	Ross Way	1990	4.6	0.6	61.0	66	61.4	65.4	5.0	108.7
69286	768	Ross Way	1990	na	4.6	50.3	67	na	62.4	16.7	16.3
69294	770	Paisley Place	1990	59.4	na	61.0	80	20.6	na	19.0	na
69336	768	Ross Way	1992	2.4	1.5	61.0	66	63.6	64.5	5.0	16.3
69442	645	Dogwood Drive	1992	4.0	0.9	27.4	72	68	71	45	108.7
69469	725	Burnside Drive	1992	19.8	9.1	48.8	71	51.2	61.9	22.2	32.6
69496	705	Lockinvar Lane	1992	18.3	4.0	39.6	81	62.7	77.0	41.4	27.2
72978	775	Ross Way	1993	10.7	0.6	30.5	67	56.3	66.4	36.5	27.2
72980	765	Lockinvar Lane	1993	18.3	1.8	91.4	76	57.7	74.2	-15.4	16.3
72984	718	Lockinvar Lane	1993	na	3.0	91.4	84	na	81.0	-7.4	27.2
72999	785	Ross Way	1994	na	2.7	73.2	68	na	65.3	-5.2	38.0

Table B1

Information in Area A - Sorted for Well Tag Number (WTN)

WTN	Street		Year	Depth to:			Elevation				Est. Yield m3/d
	Number	Name		SWL (m)	Bedrock (m)	Bottom (m)	Collar (m-asl)	SWL (m-asl)	Bedrock (m-asl)	Bottom (m-asl)	
73007	781	Lockinvar Lane	1994	3.0	2.7	91.4	76	73.0	73.3	-15.4	5.4
73028	445	North Road	1994	6.1	na	61.0	55	48.9	na	-6.0	21.7
73046	793	Lockinvar Lane	1994	na	0.6	97.5	74	na	73.4	-23.5	5.4
73056	787	Lockinvar Lane	1994	na	2.1	118.9	74	na	71.9	-44.9	na
73103	715	Burnside Drive	1994	24.4	2.7	51.8	75	50.6	72.3	23.2	54.3
73159	760	Ross Way	1993	6.1	2.4	91.4	68	61.9	65.6	-23.4	10.9
73198	720	Burnside Drive	1996	16.8	0.9	67.1	76	59.2	75.1	8.9	10.9
73213	536	North Road	1990	18.3	0.9	61.0	71	52.7	70.1	10.0	65.2
90401	706	Burnside Drive	1997	na	na	93.0	75	na	na	-18.0	27.2
93888	500	Argyle Lane	na	4.6	na	61.0	57	52.4	na	-4.0	na
101412	445	North Road	1992	3.7	0.9	54.9	68	64.3	67.1	13.1	10.9
101414	445	North Road	1992	47.2	na	140.2	60	12.8	na	-80.2	5.4
106506	735	Burnside Drive	1970	19.2	na	na	70	50.8	na	na	29.9
106509	741	Lockinvar Lane	1997	10.7	na	54.9	77	66.3	na	22.1	54.3
106553	725	Ross Way	1999	9.4	na	112.8	60	50.6	na	-52.8	4.1
106640	445	North Road	1997	8.2	na	na	55	46.8	na	na	10.9
Wells = 52			Minimum	1.2	0.3	3.7	53.0	12.8	50.9	-80.2	0.00
			Average	11.8	2.2	60.7	70.0	57.7	68.3	9.6	36.6
			Median	7.9	1.7	61.0	70.0	60.9	67.6	13.6	21.7
			Maximum	59.4	9.1	140.2	84.0	76.5	81.0	63.3	217.4

Notes:

SWL = Static water level

na = data not available

- 1) Information mostly from BC ministry web site
- 2) Street addresses were obtained from Regional District of Nanaimo web map
- 3) Well collar elevations were obtained from Google Earth website, and as such are approximate.
- 4) See well locations on Figs 7 and/or Fig. 10.

Table B2

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Information in Area A - Sorted for Street Address

WTN	Street		Year	Depth to:			Elevation				Est. Yield m3/d
	Number	Name		SWL (m)	Bedrock (m)	Bottom (m)	Collar (m-asl)	SWL (m-asl)	Bedrock (m-asl)	Bottom (m-asl)	
93888	500	Argyle Lane	na	4.6	na	61.0	57	52.4	na	-4.0	na
56786	515	Argyle Lane	1986	12.2	0.3	49.4	65	52.8	64.7	15.6	54.3
5495	520	Argyle Lane	1950	7.6	3.4	32.0	68	60.4	64.6	36.0	8.2
40671	705	Burnside Drive	1978	21.3	2.4	38.1	73	51.7	70.6	34.9	16.3
90401	706	Burnside Drive	1997	na	na	93.0	75	na	na	-18.0	27.2
73103	715	Burnside Drive	1994	24.4	2.7	51.8	75	50.6	72.3	23.2	54.3
73198	720	Burnside Drive	1996	16.8	0.9	67.1	76	59.2	75.1	8.9	10.9
69469	725	Burnside Drive	1992	19.8	9.1	48.8	71	51.2	61.9	22.2	32.6
24150	735	Burnside Drive	1970	10.7	4.9	24.7	70	59.3	65.1	45.3	8.2
106506	735	Burnside Drive	1970	19.2	na	na	70	50.8	na	na	29.9
47619	740	Burnside Drive	1990	1.5	1.5	18.3	64	62.5	62.5	45.7	108.7
69442	645	Dogwood Drive	1992	4.0	0.9	27.4	72	68	71	45	108.7
69496	705	Lockinvar Lane	1992	18.3	4.0	39.6	81	62.7	77.0	41.4	27.2
72984	718	Lockinvar Lane	1993	na	3.0	91.4	84	na	81.0	-7.4	27.2
64368	730	Lockinvar Lane	1990	15.2	1.5	85.3	77	61.8	75.5	-8.3	na
106509	741	Lockinvar Lane	1997	10.7	na	54.9	77	66.3	na	22.1	54.3
72980	765	Lockinvar Lane	1993	18.3	1.8	91.4	76	57.7	74.2	-15.4	16.3
73007	781	Lockinvar Lane	1994	3.0	2.7	91.4	76	73.0	73.3	-15.4	5.4
73056	787	Lockinvar Lane	1994	na	2.1	118.9	74	na	71.9	-44.9	na
73046	793	Lockinvar Lane	1994	na	0.6	97.5	74	na	73.4	-23.5	5.4
47344	860	Lockinvar Lane	1991	1.5	3.0	64.0	78	76	75	14	217.4
64222		Lockinvar Ln @ North Rd	1992	na	na	76.2	77	na	na	0.8	38.0
5413	440	North Road	1950	6.1	1.2	44.2	66	59.9	64.8	21.8	2.7
64317	440	North Road	1988	na	2.1	38.1	53	na	50.9	14.9	27.2
73028	445	North Road	1994	6.1	na	61.0	55	48.9	na	-6.0	21.7
101412	445	North Road	1992	3.7	0.9	54.9	68	64.3	67.1	13.1	10.9
101414	445	North Road	1992	47.2	na	140.2	60	12.8	na	-80.2	5.4
106640	445	North Road	1997	8.2	na	na	55	46.8	na	na	10.9
29960	465	North Road	1974	3.0	1.2	30.5	65	62.0	63.8	34.5	na
22637	470	North Road	1969	na	5.5	76.2	63	na	57.5	-13.2	21.7
55187	480	North Road	1985	6.1	2.4	33.5	68	61.9	65.6	34.5	54.3
24476	501	North Road	1971	na	na	64.6	70	na	na	5.4	na
73213	536	North Road	1990	18.3	0.9	61.0	71	52.7	70.1	10.0	65.2
25046	548	North Road	1971	2.7	0.9	13.7	71	68.3	70.1	57.3	19.0
55008	560	North Road	1985	na	0.6	117.3	73	na	72.4	-44.3	21.7
53739	580	North Road	1994	6.1	0.3	33.5	71	64.9	70.7	37.5	27.2

Table B2

Information in Area A - Sorted for Street Address

WTN	Street		Year	Depth to:			Elevation				Est. Yield m3/d
	Number	Name		SWL (m)	Bedrock (m)	Bottom (m)	Collar (m-asl)	SWL (m-asl)	Bedrock (m-asl)	Bottom (m-asl)	
56480	580	North Road	1986	5.2	0.6	49.4	72	66.8	71.4	22.6	163.0
64273	580	North Road	1989	30.5	na	91.4	80	49.5	na	-11.4	5.4
19551	675	North Road	1965	11.6	1.4	21.3	79	67.4	77.6	57.7	21.7
64248	770	Paisley Place	1990	na	na	114.3	80	na	na	-34.3	0.0
69294	770	Paisley Place	1990	59.4	na	61.0	80	20.6	na	19.0	na
106553	725	Ross Way	1999	9.4	na	112.8	60	50.6	na	-52.8	4.1
23959	737	Ross Way	1970	2.4	0.9	21.3	69	66.6	68.1	47.7	81.5
5445	756	Ross Way	1992	2.7	na	3.7	67	64.3	na	63.3	na
64405	760	Ross Way	1990	4.6	0.6	61.0	66	61.4	65.4	5.0	108.7
73159	760	Ross Way	1993	6.1	2.4	91.4	68	61.9	65.6	-23.4	10.9
40641	765	Ross Way	1978	9.1	3.4	61.0	65	55.9	61.6	4.0	2.7
69286	768	Ross Way	1990	na	4.6	50.3	67	na	62.4	16.7	16.3
69336	768	Ross Way	1992	2.4	1.5	61.0	66	63.6	64.5	5.0	16.3
488	774	Ross Way	na	1.2	3.4	39.6	67	66	64	27	10.9
72978	775	Ross Way	1993	10.7	0.6	30.5	67	56.3	66.4	36.5	27.2
72999	785	Ross Way	1994	na	2.7	73.2	68	na	65.3	-5.2	38.0
Wells = 52			Minimum	1.2	0.3	3.7	53.0	12.8	50.9	-80.2	0.00
			Average	11.8	2.2	60.7	70.0	57.7	68.3	9.6	36.6
			Median	7.9	1.7	61.0	70.0	60.9	67.6	13.6	21.7
			Maximum	59.4	9.1	140.2	84.0	76.5	81.0	63.3	217.4

Notes:

SWL = Static water level

na = data not available

- 1) Information mostly from BC ministry web site
- 2) Street addresses were obtained from Regional District of Nanaimo web map
- 3) Well collar elevations were obtained from Google Earth website, and as such are approximate.
- 4) See well locations on Figs 7 and/or Fig. 10.

Table B3
Wells in Area B - Sorted by Well Tag Number (WTN)

WTN	Number	Street Name	Year	Depth to:			Elevation				Est.
				SWL	Bedrock	Bottom	Collar	SWL	Bedrock	Bottom	Yield
				(m)	(m)	(m)	(m-asl)	(m-asl)	(m-asl)	(m-asl)	m³/d
13827	630	North Road	1952	15.5	0.6	23.8	85	69	84	61	27
24273	733	Church Street (Fire Dept)	1970	1.2	3.7	21.3	101	100	97	80	30
26710	630	North Road (obs 194)	1972	19.8	0.6	76.2	87	67	86	11	21.7
38615	680	North Road (school property)	1977	15.2	3.0	73.2	85	70	82	12	272
56671	689	North Road	1986	7.6	4.3	45.7	74	66	70	28	16.3
57306	775	North Road	1987	18.3	0.9	48.8	90	72	89	41	54
68800	733	Church Street	1991	21.3	2.1	91.4	106	85	104	15	3
68805	733	Church Street	1991	15.2	2.4	45.7	105	90	103	59	87
69506	760	North Road (Fire Dept)	1992	21.3	2.4	61.0	100	79	98	39	11
73144	725	Church Street	1993	9.1	1.5	54.9	106	97	104	51	65
96530	680	North Road (school property)	1990	17.4	na	79.2	87	70	na	8	43
98959	733	Church Street	1987	15.2	na	44.2	101	86	na	57	11
102040	760	North Road	2007	18.3	na	67.1	100	82	na	33	11
104472		Paisley Place	2011	22.9	1.8	99.1	92	69	90	-7	19
104473		Paisley Place	2011	22.9	0.9	62.5	92	69	91	30	82
104476		Paisley Place	2011	na	1.2	123.4	92	na	91	-31	5
104477		Paisley Place	2011	na	0.9	177.1	92	na	91	-85	0.4
106583	733	Church Street	1999	25.9	na	61.0	106	80	na	45	11
Well A	695	Church Street (Clinic)	2011	na	0.9	106.7	106	na	na	-1	27
Wells = 18			Minimum	1.2	0.6	21.3	74	66	70	-85	0.4
			Average	16.7	1.8	71.7	95	78	91	23	42
			Median	17.8	1.5	62.5	92	75	91	30	22
			Maximum	25.9	4.3	177.1	106	100	104	80	272

Notes: SWL = Static water level na = data not available

- 1) Information mostly from BC ministry web site
- 2) Street addresses were obtained from Regional District of Nanaimo web map
- 3) Well collar elevations were obtained from Google Earth website, and as such are approximate.
- 4) See well locations on Figs 7 and/or Fig. 11.

Table B4
Wells in Area B - Sorted by Street Address

WTN	Number	Street Name	Year	Depth to:			Elevation				Est.
				SWL	Bedrock	Bottom	Collar	SWL	Bedrock	Bottom	Yield
				(m)	(m)	(m)	(m-asl)	(m-asl)	(m-asl)	(m-asl)	
13827	630	North Road	1952	15.5	0.6	23.8	85	69	84	61	27
24273	733	Church Streect (Fire Dept)	1970	1.2	3.7	21.3	101	100	97	80	30
26710	630	North Road (obs 194)	1972	19.8	0.6	76.2	87	67	86	11	21.7
38615	680	North Road (school property)	1977	15.2	3.0	73.2	85	70	82	12	272
56671	689	North Road	1986	7.6	4.3	45.7	74	66	70	28	16.3
57306	775	North Road	1987	18.3	0.9	48.8	90	72	89	41	54
68800	733	Church Streect	1991	21.3	2.1	91.4	106	85	104	15	3
68805	733	Church Streect	1991	15.2	2.4	45.7	105	90	103	59	87
69506	760	North Road (Fire Dept)	1992	21.3	2.4	61.0	100	79	98	39	11
73144	725	Church Streect	1993	9.1	1.5	54.9	106	97	104	51	65
96530	680	North Road (school property)	1990	17.4	na	79.2	87	70	na	8	43
98959	733	Church Streect	1987	15.2	na	44.2	101	86	na	57	11
102040	760	North Road	2007	18.3	na	67.1	100	82	na	33	11
104472		Paisley Place	2011	22.9	1.8	99.1	92	69	90	-7	19
104473		Paisley Place	2011	22.9	0.9	62.5	92	69	91	30	82
104476		Paisley Place	2011	na	1.2	123.4	92	na	91	-31	5
104477		Paisley Place	2011	na	0.9	177.1	92	na	91	-85	0.4
106583	733	Church Streect	1999	25.9	na	61.0	106	80	na	45	11
Well A	695	Church Streect (Clinic)	2011	na	0.9	106.7	106	na	na	-1	27
Wells = 18			Minimum	1.2	0.6	21.3	74	66	70	-85	0.4
			Average	16.7	1.8	71.7	95	78	91	23	42
			Median	17.8	1.5	62.5	92	75	91	30	22
			Maximum	25.9	4.3	177.1	106	100	104	80	272

Notes: SWL = Static water level na = data not available

- 1) Information mostly from BC ministry web site
- 2) Street addresses were obtained from Regional District of Nanaimo web map
- 3) Well collar elevations were obtained from Google Earth website, and as such are approximate.
- 4) See well locations on Figs 7 and/or Fig. 11.

Table B5

Information on wells in Area C - Sorted by Well Tag Number

WTN	Street		Depth to:			Elevation				Est.
	Number	Name	SWL (m)	Bedrock (m)	Bottom (m)	Collar (m-asl)	SWL (m-asl)	Bedrock (m-asl)	Bottom (m-asl)	Yield m ³ /d
5376	815	North Road	21.3	na	37.8	98	77	na	60	163.0
14882	950	Horseshoe Road	6.4	3.0	36.6	61	55	58	24	11.4
15182	950	Horseshoe Road	na	0.6	58.5	61	na	60	2	na
22815	985	Horseshoe Road	11.3	0.0	22.6	66	55	66	43	13.6
26727	411	Daniel Way	3.4	2.4	99.1	32	29	30	-67	na
32116	970	Horseshoe Road	14.5	2.7	43.4	65	51	62	22	29.9
33483	965	Horseshoe Road	24.4	0.9	57.9	62	38	61	4	1.4
35652	765	Horseshoe Road	na	0.9	82.3	60	na	59	-22	na
36193	940	Horseshoe Road	0.6	1.2	45.7	59	58	58	13	16.3
39721	740	Horseshoe Road	na	na	128.0	59	na	na	-69	na
42244	811	North Road	3.4	na	30.5	98	95	na	68	54
42502	811	North Road	na	0.9	13.7	99	na	98	85	32.6
42552	740	Horseshoe Road	3.0	2.1	37.2	59	56	57	22	21.7
42790	895	North Road	4.9	2.1	36.6	101	96	99	64	na
42792	900	Bertha Ave	4.6	3.0	24.4	103	98	100	79	10.9
48518	921	Bertha Ave	na	na	91.4	102	na	na	11	na
49050	945	Horseshoe Road	11.3	1.5	22.6	57	46	55	34	13.6
51819	770	Horseshoe Road	6.1	5.2	41.1	53	47	48	12	32.6
52508	491	Daniel Way	3.7	2.4	30.5	43	39	41	13	8.2
52857	935	Tansy Drive	9.1	na	45.7	104	95	na	58	32.6
53927	895	Tansy Drive	3.7	1.2	61.0	106	102	105	45	2.7
53929	895	Tansy Drive	12.2	3.0	73.2	106	94	103	33	21.7
55408	955	Tansy Drive	36.6	na	82.3	103	66	na	21	na
57445	935	Tansy Drive	7.6	1.2	18.3	104	96	103	86	21.7
57591	865	Tansy Drive	9.1	na	33.5	101	92	na	67	27.2
64249	845	Tansy Drive	6.1	1.2	61.0	92	86	91	31	21.7
64320	910	Horseshoe Road	1.5	3.0	30.5	59	57	56	29	32.6
64343	810	Tansy Drive	3.0	1.2	53.3	92	89	91	39	16.3
64343	818	North Road	3.0	1.2	53.3	106	103	105	53	16.3
64352	880	Horseshoe Road	4.6	3.4	39.6	55	50	52	15	16.3
64372	875	North Road	12.2	3.4	39.6	99	87	96	59	54.3
64373	920	North Road	35.1	na	54.9	92	57	na	37	32.6
64402	755	Horseshoe Road	10.7	9.4	30.5	52	41	43	22	65.2
69288	980	Horseshoe Road	na	2.7	7.6	66	na	63	58	54.3

Table B5

Information on wells in Area C - Sorted for Well Tag Number

WTN	Street		Depth to:			Elevation				Est.
	Number	Name	SWL (m)	Bedrock (m)	Bottom (m)	Collar (m-asl)	SWL (m-asl)	Bedrock (m-asl)	Bottom (m-asl)	Yield m ³ /d
69290	980	Horseshoe Road	6.1	2.4	25.9	66	60	64	40	43.5
69524	865	Tansy Drive	6.1	1.5	48.8	101	95	99	52	43.5
73022	488	Daniel Way	29.0	2.1	50.3	56	27	54	6	21.7
73044	845	North Road	61.0	1.2	94.5	94	33	93	0	5.4
73047	940	North Road	4.6	na	9.1	72	67	na	63	na
73066	750	Tin Can Alley	3.7	4.3	61.0	101	97	97	40	2.7
73075	750	Tin Can Alley	27.4	0.9	61.0	101	74	100	40	5.4
73099	888	Tansy Drive	9.1	na	56.4	99	90	na	43	5.4
73100	895	Tansy Drive	na	na	61.0	106	na	na	45	16.3
73104	915	Horseshoe Road	12.2	3.0	53.3	54	42	51	1	65.2
73253	925	Bertha Avenue	15.2	2.1	82.3	103	88	101	21	16.3
73258	865	Tansy Drive	3.7	1.2	54.9	101	97	100	46	81.5
73291	680	Tin Can Alley	36.6	0.9	82.3	98	61	97	16	54.3
73291	680	Tin Can Alley	61.0	na	94.5	98	37	na	4	5.4
89849	809	Horseshoe Road	3.0	na	na	46	43	na	na	32.6
89851	725	Horseshoe Road	1.5	2.4	33.5	60	58	58	26	27.2
102208	915	Horseshoe Road	na	3.0	91.4	54	na	51	-37	21.7
103357	488	Daniel Way	na	1.8	134.7	56	na	54	-79	5.4
106406	818	North Road	na	na	54.9	106	na	na	51	163.0
106445	471	Daniel Way	6.1	na	na	38	32	na	na	54.3
106534	875	North Road	3.7	na	na	99	95	na	na	10.9
106578	765	Horseshoe Road	7.6	na	19.5	60	52	na	40	16.3
106647	850	Tansy Drive	6.1	na	48.8	97	91	na	48	54.3
110114	885	Horseshoe Road	0.9	na	na	53	52	na	na	16.3
Wells = 58										
Minimum			0.6	0.0	7.6	32.0	27.0	29.6	-78.7	1.4
Average			12.0	2.2	52.6	79.2	67.7	73.7	28.1	31.9
Median			6.1	2.1	49.5	92.0	60.7	63.3	33.6	21.7
Maximum			61.0	9.4	134.7	106.0	103.0	104.8	85.7	163.0

Notes:

SWL = Static water level

na = data not available

- 1) Information mostly from BC ministry web site
- 2) Street addresses were obtained from Regional District of Nanaimo web map
- 3) Well collar elevations were obtained from Google Earth website, and as such are approximate.
- 4) See well locations on Figs 7 and/or Fig. 12.

Table B6

Information on wells in Area C - Sorted Street Address

WTN	Street		Depth to:			Elevation				Est.
	Number	Name	SWL (m)	Bedrock (m)	Bottom (m)	Collar (m-asl)	SWL (m-asl)	Bedrock (m-asl)	Bottom (m-asl)	Yield m ³ /d
42792	900	Bertha Ave	4.6	3.0	24.4	103	98	100	79	10.9
48518	921	Bertha Ave	na	na	91.4	102	na	na	11	na
73253	925	Bertha Avenue	15.2	2.1	82.3	103	88	101	21	16.3
106445	471	Daniel Way	6.1	na	na	38	32	na	na	54.3
26727	411	Daniel Way	3.4	2.4	99.1	32	29	30	-67	na
73022	488	Daniel Way	29.0	2.1	50.3	56	27	54	6	21.7
103357	488	Daniel Way	na	1.8	134.7	56	na	54	-79	5.4
52508	491	Daniel Way	3.7	2.4	30.5	43	39	41	13	8.2
89851	725	Horseshoe Road	1.5	2.4	33.5	60	58	58	26	27.2
39721	740	Horseshoe Road	na	na	128.0	59	na	na	-69	na
42552	740	Horseshoe Road	3.0	2.1	37.2	59	56	57	22	21.7
64402	755	Horseshoe Road	10.7	9.4	30.5	52	41	43	22	65.2
35652	765	Horseshoe Road	na	0.9	82.3	60	na	59	-22	na
106578	765	Horseshoe Road	7.6	na	19.5	60	52	na	40	16.3
51819	770	Horseshoe Road	6.1	5.2	41.1	53	47	48	12	32.6
89849	809	Horseshoe Road	3.0	na	na	46	43	na	na	32.6
64352	880	Horseshoe Road	4.6	3.4	39.6	55	50	52	15	16.3
110114	885	Horseshoe Road	0.9	na	na	53	52	na	na	16.3
64320	910	Horseshoe Road	1.5	3.0	30.5	59	57	56	29	32.6
73104	915	Horseshoe Road	12.2	3.0	53.3	54	42	51	1	65.2
102208	915	Horseshoe Road	na	3.0	91.4	54	na	51	-37	21.7
36193	940	Horseshoe Road	0.6	1.2	45.7	59	58	58	13	16.3
49050	945	Horseshoe Road	11.3	1.5	22.6	57	46	55	34	13.6
14882	950	Horseshoe Road	6.4	3.0	36.6	61	55	58	24	11.4
15182	950	Horseshoe Road	na	0.6	58.5	61	na	60	2	na
33483	965	Horseshoe Road	24.4	0.9	57.9	62	38	61	4	1.4
32116	970	Horseshoe Road	14.5	2.7	43.4	65	51	62	22	29.9
69288	980	Horseshoe Road	na	2.7	7.6	66	na	63	58	54.3
69290	980	Horseshoe Road	6.1	2.4	25.9	66	60	64	40	43.5
22815	985	Horseshoe Road	11.3	0.0	22.6	66	55	66	43	13.6
42244	811	North Road	3.4	na	30.5	98	95	na	68	54
42502	811	North Road	na	0.9	13.7	99	na	98	85	32.6
5376	815	North Road	21.3	na	37.8	98	77	na	60	163.0
64343	818	North Road	3.0	1.2	53.3	106	103	105	53	16.3

Table B6

Information on wells in Area C - Sorted Street Address

WTN	Street		Depth to:			Elevation				Est.
	Number	Name	SWL (m)	Bedrock (m)	Bottom (m)	Collar (m-asl)	SWL (m-asl)	Bedrock (m-asl)	Bottom (m-asl)	Yield m ³ /d
106406	818	North Road	na	na	54.9	106	na	na	51	163.0
73044	845	North Road	61.0	1.2	94.5	94	33	93	0	5.4
64372	875	North Road	12.2	3.4	39.6	99	87	96	59	54.3
106534	875	North Road	3.7	na	na	99	95	na	na	10.9
42790	895	North Road	4.9	2.1	36.6	101	96	99	64	na
64373	920	North Road	35.1	na	54.9	92	57	na	37	32.6
73047	940	North Road	4.6	na	9.1	72	67	na	63	na
64343	810	Tansy Drive	3.0	1.2	53.3	92	89	91	39	16.3
64249	845	Tansy Drive	6.1	1.2	61.0	92	86	91	31	21.7
106647	850	Tansy Drive	6.1	na	48.8	97	91	na	48	54.3
57591	865	Tansy Drive	9.1	na	33.5	101	92	na	67	27.2
69524	865	Tansy Drive	6.1	1.5	48.8	101	95	99	52	43.5
73258	865	Tansy Drive	3.7	1.2	54.9	101	97	100	46	81.5
73099	888	Tansy Drive	9.1	na	56.4	99	90	na	43	5.4
53927	895	Tansy Drive	3.7	1.2	61.0	106	102	105	45	2.7
53929	895	Tansy Drive	12.2	3.0	73.2	106	94	103	33	21.7
73100	895	Tansy Drive	na	na	61.0	106	na	na	45	16.3
52857	935	Tansy Drive	9.1	na	45.7	104	95	na	58	32.6
57445	935	Tansy Drive	7.6	1.2	18.3	104	96	103	86	21.7
55408	955	Tansy Drive	36.6	na	82.3	103	66	na	21	na
73291	680	Tin Can Alley	36.6	0.9	82.3	98	61	97	16	54.3
73291	680	Tin Can Alley	61.0	na	94.5	98	37	na	4	5.4
73066	750	Tin Can Alley	3.7	4.3	61.0	101	97	97	40	2.7
73075	750	Tin Can Alley	27.4	0.9	61.0	101	74	100	40	5.4
Wells = 58										
Minimum			0.6	0.0	7.6	32.0	27.0	29.6	-78.7	1.4
Average			12.0	2.2	52.6	79.2	67.7	73.7	28.1	31.9
Median			6.1	2.1	49.5	92.0	60.7	63.3	33.6	21.7
Maximum			61.0	9.4	134.7	106.0	103.0	104.8	85.7	163.0

Notes:

SWL = Static water level

na = data not available

- 1) Information mostly from BC ministry web site
- 2) Street addresses were obtained from Regional District of Nanaimo web map
- 3) Well collar elevations were obtained from Google Earth website, and as such are approximate.
- 4) See well locations on Figs 7 and/or Fig. 12.

Table B7

Information on wells in Area D - Sorted for Well Tag Number

WTN	Street		Depth to:			Elevation				Est.
	Number	Name	SWL (m)	Bedrock (m)	Bottom (m)	Collar (m-asl)	SWL (m-asl)	Bedrock (m-asl)	Bottom (m-asl)	Yield m³/d
23333	470	Spruce Avenue	1.8	3.4	21.9	61	59	58	39	108.7
28790	435	Hemlock Avenue	16.5	16.8	27.4	58	42	41	31	na
31071	406	Hemlock Avenue	25.9	0.9	47.2	62	36	61	15	2.7
35927	454	Spruce Avenue	9.1	1.5	30.5	62	53	60	32	16.3
37976		Bruce Lynn Drive	9.1	3.7	65.5	61	52	57	-5	43.5
38638	456	Spruce Avenue	0.3	0.6	28.3	63	63	62	35	10.9
39722	460	Spruce Avenue	6.1	1.5	30.5	64	58	62	34	13.6
41031	580	Spruce Avenue	12.2	0.6	33.5	68	56	67	34	27.2
45586	451	Spruce Avenue	27.4	4.9	38.1	67	40	62	29	65.2
57564		Sarah Place	na	4.0	36.6	73	na	69	36	54.3
64270	442	Hemlock Avenue	17.7	na	24.4	59	41	na	35	108.7
64312	560	Spruce Avenue	51.8	1.8	76.2	87	35	85	11	5.4
65166	481	Spruce Avenue	9.1	na	39.6	68	59	na	28	na
65177	465	Bruce Lynn Drive	15.2	na	45.7	59	44	na	13	na
68871	415	Bruce Lynn Drive	19.8	4.6	39.6	49	29	44	9	22
69301	515	Spruce Avenue	2.4	6.4	30.5	76	74	70	46	16.3
73062	415	Spruce Avenue	na	0.9	47.2	64	na	63	17	54.3
73105	488	Hemlock Avenue	7.0	3.4	42.7	62	55	59	19	65.2
73202	412	Hemlock Avenue	16.8	0.9	51.8	61	44	60	9	32.6
73236	412	Hemlock Avenue	25.9	0.9	42.7	61	35	60	18	65.2
73275	451	Spruce Avenue	28.3	4.6	50.3	67	39	62	17	54.3
86967	545	Bruce Lynn Drive	7.0	na	83.8	78	71	na	-6	8.2
90408	470	Spruce Avenue	na	na	43.9	59	na	na	15	43.5
93437	422	Hemlock Avenue	na	2.4	53.3	60	na	58	7	na
106543	433	Spruce Avenue	33.5	na	na	69	35	na	na	54.3
106571	560	Spruce Avenue	21.3	na	61.0	87	66	na	26	65.2
106599	561	Spruce Avenue	3.0	na	na	73	70	na	na	65.2
106603	428	Hemlock Avenue	13.7	na	na	61	47	na	na	10.9
Wells = 26 Minimum			0.3	0.6	21.9	49.0	29.2	41.2	-5.8	2.7
Average			15.9	3.4	43.7	65.7	50.1	61.2	21.7	42.2
Median			14.5	2.4	42.7	62.5	49.6	61.1	19.3	43.5
Maximum			51.8	16.8	83.8	87.0	73.6	85.2	45.5	108.7

Notes:

SWL = Static water level

na = data not available

- 1) Information mostly from BC ministry web site
- 2) Street addresses were obtained from Regional District of Nanaimo web map
- 3) Well collar elevations were obtained from Google Earth website, and as such are approximate.
- 4) See well locations on Figs 7 and/or Fig. 13.

Table B8

Information on wells in Area D - Sorted for Street Address

WTN	Street		Depth to:			Elevation				Est. Yield m ³ /d
	Number	Name	SWL (m)	Bedrock (m)	Bottom (m)	Collar (m-asl)	SWL (m-asl)	Bedrock (m-asl)	Bottom (m-asl)	
37976		Bruce Lynn Drive	9.1	3.7	65.5	61	52	57	-5	43.5
65177	465	Bruce Lynn Drive	15.2	na	45.7	59	44	na	13	na
68871	415	Bruce Lynn Drive	19.8	4.6	39.6	49	29	44	9	22
86967	545	Bruce Lynn Drive	7.0	na	83.8	78	71	na	-6	8.2
28790	435	Hemlock Avenue	16.5	16.8	27.4	58	42	41	31	na
31071	406	Hemlock Avenue	25.9	0.9	47.2	62	36	61	15	2.7
64270	442	Hemlock Avenue	17.7	na	24.4	59	41	na	35	108.7
73105	488	Hemlock Avenue	7.0	3.4	42.7	62	55	59	19	65.2
73202	412	Hemlock Avenue	16.8	0.9	51.8	61	44	60	9	32.6
73236	412	Hemlock Avenue	25.9	0.9	42.7	61	35	60	18	65.2
93437	422	Hemlock Avenue	na	2.4	53.3	60	na	58	7	na
106603	428	Hemlock Avenue	13.7	na	na	61	47	na	na	10.9
57564		Sarah Place	na	4.0	36.6	73	na	69	36	54.3
23333	470	Spruce Avenue	1.8	3.4	21.9	61	59	58	39	108.7
35927	454	Spruce Avenue	9.1	1.5	30.5	62	53	60	32	16.3
38638	456	Spruce Avenue	0.3	0.6	28.3	63	63	62	35	10.9
39722	460	Spruce Avenue	6.1	1.5	30.5	64	58	62	34	13.6
41031	580	Spruce Avenue	12.2	0.6	33.5	68	56	67	34	27.2
45586	451	Spruce Avenue	27.4	4.9	38.1	67	40	62	29	65.2
64312	560	Spruce Avenue	51.8	1.8	76.2	87	35	85	11	5.4
65166	481	Spruce Avenue	9.1	na	39.6	68	59	na	28	na
69301	515	Spruce Avenue	2.4	6.4	30.5	76	74	70	46	16.3
73062	415	Spruce Avenue	na	0.9	47.2	64	na	63	17	54.3
73275	451	Spruce Avenue	28.3	4.6	50.3	67	39	62	17	54.3
90408	470	Spruce Avenue	na	na	43.9	59	na	na	15	43.5
106543	433	Spruce Avenue	33.5	na	na	69	35	na	na	54.3
106571	560	Spruce Avenue	21.3	na	61.0	87	66	na	26	65.2
106599	561	Spruce Avenue	3.0	na	na	73	70	na	na	65.2
Wells = 26 Minimum			0.3	0.6	21.9	49.0	29.2	41.2	-5.8	2.7
Average			15.9	3.4	43.7	65.7	50.1	61.2	21.7	42.2
Median			14.5	2.4	42.7	62.5	49.6	61.1	19.3	43.5
Maximum			51.8	16.8	83.8	87.0	73.6	85.2	45.5	108.7

Notes:

SWL = Static water level

na = data not available

- 1) Information mostly from BC ministry web site
- 2) Street addresses were obtained from Regional District of Nanaimo web map
- 3) Well collar elevations were obtained from Google Earth website, and as such are approximate.
- 4) See well locations on Figs 7 and/or Fig. 13.

Table B9

Information on wells in Area E - Sorted for Well Tag Number

WTN	Street		Year	Depth to:			Elevation				Est. Yield m ³ /d
	Number	Name		SWL (m)	Bedrock (m)	Bottom (m)	Collar (m-asl)	SWL (m-asl)	Bedrock (m-asl)	Bottom (m-asl)	
6523	305	Ivory Way	1950	4.9	na	6.1	13	8	na	7	na
6524	420	North Road	1950	na	na	na	45	na	na	na	na
15207	335	Eastholm Rd	1957	42.7	0.9	163.7	20	-23	19	-144	54.3
36516	325	Eastholm Rd	1977	na	na	na	21	na	na	na	na
64292	595	Taylor Bay Rd.	1988	9.1	na	54.9	45	36	na	-10	5.4
65144	649	Taylor Bay Rd.	1984	9.1	4.3	39.6	11	2	7	-29	21.7
73197	400	North Road	1998	12.2	0.3	51.8	37	25	37	-15	32.6
98029	225	Ivory Way	2008	7.3	0.9	68.6	43	36	42	-26	21.7
98034	535	Taylor Bay Rd.	2008	25.9	na	62.5	24	-2	na	-38	43.5
99623	355	Eastholm Rd	1962	0.9	na	85.3	17	16	na	-68	na
99628	345	Eastholm Rd	1992	5.5	na	42.7	13	8	na	-30	4.1
104916	285	Ivory Way	2011	16.8	1.2	91.4	15	-2	14	-76	16.3
104919	265	Ivory Way	2011	na	0.6	61.0	9	na	9	-52	5.4
104927	225	Ivory Way	2011	14.9	0.6	39.6	15	0	15	-24	16.3
104934	245	Ivory Way	2011	16.8	0.6	97.5	18	2	18	-79	272
104963	677	Taylor Bay Rd.	2011	na	0.9	71.6	11	na	10	-61	10.9
104967	671	Taylor Bay Rd.	2011	15.2	0.6	47.2	21	6	21	-26	27.2
106644	420	North Road	1997	8.2	na	67.1	43	35	na	-24	10.9
Wells = 17 Minimum				0.9	0.3	6.1	9.1	-22.7	6.7	-143.7	4.1
Average				13.5	1.1	65.7	23.5	10.5	19.0	-43.4	38.7
Median				10.7	0.8	61.7	19.1	6.8	16.2	-29.1	19.0
Maximum				42.7	4.3	163.7	45.0	35.9	42.1	6.9	271.7

Notes:

SWL = Static water level

na = data not available

- 1) Information mostly from BC ministry web site
- 2) Street addresses were obtained from Regional District of Nanaimo web map
- 3) Well collar elevations were obtained from Google Earth website, and as such are approximate.
- 4) See well locations on Figs 7 and/or Fig. 14

Table B10

p. 1 of 1

Information on wells in Area E - Sorted for Street Address

WTN	Street		Year	Depth to:			Elevation				Est. Yield m ³ /d
	Number	Name		SWL (m)	Bedrock (m)	Bottom (m)	Collar (m-asl)	SWL (m-asl)	Bedrock (m-asl)	Bottom (m-asl)	
36516	325	Eastholm Rd	1977	na	na	na	21	na	na	na	na
15207	335	Eastholm Rd	1957	42.7	0.9	163.7	20	-23	19	-144	54.3
99628	345	Eastholm Rd	1992	5.5	na	42.7	13	8	na	-30	4.1
99623	355	Eastholm Rd	1962	0.9	na	85.3	17	16	na	-68	na
98029	225	Ivory Way	2008	7.3	0.9	68.6	43	36	42	-26	21.7
104927	225	Ivory Way	2011	14.9	0.6	39.6	0	-15	-1	-40	16.3
104934	245	Ivory Way	2011	16.8	0.6	97.5	0	-17	-1	-98	272
104919	265	Ivory Way	2011	na	0.6	61.0	0	na	-1	-61	5.4
104916	285	Ivory Way	2011	16.8	1.2	91.4	0	-17	-1	-91	16.3
6523	305	Ivory Way	1950	4.9	na	6.1	13	8	na	7	na
73197	400	North Road	1998	12.2	0.3	51.8	37	25	37	-15	32.6
6524	420	North Road	1950	na	na	na	45	na	na	na	na
106644	420	North Road	1997	8.2	na	67.1	43	35	na	-24	10.9
98034	535	Taylor Bay Rd.	2008	25.9	na	62.5	24	-2	na	-38	43.5
64292	595	Taylor Bay Rd.	1988	9.1	na	54.9	45	36	na	-10	5.4
65144	649	Taylor Bay Rd.	1984	9.1	4.3	39.6	11	2	7	-29	21.7
104967	671	Taylor Bay Rd.	2011	15.2	0.6	47.2	21	6	21	-26	27.2
104963	677	Taylor Bay Rd.	2011	na	0.9	71.6	0	na	-1	-72	10.9
Wells = 17 Minimum				0.9	0.3	6.1	0.0	-22.7	-1.2	-143.7	4.1
Average				13.5	1.1	65.7	19.6	7.0	12.1	-47.7	38.7
Median				10.7	0.8	61.7	18.5	6.8	3.1	-34.1	19.0
Maximum				42.7	4.3	163.7	45.0	35.9	42.1	6.9	271.7

Notes:

SWL = Static water level

na = data not available

- 1) Information mostly from BC ministry web site
- 2) Street addresses were obtained from Regional District of Nanaimo web map
- 3) Well collar elevations were obtained from Google Earth website, and as such are approximate.
- 4) See well locations on Figs 7 and/or Fig. 14

File No.: GB-6500-20 (Housing Options Review Project)

DATE OF MEETING: February 9, 2017
 TO: Gabriola Island Local Trust Committee
 FROM: Sonja Zupanec, Island Planner
 Local Planning Services
 SUBJECT: Housing Options Review Project – Draft Bylaw Nos. 292 and 293

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and confirmed that Bylaw No. 292 cited as “Gabriola Island Official Community Plan (Gabriola Island), 1997, Amendment No. 1, 2017” is not contrary to or at variance with the Islands Trust Policy Statement.
2. That the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and confirmed that Bylaw No. 293 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2017” is not contrary to or at variance with the Islands Trust Policy Statement.
3. That the Gabriola Island Local Trust Committee Bylaw No. 292 cited as “Gabriola Island Official Community Plan (Gabriola Island), 1997, Amendment No. 1, 2017” be read a first time.
4. That the Gabriola Island Local Trust Committee Bylaw No. 293 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2017” be read a first time.
5. That the Gabriola Island Local Trust Committee Bylaw No. 292 and 293 be referred to the following agencies, organizations and First Nations for comment:

- | | |
|--|--|
| • Gabriola Island Advisory Planning Commission | • Island Health Protection and Environmental Services Branch |
| • Regional District of Nanaimo Building Inspection | • Snuneymuxw First Nation |
| • Islands Trust Bylaw Enforcement | • Penelakut Tribe |
| • Gabriola Housing Society | • Lyackson First Nation |
| • People for a Healthy Community Gabriola Island | • Halalt First Nation |
| • School District No. 68 | • Cowichan Tribes |
| • Agricultural Land Commission | • Lake Cowichan First Nation |
| • BC Assessment – Assessment Unit | • Hul’qumi’num Treaty Group |
| | • Stz’uminus First Nation |
| | • Semiahmoo First Nation |

REPORT SUMMARY

The purpose of this report is to introduce draft Bylaw Nos. 292 and 293 to the Local Trust Committee (LTC) for consideration of First Reading.

BACKGROUND

At the December 12, 2016 Special LTC meeting, the following resolutions were passed:

GB-2016-129

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee recommend that the Islands Trust put forward a motion to consider modification to the BC Building Code to accommodate tiny homes built on a chassis at the upcoming Association of Vancouver Island and Coastal Communities meeting.

CARRIED

The LTC's request was forwarded to Trust Area Services (TAS) staff for review. The motion was not selected to be forwarded to the upcoming Association of Vancouver Island and Coastal Communities meeting.

GB-2016-130

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to prepare draft amending bylaws to permit a secondary suite accessory to a principal dwelling, with the following draft parameters:

- a. Except on lands within the Agricultural Land Reserve,
 - i. That a secondary suite be permitted only on lots 2.0 hectares or larger;
 - ii. That a secondary suite be permitted either within, detached, or attached to the building containing the principal dwelling; or above a non-residential building;
 - iii. That the floor area of a secondary suite within or attached to the principal dwelling be limited to a maximum of 968 square feet or 40% of the floor area of the principal dwelling (whichever is less);
 - iv. That the floor area of a secondary suite that is detached from the principal dwelling or above a non-residential building be limited to a maximum of 968 square feet.
- b. On lands within the Agricultural Land Reserve,
 - i. That a secondary suite be permitted either within a principal dwelling or above a non-residential building;
 - ii. That the floor area of a secondary suite within a principal dwelling be maintained to a maximum of 968 square feet or 40% of the habitable floor area of the principal dwelling (whichever is less);
 - iii. That the floor area of a secondary suite above a non-residential building be limited to a maximum of 968 square feet,
- c. That the definition of 'secondary suite' be revised and that the definition of 'accessory cottage' be deleted; and
- d. That staff prepare advice and / or draft bylaw language to address the existing regulations regarding bathrooms in accessory buildings (Bylaw 250).

CARRIED

Staff has prepared amending Bylaw No. 292, a bylaw to amend the Gabriola Island Official Community Plan (OCP) and Bylaw No. 293, a bylaw to amend the Gabriola Island Land Use Bylaw (LUB) for LTC consideration. An analysis of the proposed policy and regulatory changes are discussed in the 'Analysis' section of this staff report and will be presented at the LTC meeting.

GB-2016-131

It was MOVED and SECONDED

that the Housing Options Review Project Charter be amended to include that staff prepare advice and / or draft bylaw language to address the existing regulations regarding bathrooms in accessory buildings (Bylaw 250).

CARRIED

The Housing Options Review Project (HORP) Charter has been amended to include a review of regulations prohibiting bathrooms/kitchens in accessory buildings. Draft Bylaw No. 293, to amend the LUB, includes provisions to eliminate this regulation entirely.

GB-2016-132

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to continue to collaborate and engage in discussions with building professionals on the feasibility of using custom built 'tiny homes' on a trailer as a permanent residence and report back to the Local Trust Committee and potential Official Community Plan amendments to include advocacy for tiny homes.

CARRIED

Staff have identified an existing advocacy policy in OCP Bylaw No. 166, 1997 that sufficiently addresses this topic in general terms (see Attachment 3 – OCP Proposed Changes Chart).

GB-2016-133

It was MOVED and SECONDED

that discussion of connection to an approved sewage disposal system for accessory buildings when they are being used as temporary dwellings under the building permit process be added to the agenda for the upcoming Regional District of Nanaimo Islands Trust Inter Agency meeting.

CARRIED

Staff have included a proposed change within Bylaw No. 293 (see Attachment 2 – draft Bylaw No. 293) to require that any temporary dwelling must be connected to an approved sewage disposal system.

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

Draft Bylaw Nos. 292 and 293 have been reviewed for compliance with the Islands Trust Policy Statement Checklist (see Attachment 5).

Issues and Opportunities

Use of term 'Secondary Suite'

At the December 12, 2016 LTC meeting, the LTC expressed interest in moving forward with a new term such as 'accessory dwelling unit' in order to better define the various configurations of an accessory dwelling being considered in the draft bylaws. The LUB currently defines over seven terms for housing types regulated in the bylaw, and the term 'accessory dwelling unit' is already a permitted use in several commercial and the industrial zone. Instead of re-defining 'accessory dwelling unit' or creating an entirely new term, staff recommends the clearly defined term 'secondary suite' be utilized to regulate the use in the configurations presented in the draft bylaws. This is consistent with the Regional District of Nanaimo's approach as well as the provincial Building Code definition for suites located within or attached to a principal dwelling.

Draft Bylaw No. 292

Attachment 3 – OCP Changes Chart outlines seven recommended changes to the Gabriola OCP in order to enable the LUB to regulate secondary suites as per LTC direction. The most significant change to the OCP is the removal of nineteen definitions. These specific definitions have been selected because they are duplicated in the LUB and in some cases, defined differently than in the LUB. It is common, standard practice to avoid defining terms in an Official Community Plan that are defined in a LUB. The OCP definitions should theoretically only appear if there is more than one ordinary meaning to a term, or if it is not defined in the *Interpretation Act* or *Local Government Act*. For the purposes of incrementally improving the OCP whenever possible, staff recommends the removal of all terms in the OCP that are defined and regulated in the LUB during this project's bylaw development.

Draft Bylaw No. 293

Attachment 4 – LUB Changes Chart outlines seventeen recommended categories of changes to the Gabriola LUB to regulate secondary suites as per LTC direction. The draft bylaw language:

- Allows for secondary suites in all zones where 'accessory cottage' use is permitted;
- Allows for secondary suites to be constructed in one of six configurations;
- Requires a restrictive covenant to be registered at the time of building permit application to prohibit the conversion of a secondary suite on the property to a strata title;
- Clarifies that for land in the ALR, one dwelling and one secondary suite are permitted (only located wholly within the principal dwelling) AND one manufactured home (for immediate family or farmworker housing) OR a secondary suite above an accessory building. Cannot have a manufactured home AND a secondary suite above an accessory building. This is consistent with the Agriculture Land Commission regulations.
- Modernizes the definitions section to eliminate the expression "means" from every definition in order to: 1) be consistent with modern bylaw drafting standards; and 2) avoid creative interpretation by a court of any term defined in the bylaw; and
- Eliminates the regulation prohibiting bathroom and cooking facilities from accessory dwellings.

Consultation

Statutory Requirements

As the project involves an OCP amendment, the LTC is required by the *Local Government Act* to consider opportunities for consultation with persons, organizations and authorities it considers will be affected. The LTC should consider if it wishes to undertake additional consultation than identified below. Staff suggests the referral to the following agencies and First Nations:

- | | |
|---|---|
| • Gabriola Island Advisory Planning Commission | • Island Health Protection and Environmental Services Branch |
| • Regional District of Nanaimo Building Inspection | • Snuneymuxw First Nation |
| • Islands Trust Bylaw Enforcement | • Penelakut Tribe |
| • Gabriola Housing Society | • Lyackson First Nation |
| • People for a Healthy Community Gabriola Island | • Halalt First Nation |
| • School District No. 68 | • Cowichan Tribes |
| • Agricultural Land Commission | • Lake Cowichan First Nation |
| • BC Assessment – Assessment Unit | • Hul'qumi'num Treaty Group |
| | • Stz'uminus First Nation |
| | • Semiahmoo First Nation |



Rationale for Recommendation

Draft Bylaw No. 292 (to amend the OCP) and Draft Bylaw No. 293 (to amend the LUB) include the provisions endorsed by the LTC via resolution on December 12, 2016. Staff supports the recommendations included on Page 1 of the report in order to proceed to the bylaw referral and public consultation phase of the project.

ALTERNATIVES

1. Request further information prior to consideration of First Reading.
2. Make changes to the bylaws prior to consideration of First Reading.

NEXT STEPS

Upon receipt of referral responses, staff will prepare a supplemental staff report detailing considerations or recommended changes pertaining to the proposed bylaws prior to second reading. After second reading the LTC can consider scheduling a Community Information Meeting (CIM) and public hearing in spring 2017.

Submitted By:	Sonja Zupanec, MCIP, RPP Island Planner	January 23, 2017
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	February 1, 2017

ATTACHMENTS

1. Draft Bylaw No. 292
2. Draft Bylaw No. 293
3. OCP Changes Chart
4. LUB Changes Chart
5. Islands Trust Policy Statement Directives Only Checklist

DRAFT

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 292

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Gabriola Island Official Community Plan (Gabriola), 1997, Amendment No. 1, 2017”.

2. Gabriola Island Local Trust Committee Bylaw No. 166, cited as “Gabriola Island Official Community Plan (Gabriola), 1997” Schedule “A” is amended as follows:

2.1 Section 2. – General Land Use and Residential Development, Section 2.0 General Land Use, General Land Use Policies, Clause j) is amended by deleting the word “permit” and replacing it with the word “support”.

2.2 Section 2. – General Land Use and Residential Development, Section 2.1 – Residential Land Use, General Residential Policies, Clause g) is deleted in its entirety and replaced with:

“g) On parcels 2.0 hectares (4.94 acres) or larger, one secondary suite shall be permitted per parcel, accessory to a principal single family dwelling.”

2.3 Section 2. – General Land Use and Residential Development, Section 2.6 Single-family Affordable Housing, Background is deleted in its entirety and replaced with:

“Background: A community plan is intended to contain a statement concerning the provision of affordable housing in the community. Currently on Gabriola, the allowance of secondary suites on parcels 2.0 hectares or larger, is considered an appropriate means of addressing the islands’ need for diversity in housing options and affordability.”

2.4 Section 2. – General Land Use and Residential Development, Section 2.6 Single-family Affordable Housing, Single-dwelling Affordable Housing Objectives is amended by deleting the words “Single-dwelling”.

2.5 Section 2. – General Land Use and Residential Development, Section 2.6 Single-family Affordable Housing, Single-dwelling Affordable Housing Policies is amended by deleting the words “Single-dwelling”.

2.6 Section 2. – General Land Use and Residential Development, Section 2.6 Single-family Affordable Housing, Single-dwelling Affordable Housing Policies’, Clause a) is deleted in its entirety and replaced with:

- “a) Provision for a secondary suite on a parcel 2.0 hectares or larger (as per policy 2.1 g) shall be recognized as a means of providing for affordable housing in a rural, low density context.”

2.7 Section 2. – General Land Use and Residential Development, Section 2.7 Home Occupational Use, Home Occupational Policies, Clause b, Item i, is deleted in its entirety and replaced with:

“i the use is accessory to a dwelling unit on a parcel;”

2.8 Appendix 1 - Definitions is amended by deleting the following terms and the associated definitions:

“accessory”	“Accessory cottage”	“Affordable Housing”
“bed and breakfast accommodation”	“boarder”	“building”
“dwelling unit”	“home occupation”	“horticulture”
“industry”	“principal”	“public park”
“public utility”	“residence”	“school”
“single-dwelling”	“structure”	“tourist accommodation”
“tourist accommodation unit”		

2.9 Appendix 1 – Definitions is amended by deleting the word “means” from the beginning of each definition.

READ A FIRST TIME THIS	_____	DAY OF	_____	201X
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	201X
READ A SECOND TIME THIS	_____	DAY OF	_____	201X
READ A THIRD TIME THIS	_____	DAY OF	_____	201X
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	201X
ADOPTED THIS	_____	DAY OF	_____	201X

Chair

Secretary

DRAFT

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 293

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation:

This bylaw may be cited for all purposes as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2017”.

2. Gabriola Island Local Trust Committee Bylaw No. 177, cited as “Gabriola Island Land Use Bylaw, 1999, ” is amended as shown on Schedule 1, attached to and forming part of this bylaw:

READ A FIRST TIME THIS	_____	DAY OF	_____	201X
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	201X
READ A SECOND TIME THIS	_____	DAY OF	_____	201X
READ A THIRD TIME THIS	_____	DAY OF	_____	201X
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	201X
ADOPTED THIS	_____	DAY OF	_____	201X

Chair

Secretary

Gabriola Island Local Trust Committee

Bylaw No. 293

Schedule 1

Schedule “A” of Gabriola Island Land Use Bylaw No. 177 cited as “Gabriola Island Land Use Bylaw, 1999 is amended as follows:

- 2.1 Part B – GENERAL REGULATIONS, Section B.1 USES, BUILDINGS AND STRUCTURES, Subsection B.1.2 Prohibited Uses and Buildings, Article B.1.2.1 Prohibited Uses, Clause a. is amended by deleting the words “an accessory cottage” and replacing these words with “a secondary suite”.
- 2.2 Part B – GENERAL REGULATIONS, Section B.1 USES, BUILDINGS AND STRUCTURES, Subsection B.1.2 Prohibited Uses and Buildings, Article B.1.2.3 Additional Dwellings, Clause a. text is deleted in its entirety and replaced with:

“The construction, placement, or use of more than one dwelling unit on a lot is prohibited, unless specifically permitted in the zone.”
- 2.3 Part B – GENERAL REGULATIONS, Section B.1 USES, BUILDINGS AND STRUCTURES, Subsection B.1.2 Prohibited Uses and Buildings, Article B.1.2.3 Additional Dwellings, Clause b. is deleted in its entirety.
- 2.4 Part B – GENERAL REGULATIONS, Section B.3 Home Occupations, Subsection B.3.3 General Provisions, Article B.3.3.1, Clause a. is amended by deleting the word “principal”.
- 2.5 Part B – GENERAL REGULATIONS, Section B.3 Home Occupations, Subsection B.3.3 General Provisions, Article B.3.3.1, Clause b. is deleted in its entirety and replaced with:

“Home occupations must be entirely enclosed within a dwelling and/or an accessory building, providing the combined total floor area for home occupation uses on a lot do not exceed 95 square metres (1,023 square feet), except on lots greater than 2.0 hectares (4.95 acres), where the total combined floor area of home occupation uses may not exceed 150 square metres (1,615 square feet).”
- 2.6 Part B – GENERAL REGULATIONS, Section B.5 PARKING, Subsection B.5.1 Minimum Number of Parking Spaces for Automobiles and Bicycles, Article B.5.1.1, Table 2: Parking Requirements is amended by replacing the word “cottage” with “secondary suite”.
- 2.7 Part B – GENERAL REGULATIONS, Section B.6 MISCELLANEOUS, Subsection B.6.3 Commercial Vacation Rentals is deleted in its entirety and replaced with the following:

“B.6.3 Secondary Suite Regulations

Secondary Suites are subject to the following requirements:

- B.6.3.1 Secondary suites are a permitted accessory use in the SRR, LRR, F, R, RR1 zones on lots 2.0 hectares (4.94 acres) or larger;
- B.6.3.2 A maximum of one (1) secondary suite is permitted per lot in any of the configurations shown in the following figure labelled as “Figure B1 Permitted configurations for a secondary suite”;
- B.6.3.3 The maximum permitted floor area for a secondary suite located wholly within or attached to a principal single family dwelling is 90 square metres (968 square feet) or 40% of the floor area of the principal single family dwelling, whichever is less;
- B.6.3.4 The maximum permitted floor area for a secondary suite not attached to a principal single family dwelling or within an accessory building is 90 square metres (968 square feet);
- B.6.3.5 Secondary suites are for residential use and any use for overnight accommodation on less than a monthly basis for monetary gain is prohibited;
- B.6.3.6 A secondary suite must only be accessible by an entrance completely independent from that of the principal dwelling unit;
- B.6.3.7 A secondary suite must have the approval of the local Health Authority with respect to sewage disposal;
- B.6.3.8 A secondary suite within an accessory building must not contain interior access to any part of the accessory building, and the means of access and egress to and from the secondary suite must be directly to the exterior of the accessory building;
- B.6.3.9 A secondary suite must not be located within a manufactured home or multiple family dwelling;
- B.6.3.10 A secondary suite shall not be permitted on a lot unless a restrictive covenant has first been registered on the title under Section 219 of the *Land Title Act* in favour of the Gabriola Island Local Trust Committee:
 - a. prohibiting the registration of a strata plan under the *Strata Property Act* or *Land Title Act* which would result in the secondary suite being a separate real estate entity; and
 - b. for lots outside of the Agriculture Land Reserve, limiting the number of dwellings permitted on the lot to two, including the principal dwelling.

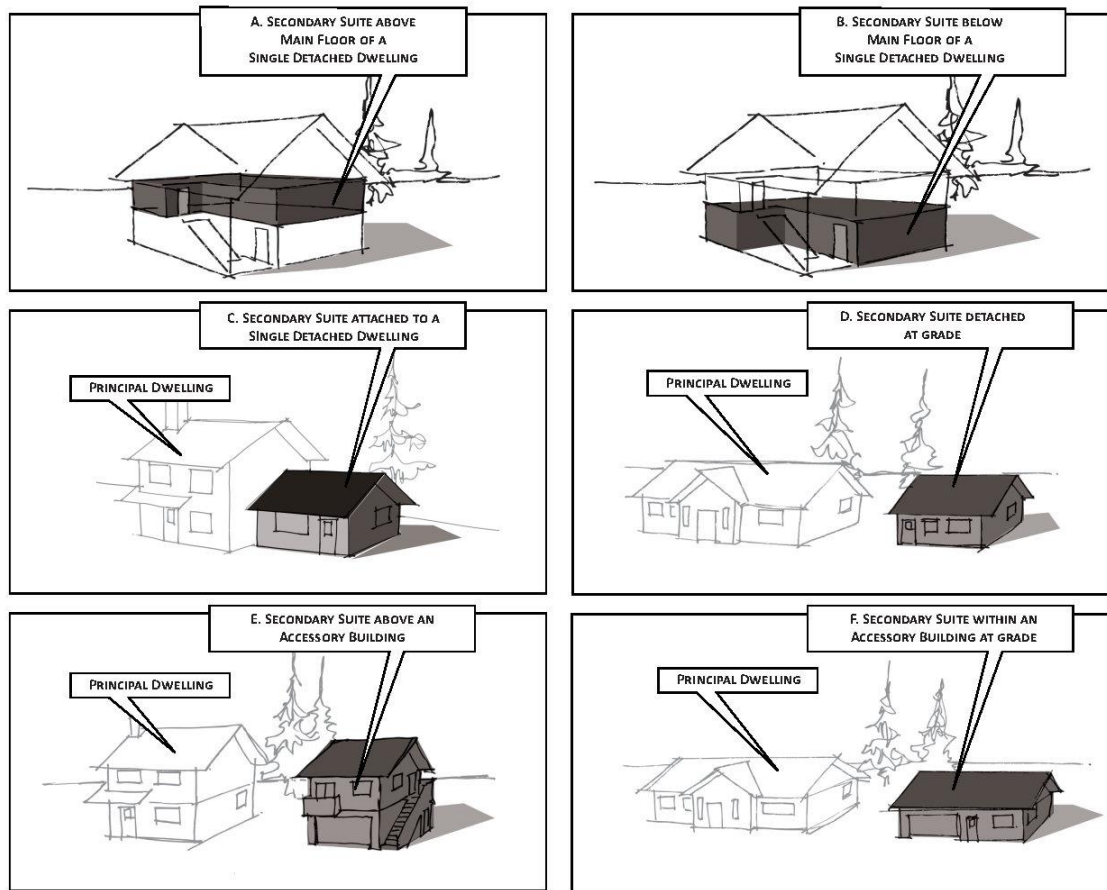


Figure B1. Permitted configurations for a secondary suite.”

- 2.8 Part B – GENERAL REGULATIONS, Section B.6 MISCELLANEOUS, Subsection B.6.4 Use of Travel Trailers, Recreational Vehicles and Accessory Buildings, Article B.6.4.1, Clause c. to be deleted in its entirety and replaced with the following:

“c. the travel trailer, recreational vehicle or accessory building is connected to an approved sewage disposal system.”

- 2.9 Part D – ZONES, Section D.1 RESIDENTIAL ZONES, Subsection D.1.1 Small Rural Residential (SRR), Article D.1.1.1 Permitted Uses, Clause b. Permitted Accessory Uses, Item ii is amended by replacing the words “cottage residential” with “secondary suite”.
- 2.10 Part D – ZONES, Section D.1 RESIDENTIAL ZONES, Subsection D.1.1 Small Rural Residential (SRR), Article D.1.1.2 Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i, second bullet is deleted and replaced with “one secondary suite per lot;”.
- 2.11 Part D – ZONES, Section D.1 RESIDENTIAL ZONES, Subsection D.1.1 Small Rural Residential (SRR), Article D.1.1.2 Buildings and Structures, Clause a. Permitted Building and Structures, Item i, third bullet is deleted and replaced with: “three buildings per lot, excluding a secondary suite, pump/utility house and woodshed;”.

- 2.12 Part D – ZONES, Section D.1 RESIDENTIAL ZONES, Subsection D.1.2 Large Rural Residential (LRR), Article D.1.2.1 Permitted Uses, Clause b. Permitted Accessory Uses, Item ii is amended by replacing the words “cottage residential” with “secondary suite”.
- 2.13 Part D – ZONES, Section D.1 RESIDENTIAL ZONES, Subsection D.1.2 Large Rural Residential (LRR), Article D.1.2.2 Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i second bullet is deleted and replaced with: “one secondary suite per lot;”.
- 2.14 Part D – ZONES, Section D.1 RESIDENTIAL ZONES, Subsection D.1.2 Large Rural Residential (LRR), Article D.1.2.2 Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i, third bullet is deleted and replaced with: “three buildings per lot, excluding a secondary suite, pump/utility house and woodshed;”.
- 2.15 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.1 Permitted Uses, Clause b. Permitted Accessory Uses, Item ii is amended by deleting the words “or cottage residential”.
- 2.16 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.2 Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i, second bullet is deleted in its entirety and replaced with:
- “For lots in the Agricultural Land Reserve, despite B.6.3.2 the secondary suite dwelling must only be located wholly within a building that is a single real estate entity which otherwise contains a single family dwelling;”
- 2.17 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.2 Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i, third and fourth bullet are deleted and replaced with:
- “three buildings per lot that exclude a pump/utility house and woodshed and that are accessory to all dwellings; and”
- 2.18 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.3 Regulations, Clause a. Buildings and Structures Siting Requirements, Item i, first bullet is amended by deleting the word “cottage”.
- 2.19 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.3 Regulations, Clause a. Buildings and Structures Siting Requirements, Item ii, first bullet is deleted in its entirety and replaced with: “the minimum setback for a dwelling and buildings and setbacks accessory to them is 10.0 metres (32.8 feet) from any lot line; and”
- 2.20 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.2 Forestry (F), Article D.2.2.1 Permitted Uses, Clause b. Permitted Accessory Uses, Item ii is amended by replacing the word “cottage residential” with “secondary suite”.
- 2.21 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.2 Forestry (F), Article D.2.2.2 Buildings and Structures, Clause a. Permitted Buildings and

Structures, Item i second bullet is deleted and replaced with: “one secondary suite per lot”.

- 2.22 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.2 Forestry (F), Article D.2.2.2 Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i third bullet is deleted and replaced with: “three buildings per lot, excluding a secondary suite; pump/utility house and woodshed”.
- 2.23 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.4 Resource (R), Article D.2.4.1 Permitted Uses, Clause b. Permitted Accessory Uses, Item ii is amended by replacing the word “cottage residential” with “secondary suite”.
- 2.24 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.4 Resource (R), Article D.2.4.2 Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i second bullet is deleted and replaced with: “one secondary suite per lot”.
- 2.25 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.4 Resource (R), Article D.2.4.2 Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i third bullet is deleted and replaced with: “three buildings per lot, excluding a secondary suite; pump/utility house and woodshed”.
- 2.26 Part D – , ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.6 Resource Residential 1 (RR 1), Article D.2.6.1 Permitted Uses, Clause b. Permitted Accessory Uses, Item ii text is deleted in its entirety and replaced with:

“secondary suite on lands shown on Schedule C Map 14 and subject to section B.6.3.”
- 2.27 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.6 Resource Residential 1 (RR 1), Article D.2.6.2 Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i, second bullet is amended by replacing the word “cottage” with “secondary suite”..
- 2.28 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.6 Resource Residential 1 (RR 1), Article D.2.6.2 Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i, fourth bullet text is deleted in its entirety and replaced with “one secondary suite per lot.”
- 2.29 Part E – SUBDIVISION, Section E.1 GENERAL, Subsection E.1.3 Covenant Against Further Subdivision and Development, Article E.1.3.3 is amended by deleting the words “ or cottage” in both instances they appear.
- 2.30 Part G – DEFINITIONS, Section G.1 DEFINITIONS is amended by deleting the term “cottage” and definition.
- 2.31 Part G – DEFINITIONS, Section G.1 DEFINITIONS, “*dwelling – multiple family*” is amended by replacing the word “two” with “three”.
- 2.32 Part G – DEFINITIONS, Section G.1 DEFINITIONS, “secondary suite” is amended by replacing the definition with the following text:

“a self-contained dwelling unit consisting of one or more habitable rooms and a cooking facility for residential occupancy accessory to a principal single family dwelling located on the same lot.”

- 2.33 Part G – DEFINITIONS, Section G.1 DEFINITIONS, is amended by deleting the term “short term” and definition.
- 2.34 Part G – DEFINITIONS, Section G.1 DEFINITIONS, is amended by deleting the term “temporary” and definition.
- 2.35 Part G – DEFINITIONS, Section G.1 DEFINITIONS, is amended by deleting the word “means” from the beginning of each definition in the section.



Islands Trust

Gabriola Island Local Trust Committee

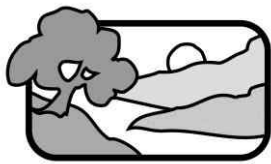
Table of Recommended Revisions for Gabriola Island Official Community Plan

Housing Options Review Project Draft Bylaw No. 292

February 2017

No.	Section or Policy	Identified Issues/Recommended Revisions to OCP
Section 2 - General Land Use and Residential Development		
1	Policy 2.0 j) General Land Use Policies	<i>"The Plan does not permit the strata conversion of existing buildings"</i> AMEND to "The Plan does not support..." and cross reference with a regulatory provision in LUB.
2	2.1 g) General Residential Policies	<i>"On parcels 2.0 hectares (4.94 acres) or larger one cottage not exceeding 65 sq. metres (700 sq. ft.) shall be permitted accessory to a single dwelling residential unit."</i> REPLACE with "On parcels 2.0 hectares (4.94 acres) or larger, one secondary suite shall be permitted per parcel, accessory to a principal single family dwelling."
3	2.1 l) Residential Advocacy Policies	<i>Residential Advocacy Policies "The Regional District of Nanaimo (RDN) which is responsible for the provision of building inspection services on Gabriola, shall be encouraged to investigate and make provision for the use of an alternative building code more in keeping with Gabriola's rural lifestyle."</i> NOTE for discussion with RDN at upcoming annual meeting.
4	2.6 Single Family Affordable Housing Background	<i>"A community plan is intended to contain a statement concerning the provision of affordable housing in the community. On Gabriola, where there is no provision for multi-family housing, allowance for an accessory cottage, on parcels 2.0 hectares or larger, is looked upon as an appropriate means of addressing the island's need for single-dwelling affordable housing. Single-dwelling affordable housing means accessory cottage housing that does not exceed 65 square metres (700 square feet) in area and which costs no more than 30% of a household's gross income applied to those households with incomes at or below 60% of the median household income for Gabriola Island (using Census Canada Information)."</i> REPLACE with "A community plan is intended to contain a statement concerning the provision of affordable housing in the community. Currently on Gabriola, the allowance of secondary suites on parcels 2.0 hectares or larger, is considered an appropriate means of addressing the islands' need for diversity in housing options and affordability. Affordable Housing Objectives"

No.	Section or Policy	Identified Issues/Recommended Revisions to OCP
5	2.6 a) Single-dwelling Affordable Housing Policies	<i>"Provision for an accessory cottage on a parcel of 2.0 hectares or larger (as per policy 2.1 g) shall be recognized as the Gabriola means of providing for single-dwelling affordable housing in a rural low density context."</i> REPLACE with "Affordable Housing Policies a) Provision for a secondary suite on a parcel 2.0 hectares or larger (as per policy 2.1 g) shall be recognized as a means of providing for affordable housing in a rural, low density context."
6	2.7 Home Occupational Policies b)i.	<i>"the use is an accessory use to a principal single-dwelling residential use on a parcel;"</i> REPLACE with "the use is accessory to a dwelling unit on a parcel;"
Appendix 1 Definitions		
7	• Accessory • Accessory cottage • Agriculture • Bed and breakfast accommodation • Boarder • Building • Dwelling unit • Home occupation • Horticulture • Industry • Principal • Public park • Public utility • Residence • School • Single-dwelling • Structure • Tourist accommodation • Tourist accommodation unit	DELETE all definitions in the OCP that are clearly defined in the Land Use Bylaw. Flag the need to review all remaining definitions in the OCP and cross reference with LUB, as a future housekeeping amendment.



Islands Trust

Gabriola Island Local Trust Committee

Table of Recommended Revisions for Gabriola Island Land Use Bylaw

Housing Options Review Project Draft Bylaw No. 293

February 2017

No.	Section or Regulation	Identified Issues/Potential Revisions to LUB
Part B – General Regulations		
1	B.1.2.1 a. Prohibited Uses and Buildings	<i>“use of an accessory building or structure, other than an accessory cottage or accessory single family dwelling, for human habitation....”</i> AMEND to: “use of an accessory building or structure, other than a secondary suite or an accessory single family dwelling, for human habitation...”
2	B.1.2.3 a. Additional Dwellings	<i>“The construction, placement, or use of more than one dwelling unit and more than one cottage on a lot is prohibited, except as permitted in the Agriculture (AG) zones.”</i> AMEND to: “The construction, placement, or use of more than one dwelling unit on a lot is prohibited, unless specifically permitted in the zone.”
3	B.1.2.3 b. Additional Dwellings	<i>“Buildings and structures accessory to residential uses and dwellings are prohibited from containing toilets, bathrooms, and/or areas, equipment or infrastructure designed, used or intended to be used for the preparation and cooking of food.”</i> DELETE
4	B.3.3.1 a. Home Occupations – General Provisions	<i>“Home occupations must be accessory to the principle residential use of the property.”</i> AMEND to: “Home occupations must be accessory to the residential use of the property.”
5	B.3.3.1 b. Home Occupations – General Provisions	<i>“Home occupations must be entirely enclosed within a single family dwelling or a non-residential accessory building or both, providing the combined total floor area for the home occupation does not exceed....”</i> AMEND to “Home occupations must be entirely enclosed within a dwelling and/or an accessory building, providing the combined total floor area for home occupation uses on a lot do not exceed 95 square metres (1,023 square feet), except on lots greater than 2.0 hectares (4.95 acres), where the total combined floor area of home occupation uses may not exceed 150 square metres (1,615 square feet).”
6	B.5.1.1 Table 2: Parking Requirements	<i>“cottage – 2 per cottage”</i> AMEND to: “secondary suite – 2 per secondary suite”

No.	Section or Regulation	Identified Issues/Potential Revisions to LUB
7	B.6.3 Commercial Vacation Rentals	"B.6.3.1 All dwellings, including cottages, are for residential use and any use for overnight accommodation on less than a monthly basis for monetary gain is prohibited." Replace with: "B.6.3 Secondary Suite Regulations Secondary suites are subject to the following requirements: B.6.3.1 Secondary suites are a permitted accessory use in the SRR, LRR, F, R, RR1 zones on lots 2.0 hectares (4.94 acres) or larger; B.6.3.2 A maximum of one (1) secondary suite is permitted per lot in any of the configurations shown in the following figure labelled as "Figure B1 permitted configurations for a secondary suite"; B.6.3.3 The maximum permitted floor area for a secondary suite located wholly within or attached to a principal single family dwelling is 90 square metres (968 square feet) or 40% of the floor area of the dwelling, whichever is less; B.6.3.4 The maximum permitted floor area for a secondary suite not attached to a single family dwelling; or within an accessory building is 90 square metres (968 square feet); B.6.3.5 Secondary suites are for residential use and any use for overnight accommodation on less than a monthly basis for monetary gain is prohibited; B.6.3.6 A secondary suite must only be accessible by an entrance completely independent from that of the principal dwelling unit; B.6.3.7 A secondary suite must have the approval of the local Health Authority with respect to sewage disposal; B.6.3.8 A secondary suite within an accessory building must not contain interior access to any part of the accessory building and the means of access and egress to and from the secondary suite must be directly to the exterior of the accessory building; B.6.3.9 A secondary suite must not be located within a manufactured home or multiple family dwelling; B.6.3.10 A secondary suite shall not be permitted on a lot unless a restrictive covenant has first been registered on the title under Section 219 of the <i>Land Title Act</i> in favour of the Gabriola Island Local Trust Committee: - prohibiting the registration of a strata plan under the <i>Strata Property Act</i> or <i>Land Title Act</i> which would result in the secondary suite being a separate real estate entity; and - for lots outside of the Agriculture Land Reserve, limiting the number of dwellings permitted on the lot to two, including the principal dwelling.
8	B.6.4.1.c. Use of Travel Trailers, Recreation Vehicles and Accessory Buildings	"the trailer or recreational vehicle is connected to an approved sewage disposal system." AMEND to: "the trailer, recreational vehicle or accessory building is connected to an approved sewage disposal system."
Part D – Zones		
9	D.1.1.1 b. SRR, (and repeated in LRR, F, R, RR1 zones) Permitted Accessory Uses	"ii. Cottage residential on lots 2.0 hectares (4.94 acres) or larger, subject to Subsection B.6.3 AMEND to: "ii. Secondary suite residential on lots 2.0 hectares (4.94 acres) or larger, subject to Subsection B.6.3."

No.	Section or Regulation	Identified Issues/Potential Revisions to LUB
10	D.1.1.2 a. SRR, (and repeated in LRR, F, R, RR1 zones) Permitted Buildings and Structures	<i>"i. - one accessory cottage dwelling per lot, not exceeding 65.0 square metres (699.7 square feet) floor area on lots 2.0 hectares (4.94 acres) or larger;</i> <i>- three buildings per lot, that exclude a cottage, pump/utility house and woodshed, and that are accessory to all dwellings; and"</i> AMEND to: <i>"i. - one secondary suite per lot;</i> <i>- three buildings per lot, that exclude a secondary suite, pump/utility house and woodshed, and that are accessory to all dwellings; and"</i>
11	D.2.1.1 b. AG Permitted Accessory Uses	<i>"ii. Secondary suite or cottage residential on lots 2.0 hectares (4.94 acres) or larger;"</i> AMEND to: <i>"ii. Secondary suite residential on lots 2.0 hectares (4.94 acres) or larger subject to Subsection B.6.3;"</i>
12	D.2.1.2 a. AG Permitted Buildings and Structures	<i>"i. - on lots 2.0 hectares (4.94 acres) or larger in the Agriculture Land Reserve, one secondary suite per lot, not exceeding 90 square meters (968 square feet) or 40% of the floor area of the single family dwelling, whichever is less and with the approval of the local health authority with respect to the provision of sewage disposal;</i> <i>- one accessory cottage dwelling per lot, not exceeding 65.0 square metres (699.7 square feet) on lots 2.0 hectares (4.94 acres) or larger*</i> <i>- three buildings per lot that exclude a cottage, pump/utility house and woodshed, and that are accessory to all dwellings;"</i> REPLACE with: <i>"i. - one secondary suite per lot. For lots in the Agricultural Land Reserve, despite B.6.3.2 the secondary suite dwelling must only be located wholly within a building that is a single real estate entity which otherwise contains a single family dwelling;</i> <i>- three buildings per lot, that exclude a pump/utility house and woodshed, and that are accessory to all dwellings;"</i>
13	D.2.1.3 a. i and ii AG Building and Structures Siting Requirements	<i>"- the minimum setback for a single family dwelling, a manufactured home for immediate family or farm worker housing, a cottage and..."</i> AMEND to: <i>"- the minimum setback for a dwelling and..."</i>
Part E – SUBDIVISION		
14	E.1.3.3 Covenant against further subdivision and development	<i>"Where the approval of bare land strata plan creates common property on which this Bylaw would permit the construction of a residential dwelling unit or cottage if the common property were a lot, the applicant must grant a covenant complying with Subsection A.2.5 of this Bylaw and in a form complying with Appendix E, in respect of the common property prohibiting the further subdivision of the common property, the construction of any dwelling unit or cottage on the common property..."</i> AMEND to: <i>"Where the approval of bare land strata plan creates common property on which this Bylaw would permit the construction of a residential dwelling unit if the common property were a lot, the applicant must grant a covenant complying with Subsection A.2.5 of this Bylaw and in a form complying with Appendix E, in respect of the common property prohibiting the further subdivision of the common property, the construction of any dwelling unit on the common property..."</i>

No.	Section or Regulation	Identified Issues/Potential Revisions to LUB
Part G – DEFINITIONS		
15	Cottage/ Short term/Temporary	DELETE terms and definitions
16	Dwelling – multiple family	<i>“means a building consisting of two or more dwelling units with common or individual cooking facilities”</i> REPLACE with: “means a building consisting of three or more dwelling units for residential occupancy”
17	Secondary suite	<i>“means an accessory, self contained dwelling unit on land in the Agricultural Land Reserve located wholly within a building that is a single real estate entity which otherwise contains a single family dwelling, and having a floor area no greater than 90 square metres (968 square feet) or 40% of the habitable floor area of the dwelling, whichever is less.”</i> REPLACE with: “a self contained dwelling unit consisting of one or more habitable rooms and a cooking facility for residential occupancy accessory to a principal dwelling unit located on the same lot.”
18	“means”	DELETE from beginning of each definition.

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: GB 6500-20

File Name: Housing Options Review

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT		No.	DIRECTIVE POLICY
BL 292	BL 293	3.1	Ecosystems
N/A	N/A	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
N/A	N/A	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	N/A	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
		3.2	Forest Ecosystems
N/A	N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
		3.3	Freshwater and Wetland Ecosystems and Riparian Zones
N/A	N/A	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
		3.4	Coastal and Marine Ecosystems
N/A	N/A	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.
N/A	N/A	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT		No.	DIRECTIVE POLICY
BL 292	BL 293	4.1	Agricultural Land
N/A	N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
✓	✓	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse effects on agricultural land.
CONSISTENT		No.	DIRECTIVE POLICY
N/A	N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
✓	✓	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
		4.2	Forests
N/A	N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to

			minimize the fragmentation of forests.
N/A	N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
CONSISTENT		No.	DIRECTIVE POLICY
BL 292	BL 293	4.3	Wildlife and Vegetation
		4.4	Freshwater Resources
✓	✓	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
		4.5	Coastal Areas and Marine Shorelands
N/A	N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
		4.6	Soils and Other Resources
✓	✓	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT		No.	DIRECTIVE POLICY
BL 292	BL 293	5.1	Aesthetic Qualities
N/A	N/A	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.
		5.2	Growth and Development
✓	✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	✓	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
N/A	N/A	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
		5.3	Transportation and Utilities
N/A	N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and

			regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
		5.4	Disposal of Waste
N/A	N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT		No.	DIRECTIVE POLICY
BL 292	BL 293	5.5	Recreation
N/A	N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
		5.6	Cultural and Natural Heritage
N/A	N/A	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	N/A	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
		5.7	Economic Opportunities
✓	✓	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
		5.8	Health and Well-being
✓	✓	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>

File No.: GB-6500-20 (Roadside Signs)

DATE OF MEETING: February 9, 2017

TO: Gabriola Island Local Trust Committee

FROM: Teresa Rittemann, Planner 2
Northern Team

SUBJECT: Interim Staff Report – GB-6500-20 – Roadside Signage Project
Gabriola Island Amendment Bylaw No. 291 (Signage)

RECOMMENDATIONS

1. That Gabriola Island Local Trust Committee Bylaw No. 291, cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 2, 2016”, be amended as specified in Attachment 2 – “Appendix A” of the staff report received February 9, 2017.
2. That Gabriola Island Local Trust Committee Bylaw No. 291, cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 2, 2016”, be read a second time, as amended.
3. That the Gabriola Island Local Trust Committee request staff to schedule a Public Hearing to consider Gabriola Island Local Trust Committee Bylaw No. 291 cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 2, 2016”.

REPORT SUMMARY

The purpose of this interim staff report is to update the Local Trust Committee (LTC) on agency and First Nations’ referral responses to proposed Bylaw No. 291 to inform potential revisions to the proposed bylaw prior to Public Hearing; and request that a Public Hearing for Bylaw No. 291 be scheduled.

BACKGROUND

At the regular business meeting on November 10, 2016, the LTC discussed Bylaw No. 291, made minor amendments, confirmed by resolution that Bylaw No. 291 was not contrary to or at variance with the Islands Trust Policy Statement, and then gave the Bylaw No. 291 First Reading. The LTC also passed a resolution to request that Bylaw Enforcement staff enforce on signs that are clearly outside of the existing and proposed regulations. Further to these actions, the LTC passed the following resolutions:

GB-2016-126

It was MOVED and SECONDED

That the Gabriola Island Local Trust Committee refer Bylaw No. 291 cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 2, 2016” to the Advisory Planning Commission, the Ministry of Transportation and Infrastructure, the Islands Trust Bylaw Enforcement, the Gabriola Island Chamber of Commerce, the Snuneymuxw First Nation, and the Gabriola Arts Council.

GB-2016-127

It was MOVED and SECONDED

That the Gabriola Island Local Trust Committee direct staff to arrange a Public Hearing to consider Bylaw No. 291 cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 2, 2016”.

ANALYSIS

Consultation

The following table summarizes all referral responses received to date of writing this report. Staff will inform the LTC of any additional responses received by the next LTC meeting (February 7, 2017).

Referral Responses

Agency/First Nation	Date of Referral	Response Deadline	Date of Response	Comment Summary
Gabriola Island Advisory Planning Commission	Dec. 1, 2016	Jan. 20, 2017	Jan. 9, 2017 APC Meeting Minutes (Trustee O'Sullivan was present at meeting)	DRAFT minutes from the meeting are included for the LTC's consideration *see attachment 1 Main recommendation: That the LTC re-consider the number of real estate signs allowed per lot.
Ministry of Transportation and Infrastructure	Dec. 1, 2016	Jan. 20, 2017	Dec. 19, 2016	No objection to proposed Bylaw No. 291. Reminder from MOTI: "Please note that any signage within the right of way is subject to Ministry discretion and regulations, as outlined in the 'Policy Manual for Supplemental Signs' (https://www.th.gov.bc.ca/publications/eng_publications/pmss.pdf) and permit approval."
Islands Trust Bylaw Enforcement Department	Dec. 1, 2016	Jan. 20, 2017	Jan. 19, 2017	Bylaw Enforcement Staff met and discussed with Planning Staff, and Planning Staff have summarized and incorporated the comments.
Gabriola Island Chamber of Commerce	Dec. 1, 2016	Jan. 20, 2017	<i>None received by deadline.</i>	<i>n/a</i>
Gabriola Arts Council	Dec. 1, 2016	Jan. 20, 2017	<i>None received by deadline.</i>	<i>n/a</i>
Snuneymuxw First Nation	Dec. 2, 2016	Jan. 27, 2017	No written response received by date of writing this report. Verbal comments via phone on Dec. 7 from Chris Good that "interests likely unaffected"	Staff sent an email reminder to Chris Good, Snuneymuxw Referrals Coordinator, on Jan. 23, requesting any further comments. Staff will update LTC at the meeting on Feb. 9, 2017 if any additional comments are received by that date.

Gabriola Advisory Planning Commission (APC) Comments

At their meeting, the APC discussed real estate signs and noted "It might not be advisable to restrict the number of real estate signs to one due to lot size, lot configuration, or on waterfront lots. Often there is one For Sale sign and a separate Sold sign particularly when different real estate companies list and sell the property. It is recommended that the LTC re-consider the number of real estate signs allowed per lot."

In the opinion of staff, the number of temporary real estate signs could be increased to a maximum of two per lot, but the maximum sign area be left the same, meaning that if there were two signs (one for the listing realtor, and one for the selling realtor), they'd have to be smaller to continue to fit in with the maximum sign area of 12.0 square feet per lot (e.g. maximum 6.0 square feet per sign). Staff would recommend making this amendment (as described on page 1 of this report) and then having additional community feedback during the Public Hearing.

Bylaw Enforcement Comments

Members of the Bylaw Enforcement team carefully examined proposed Bylaw No. 291, and then met with Planning Staff to explain their concerns. Planning Staff have proposed changes in response to Bylaw Enforcement's concerns.

Other Public Comments/Feedback

Staff also received an email from Trustee O'Sullivan, dated January 10, 2017 to "Please note the feedback below in terms of a suggestion for clarification as to the term "date of sale" in the proposed signage bylaw" (proposed clause B.4.3.1.c); the feedback being sent to Trustee O'Sullivan on the same day by local Realtor Carly McMahon who stated, "I would like to see 2 weeks after reported as a sale as opposed to 2 weeks after title transfers."

Staff note that this is not a proposed change in Bylaw No. 291 – meaning both the current version of the bylaw and proposed Bylaw No. 291 include the same regulation: that real estate signs are removed "within two weeks of sale." Staff have considered the individual feedback above and see "2 weeks after reported as sale" and believe that retaining the "within two weeks of sale" is simpler. Furthermore, staff are not aware of any outstanding bylaw enforcement issues related to real estate signs being left for more than two weeks of sale.

Rationale for Recommendation

Given the agency referral feedback at the time of writing this report, Staff are recommending a number of minor amendments (see attachment 2), and that proposed Bylaw No. 291 be amended as per attachment 3 of this report. Staff are also recommending that the bylaw be read a second time and that a public hearing be scheduled. For convenience, the public hearing may coincide with the next LTC regular business meeting (Thursday, March 9). The staff recommendation is noted on page 1 of the report.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should be advised to describe the specific information needed and the rationale for this request.

2. Defer Second Reading of the Bylaw

The LTC is not required to give Second Reading to the bylaw prior to the public hearing.

NEXT STEPS

The next steps for this project would be to hold a Public Hearing to consider proposed Bylaw No. 291.

Submitted By:	Teresa Rittemann Planner 2	January 24, 2017
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	February 1, 2017

ATTACHMENTS

1. Tracked changes between proposed Bylaw No. 291 and suggested amendments
2. "Appendix A" with suggested amendments incorporated to proposed Bylaw No. 291



Minutes of the Gabriola Island Advisory Planning Commission

Date of Meeting: January 9, 2017

Location: Islands Trust Office
700 North Road, Gabriola, BC

APC Members Present: Madeleine Ani, Chair
Kees Langeries, Secretary
Stuart Denholm
Bob Andrew
Anne Landry

Staff Present: Sonja Zupanec, Island Planner
Teresa Ritemann, Planner 1
Lisa Millard, Recorder

Others Present: Heather O'Sullivan, Local Trustee
There were 4 members of the public in attendance

1. CALL TO ORDER

Chair Ani called the meeting to order at 5:36 pm.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. MINUTES

3.1 Gabriola Advisory Planning Commission Draft Minutes dated October 18, 2016

By general consent the minutes dated October 18, 2106 were adopted.

4. SIGNAGE REFERRAL – Proposed Amendment to Bylaw No. 291

4.1 Staff Report

Planner Ritemann made a power point presentation regarding the Roadside Signage project and highlighted the following:

- Project timeline.
- To date two Community Information Meetings had been held, a survey had been conducted, Draft Bylaw No. 291 had gone to first reading and had been sent out for referral.
- A Public Hearing will be held following receipt of the referral responses.
- The focus of this Advisory Planning Commission (APC) discussion.

Discussion ensued and the following was clarified:

- Proposed Bylaw No 291 applies to private land only, not to MOTI roadways.
- In addition to the Gabriola APC, the bylaw was referred to the Ministry of Transportation and Infrastructure (MOTI), the Gabriola Arts Council (GAC), the Gabriola Chamber of Commerce (GICC), Islands Trust Bylaw Enforcement, and the Snuneymuxw First Nation for comment.
- In Table 1 – Sign Regulations Column 3 the maximum total sign area permitted refers to the total area that all sign(s) can be within a specific zone.

Discussion ensued regarding the Information Note located in Schedule 1 under Table 1 – Sign Regulations about signs located within MOTI's jurisdiction and the following points were made:

- The Local Trust Committee (LTC) cannot make rules for signage placed within areas that are under the jurisdiction of MOTI.
- The LTC can define what can be done within its own jurisdiction.
- Businesses within specific categories can apply to MOTI for supplemental signage. There is no cost to make an application, however, it is unclear who pays for maintenance of said signage. It is also unknown how long the process takes.

4.2 Discuss and comment on feasibility and applicability of proposed signage regulations with regard to:

- **Temporary signs;**
- **The location of permitted sizes of signs;**
- **Obsolete and derelict signs;**
- **Multi-party signs;**
- **Third party signs;**
- **Illuminated signs; and**
- **Definitions.**

The APC discussed each of the sections of proposed Bylaw No. 291, Schedule 1, and the following points were made:

B.4.2 Exempted Signs

B.4.2.1

- Commemorative, historical and interpretive signs are not necessarily signs installed by a government agency and are therefore correctly shown as a separate exemption.

B.4.3 Temporary Signs

B.4.3.1

- It might not be advisable to restrict the number of real estate signs to one due to lot size, lot configuration, or on waterfront lots.
- Often there is one For Sale sign and a separate Sold sign particularly when different real estate companies list and sell the property.

- **It is recommended that the LTC re-consider the number of real estate signs allowed per lot.**

B.4.3.2

- It was confirmed that under this section multiple signs are permitted and that these could be third party signs.
- It was noted that the three week display period was adequate.
- There were no recommendations made for this clause.

B.4.3.3

- It was clarified that this clause refers to directional signage which is not necessarily placed on one's own lot.
- There were no recommendations made for this clause.

B.4.3.4

- It was clarified that a directional sign can in fact be considered directional even when located on the same lot as where the business is occurring.
- It was noted that a business is already allowed two signs and if they also use a temporary directional sign under this clause then they would in effect have three signs on the lot in which the business is being conducted.
- There were no recommendations made for this clause.

B.4.4 Home Occupation Signs

B.4.4.1

- There were no recommendations made for this clause.

B.4.5 Obsolete Signs & Derelict Signs

B.4.5.1

- An APC Member wondered if the language used makes it implicit that the same person or agency that puts a sign up under this clause must also take the sign down.
- There were no recommendations made for this clause.

B.4.6 Multi-Party Signs

B.4.6.1

- Section b indicates that signs under this clause can only be located in non-residential zones and it was noted that this may not be feasible as many non-residential areas are surrounded by residential areas.
- It was noted that the term "despite all other references" seems too broad and should refer to section B.4.6.1.b only, or use same language "Notwithstanding B.4.1.1..." as other previous clauses do.

B.4.7 Third Party Signs

B.4.7.1

- It was noted by one APC Member that consideration might be taken to allow more than one sign under this clause on larger lots however no specific recommendations were made.

B.4.8 Illuminated Signs

B.4.8.1 and B.4.8.2

- It was noted that clause B.4.8.1 relates to internally illuminated signs and refers to business hours of operations or fuel price signs while B.4.8.2 relates to externally illuminated signs and does not specifically refer to businesses or fuel prices. Staff clarified that this clause is not intended to relate to businesses only.
- There were no recommendations made for this clause.

PART G Definitions

- It was suggested that in each of the points in this section that the closing quotation mark be made following the word sign and not at the end of the sentence as follows: "sign"
- In Part G (iii) It was noted by one APC Member that the terms abandoned and discarded are not necessarily clear and should be defined.
- In Part G (x) It was suggested that the word service be added to the list of things that third party signs direct attention to: i.e.) occupancy of land, a use, product, location, service, or other matter.

GB-APC-2017-001

It was MOVED AND SECONDED

that the Gabriola Island Advisory Planning Commission requests that the Gabriola Island Local Trust Committee review the minutes of the January 9, 2017 Advisory Planning Commission meeting.

CARRIED

5. ADJOURNMENT

By general consent, the meeting was adjourned at 7:11pm.

Madeleine Ani, Chair

Certified Correct:

Lisa Millard, Recorder

Gabriola Island Local Trust Committee

Proposed Bylaw No. 291

Schedule 1

NOTE: TRACKED CHANGES BELOW ARE FOR INFORMATIONAL PURPOSES ONLY. THIS IS NOT THE PROPOSED AMENDED VERSION OF THE BYLAW.

Schedule "A" of the Gabriola Island Land Use Bylaw No. 177 cited as the "Gabriola Island Land Use Bylaw No. 177, 1999" is amended as follows:

1. Section **B.4 SIGNS** is deleted in its entirety, and replaced with the following:

"B.4 SIGNS

B.4.1. Number and Total Sign Area

- B.4.1.1 Every *sign*, excepting those exempted in Subsection B.4.2, must comply with the provisions in Table 1.

Table 1: Sign Regulations		
Column 1	Column 2	Column 3
Zone	Maximum Number of Signs Permitted	Maximum Total Sign Area Permitted
Residential Zones		
SRR, LRR	1 No maximum number	1.5 sq.m (16.1 sq.ft) per lot
SSN	2 per lot	4.0 sq.m (43.0 sq.ft) per lot
Resource Zones		
AG, F, FWR1, GP, R, RC, RR1	1 No maximum number	1.5 sq.m (16.1 sq.ft) per lot
GC	1 No maximum number	4.0 sq.m (43.0 sq.ft) per lot
Commercial and Industrial Zones		
VC1, VC2, DC1	2 per business	4.0 sq.m (43.0 sq.ft) per business
LC1, LC2, LC3, FP	2 per business	4.0 sq.m (43.0 sq.ft) per business
TC1, TC2	2 per lot	4.0 sq.m (43.0 sq.ft) per lot
I	2 per business	4.0 sq.m (43.0 sq.ft) per business
Recreation and Institutional Zones		
IN1, IN2, IN3, IN4, YC	2 per lot	4.0 sq.m (43.0 sq.ft) per lot
P1, P2, P3	1 No maximum number	1 No maximum sign area
Water Zones		
WP1, WP2, WP3	1 No maximum number	1 No maximum sign area
WC1, WC2, WC3, WC4, WI1, WI2, WI3, WYC	2 per water lot or lease	4.0 sq.m (43.0 sq.ft) per water lot or lease
WG	1 1 per adjacent upland lot	1.5 sq.m (16.1 sq.ft) per sign

Information Note: All signs located ~~on~~ a public highway, access road, or road right-of-way are within the jurisdiction of the Ministry of Transportation and Infrastructure (MOTI), and therefore must first obtain the permission of MOTI. ~~MOTI does not grant permission for signs if they, and must not~~ interfere with other signs, pedestrians, cyclists, or motorists' ability to see or navigate such roadways.

B.4.2 Exempted Signs

- B.4.2.1 Signs exempted from the provisions of this section are:

- a. ~~S~~signs sited and maintained by government agencies, including signs for public safety or traffic; and

- b. Commemorative, historical, and interpretive *signs* in the P1, P2, and P3 zones.

B.4.3 Temporary signs

B.4.3.1 Notwithstanding B.4.1.1, real estate *signs* may be temporarily displayed in any *zone* except water zones, subject to:

- a. A maximum of two ~~one~~ signs per lot, not exceeding a total of 1.1 square metres (12.0 square feet) in *sign area*;
- b. the *sign* being located on the same *lot* as where the sale is occurring; and
- c. the *sign* being removed within two weeks of sale.

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B.4.3.2 Notwithstanding B.4.1.1, *temporary signs* advertising a *special* community event that is open to the public, or an educational course may be ~~temporarily~~ displayed in any *zone*, subject to:

- a. the *sign* not exceeding 0.55 square metres (6.0 square feet) in *sign area*;
- b. despite clause a. above, banners must not exceed 4.0 square metres (43.0 square feet) in *sign area*;
- c. the *sign* being displayed for a maximum of three weeks prior to the event; and
- d. the *sign* being removed within 72 hours of the conclusion of the event.

B.4.3.3 Notwithstanding B.4.1.1, *temporary directional signs* for the purpose of directing traffic to a *home occupation* may be ~~temporarily~~ displayed only in a residential or resource *zone*, subject to:

- a. the *sign* not exceeding 0.55 square metres (6.0 square feet) in *sign area*; and
- b. the *sign* must not be displayed for more than 12 consecutive hours.

B.4.3.4 Notwithstanding B.4.1.1, *temporary directional signs* for the purpose of directing traffic to an institution or business (other than a home occupation) may be ~~temporarily~~ displayed in any *zone*, subject to:

- a. the *sign* not exceeding 0.55 square metres (6.0 square feet) in *sign area*;
- b. the *sign* must not be displayed for more than 12 consecutive hours; and
- c. the *sign* must be located, erected, or displayed on the same *lot* as where the business or institutional use is occurring.

B.4.4 Home Occupation signs

- B.4.4.1 Notwithstanding B.4.1.1, *home occupation signs* are permitted, subject to:
- a maximum of one *sign* per lot;
 - the *sign* not exceeding 0.55 square metres (6.0 square feet) in *sign area*; and
 - the *sign* must be located on the same lot in which the *home occupation* is occurring.

B.4.5 Obsolete Signs & Derelict Signs

- B.4.5.1 *Obsolete signs* and *derelict signs* must be removed within thirty days after the *sign* becomes *obsolete* or *derelict*.
- B.4.5.2 *Obsolete signs* and *derelict signs* may be removed at the discretion of the Gabriola Island Local Trust Committee.

B.4.6 Multi-Party Signs

- B.4.6.1 ~~Despite all other references in this Bylaw~~Notwithstanding B.4.1.1, *multi-party signs* which consolidate the direction of traffic to multiple businesses shall:
- be limited in *sign area* to 0.2 square metres (2.15 square feet) per business, to a maximum *sign area* of 2.0 square metres (21.5 square feet);
 - only be located in non-residential zones; and
 - not be *temporary signs*.

B.4.7 Third Party Signs

- B.4.7.1 Notwithstanding B.4.1.1, *third party signs* are permitted, subject to:
- a maximum of one *third party sign* per lot; and
 - the *third party sign* not exceeding 0.55 square metres (6.0 square feet) in *sign area*.

B.4.8 Illuminated Signs

- B.4.8.1 *Internally illuminated signs* are prohibited, except where they occur as *window signs* for the purpose of displaying business hours of operation and opening, or for fuel price *signs* where only the numbers and symbols are illuminated.
- B.4.8.2 *Externally illuminated signs* must have a light source which deflects light away from the sky and towards the surface of the *sign*, and which is completely shielded from view.

~~Information Note: For the purposes of this bylaw, signs illuminated with reflective material are considered to be externally illuminated.~~

2. **PART G – DEFINITIONS**, Section **G.1 DEFINITIONS** is amended by adding the following definitions in alphabetic order:

- i. “*sign* means any device or medium, including its supporting *structure* and lighting or electrical system, which is visible from any street or lot, and which is used to attract attention for advertising, direction, information, or identification purposes.”
- ii. “*sign area* means the entire area within a continuous perimeter, enclosing the extreme limits of a *sign* display, including any frame or border; and for these purposes, the area of a double-faced *sign* is considered to be the area of one face only.”
- iii. “*sign, derelict* means any *sign* which has been abandoned, discarded, or otherwise neglectfully maintained to such an extent that it has fallen into disrepair.”
- iv. “*sign, externally illuminated* means any *sign* lit by a separate light source that casts light directly on the face of the *sign*, and includes signs illuminated with reflective material.”
- v. “*sign, internally illuminated* means any *sign* lit directly or indirectly by a light source located within the *sign* itself, and includes illumination designed to project light against the surface behind the *sign* lettering or graphic, commonly referred to as back-lighting or halo-lighting.”
- vi. “*sign, multi-party* means any *sign* which consolidates the direction of ~~pedestrians, cyclists, vehicles, or other~~ traffic to multiple businesses, excluding *home occupations*.”
- vii. “*sign, obsolete* means any *sign* which is no longer relevant because of the discontinuance of the business, service, activity or event which it advertises or directs attention to.”
- viii. “*sign, temporary* means any *sign* which is portable in nature and is displayed for a specified time limit.”
- ix. “*sign, temporary directional* means any *sign* which is portable in nature, is displayed for a specified time limit, and which directs ~~pedestrians, cyclists, vehicles, or other~~ traffic to an institution or a business, including a *home occupation*.”
- x. “*sign, third party* means a *sign* that advertises or directs attention to an occupancy of land, a use, product, location, service, or other matter at a location other than where the *sign* is located, erected, or displayed. For the purposes of this bylaw, a *multi-party sign* is not considered a *third party sign*.”
- xi. “*sign, window* means a *sign* within a building, affixed on or located within 600mm of the inside of a window.”

“Appendix A” - PROPOSED

BYLAW NO. 291

A BYLAW TO AMEND THE GABRIOLA ISLAND LAND USE BYLAW NO. 177, 1999

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation:

This bylaw may be cited for all purposes as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 2, 2016”.

2. Gabriola Island Local Trust Committee Bylaw No. 177, cited as “Gabriola Island Land Use Bylaw, 1999,” is amended as shown on Schedule 1 attached to and forming part of this bylaw.

READ A FIRST TIME THIS 10TH DAY OF NOVEMBER 2016

PUBLIC HEARING HELD THIS _____ DAY OF _____ 201X

READ A SECOND TIME THIS _____ DAY OF _____ 201X

READ A THIRD TIME THIS _____ DAY OF _____ 201X

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 201X

ADOPTED THIS _____ DAY OF _____ 201X

Chair

Secretary

Gabriola Island Local Trust Committee

Bylaw No. 291

Schedule 1

Schedule “A” of the Gabriola Island Land Use Bylaw No. 177 cited as the “Gabriola Island Land Use Bylaw No. 177, 1999” is amended as follows:

1. Section **B.4 SIGNS** is deleted in its entirety, and replaced with the following:

“B.4 SIGNS**B.4.1. Number and Total Sign Area**

- B.4.1.1 Every *sign*, excepting those exempted in Subsection B.4.2, must comply with the provisions in Table 1.

Table 1: Sign Regulations		
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- B.4.3.3 Notwithstanding B.4.1.1, *temporary directional signs* for the purpose of directing traffic to a *home occupation* may be displayed only in a residential or resource *zone*, subject to:
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B.4.8 Illuminated Signs

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2. **PART G – DEFINITIONS**, Section **G.1 DEFINITIONS** is amended by adding the following definitions in alphabetic order:

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- ii. “*sign area* means the entire area within a continuous perimeter, enclosing the extreme limits of a *sign* display, including any frame or border; and for these purposes, the area of a double-faced *sign* is considered to be the area of one face only.”
- iii. “*sign, derelict* means any *sign* which has been abandoned, discarded, or otherwise neglectfully maintained to such an extent that it has fallen into disrepair.”
- iv. “*sign, externally illuminated* means any *sign* lit by a separate light source that casts light directly on the face of the *sign*, and includes *signs* illuminated with reflective material.”
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- vi. “*sign, multi-party* means any *sign* which consolidates the direction of traffic to multiple businesses, excluding *home occupations*.”
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- x. “*sign, third party* means a *sign* that advertises or directs attention to an occupancy of land, a use, product, location, service, or other matter at a location other than where the *sign* is located, erected, or displayed. For the purposes of this bylaw, a *multi-party sign* is not considered a *third party sign*.”
- xi. “*sign, window* means a *sign* within a building, affixed on or located within 600mm of the inside of a window.”

DATE OF MEETING: February 9, 2017

TO: Gabriola Island Local Trust Committee

FROM: Ann Kjerulf, Regional Planning Manager
Local Planning Services

SUBJECT: Model Covenant for Manufactured Homes in the Agricultural Land Reserve

RECOMMENDATION

That the Gabriola Island Local Trust Committee adopt the following standing resolution:

1. **"THAT the Gabriola Island Local Trust Committee approves the model covenant prepared by the Islands Trust solicitor dated February 2017, to be used for the purpose of satisfying Gabriola Island Land Use Bylaw regulation D.2.1(a)(ii) for manufactured homes in the Agricultural Land Reserve, and designates the Gabriola Island Local Trust Committee Chair as the authorized signatory for such covenants."**

REPORT SUMMARY

The purpose of this report is to request that the Gabriola Island Local Trust Committee approve a model covenant for the purpose of satisfying Gabriola Island Land Use Bylaw (LUB) regulation D.2.1(a)(ii), which requires that a restrictive covenant be registered on title where a manufactured home is to be occupied either by members of an owner's immediate family or by farm workers on properties located within the Agricultural Land Reserve (ALR). The model covenant was prepared by the Islands Trust solicitor, Young Anderson, as a follow up to the LTC's Agriculture Review Project. This standardized covenant will be available for use by any owner in the ALR seeking compliance with LUB regulation D.2.1(a)(ii) and Regional District of Nanaimo building permit requirements, and provide a public benefit in terms of reducing the legal costs associated with the covenant registration process.

BACKGROUND

The LTC Agriculture Review Project undertaken from 2013 to 2015 resulted in amendments to the Gabriola Island LUB via Bylaw No. 275. Bylaw No. 275 added regulation D.2.1(a)(ii) which states:

"On lands in the Agriculture Land Reserve, a maximum of one manufactured home on lots 2.0 hectares (4.94) acres or larger is permitted for immediate family or farm worker housing if:

- *The lot has farm classification under the BC Assessment Act; and*
- *The manufactured home does not exceed 9 metres (29.5 feet) in width and 120.7 m² (1300ft²) in floor area; and*
- *The manufactured home is sited so as to not have a negative effect on the existing farm operation; and*

- ***The owner of the lot on which the manufactured home is located shall register on the title of that lot a restrictive covenant under section 219 of the Land Title Act stating that the manufactured home will be removed if it is no longer being occupied by the approved user for a period of one year."***

Model covenants are commonly used throughout the Islands Trust in order to reduce legal costs for applicants. The covenant aligns with both the Gabriola Island LUB and Agricultural Land Commission Regulations. If accepted as the standard, the model covenant will be immediately available for public use.

NEXT STEPS

Upon adoption of the standing resolution recommended on page 1 of this report, covenants could be registered for the purpose of satisfying Gabriola Island LUB regulation D.2.1(a)(ii) without further review by the Gabriola Island LTC provided they would be authorized and signed by the LTC Chair.

Submitted By:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	February 1, 2017
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ATTACHMENTS

1. Model Covenant for Manufactured Homes in the Agricultural Land Reserve

PART 2 - TERMS OF INSTRUMENT

MANUFACTURED HOME TEMPLATE COVENANT

This Agreement dated for reference the ____ day of _____, 20__ is

BETWEEN:

Insert Name

Insert Address

(the "Owner")

AND:

GABRIOLA ISLAND LOCAL TRUST COMMITTEE, a trust committee under the
Islands Trust Act, with an office located at

Insert Address

(the "Trust Committee")

GIVEN THAT:

- A. The Owner is the registered owner of the land located at (civic address) on Gabriola Island, British Columbia and more particularly described as:

PID: _____

Legal Description (ie: Lot X of Block Y, District Lot Z Plan A)

(the "Land");

- B. The Land is classified as a farm under the *Assessment Act* (British Columbia);
- C. The Owner wishes to build, place, install or use a manufactured home on the Land, and in connection therewith, the Owner and the Local Trust Committee agree that it is desirable to restrict the building, placement, installation, or use of any manufactured home built on the Land now or at any time in the future;
- D. Section 219 of the *Land Title Act* (British Columbia) provides that there may be registered as a charge against the title to land a covenant, whether of a negative or positive nature, in respect of the use of land and building on land, and that land is or is not to be built on except in accordance with the covenant.

NOW THEREFORE THIS AGREEMENT WITNESSES that, pursuant to Section 219 of the *Land Title Act* and in consideration of the premises and the mutual covenants and agreements contained herein and the sum of One Dollar (\$1.00) now paid to the Owner by the Local Trust Committee (the receipt and

sufficiency whereof is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. **Definitions** -- For the purposes of this Agreement:

“Approved User” is a member of the Owner’s Immediate Family, or a Farm Worker, as defined in this Agreement;

“Farm Worker” is a person eligible for “Farm Worker Housing”, as defined in the Gabriola Land Use Bylaw No 177, 1999, as amended or replaced from time to time (the “LUB”);

“Immediate Family” has the same definition as “Immediate Family” contained in the LUB, and, where the Owner is a corporation, a director or any individual who has an ownership interest in the corporation, and the immediate family of that individual;

“Manufactured Home” has the same definition contained in the LUB.

2. **Permitted Use** -- A Manufactured Home will not be built, placed, installed or used on the Land except in accordance with this Agreement.
3. **Quantity** -- A maximum of one (1) Manufactured Home is permitted on the Land.
4. **Occupancy** -- The Manufactured Home may only be occupied as a residence by an Approved User.
5. **Removal** -- If the Manufactured Home is not occupied by an Approved User for a period of one year, it will be removed by the Owner within 30 days of the end of the one year period, at the Owner’s sole cost and expense.
6. **Local Trust Committee’s Right to Equitable Relief** --The Owner agrees that the Trust Committee is entitled to obtain an order for specific performance or a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement.
7. **Indemnity** -- The Owner hereby releases, indemnifies and saves harmless the Trust Committee and its elected and appointed officials, officers, employees and agents, from and against all loss, damage, cost, actions, suits, debts, expenses and harm of any kind whatsoever which the Trust Committee may at any time suffer or incur arising out of or related to this Agreement or any breach of it.
8. **No Effect On Laws or Powers** -- This Agreement does not:
 - (a) affect or limit the discretion, rights, duties or powers of the Trust Committee under any enactment or at common law, including in relation to the use or subdivision of the Land;
 - (b) impose on the Trust Committee any duty of care or other legal duty of any kind to the Owner or to anyone else;

- (c) oblige the Trust Committee to enforce this Agreement, which is a policy matter within the sole discretion of the Trust Committee;
 - (d) affect or limit any enactment relating to the use or subdivision of the Land;
 - (e) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.
9. **Future Liability** -- Notwithstanding anything contained herein, neither the Owner named herein nor any future owner of the Land or any portion thereof shall be liable under any of the covenants and agreements contained herein where such liability arises by reason of an act or omission occurring after the Owner named herein or any future owner ceases to have any further interest in the Land.
10. **Runs with the Land** -- The covenants set forth herein shall charge the Land pursuant to Section 219 of the *Land Title Act* and shall be covenants the burden of which shall run with the Land and bind the Land and every part or parts thereof, and shall attach to and run with the Land and each and every part to which the Land may be divided or subdivided, whether by subdivision plan, strata plan or otherwise howsoever.
11. **Further Assurances** -- The parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.
12. **Waiver** -- Waiver of any default by either party shall not be deemed to be a waiver of any subsequent default by that party.
13. **Reference** -- Every reference to a party is deemed to include the heirs, executors, administrators, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party wherever the context so requires or allows.
14. **Severance** -- If any section, subsection, sentence, clause or phrase in this Agreement is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Agreement.
15. **Governing Law** -- This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia which shall be deemed to be the proper law thereof.
16. **Enurement** -- This Agreement and each and every provision hereof shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns, as the case may be.
17. **No Public Law Duty** -- Wherever this Agreement creates a power or obligation of the Local Trust to make a decision or to exercise any contractual right or remedy, the Trust Committee may do so in accordance with the provisions of this Agreement and no public law duty, whether arising from the principles of procedural fairness or the rules of natural justice, shall have any application.

In witness whereof, the parties have executed the *Land Title Act* Form C and Form D, as applicable, attached to and forming part of this Agreement.

CONSENT AND PRIORITY AGREEMENT

WHEREAS *insert name of chargeholder, ie., Royal Bank of Canada* (the "Chargeholder") is the holder of a Mortgage encumbering the lands (the "Land") described in item 2 of the *Land Title Act* Form C attached hereto, which was registered in the Victoria Land Title Office under number *insert charge number* (the "Charge").

THEREFORE THIS CONSENT AND PRIORITY AGREEMENT IS EVIDENCE THAT IN CONSIDERATION OF \$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY THE TRANSFEREE, DESCRIBED IN ITEM 6 OF THE LAND TITLE ACT FORM C ATTACHED HERETO (THE "TRANSFEREE") TO THE CHARGEHOLDER:

1. The Chargeholder hereby consents to the granting and registration of the Section 219 Covenant attached hereto (the "Covenant") and the Chargeholder hereby agrees that the Covenant shall be binding upon its interest in and to the Land.
2. The Chargeholder hereby grants to the Transferee priority for the Covenant over the Chargeholder's right, title and interest in and to the Land, and the Chargeholder does hereby postpone the Charge and all of its right, title and interest thereunder to the Covenant as if the Covenant had been executed, delivered and registered prior to the execution, delivery and registration of the Charge.

IN WITNESS WHEREOF, the Chargeholder has executed and delivered this Consent and Priority Agreement by executing the *Land Title Act* Form D above which is attached hereto and forms part of this Agreement.

END OF DOCUMENT



Top Priorities

Gabriola Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Review of roadside signage regulations on Gabriola Island	Develop a roadside signage strategy.	07-May-2015	Teresa Ritemann	
2	Housing Options Review Project	Review regulations to allow option for secondary suite in lieu of accessory cottages on lots over 2ha and over existing buildings; review temporary dwelling regulations;	07-May-2015	Sonja Zupanec	
3	Review of water taxi feasibility at or near Descanso Bay, Gabriola Island		14-Jul-2016	Sonja Zupanec	

**Projects****Gabriola Island**

Description	Activity	R/Initiated
DeCourcy Island OCP Review	Review DeCourcy Island Official Community Plan; establish Advisory Planning Commission. Topics include: · park areas without park zoning · DAI Bylaw	21-Apr-2011
Hazardous areas/Steep Slopes DPA	Consider hazardous areas and steep slopes development permit area designation; consider how to address areas of potentially problematic soils, shoreline erosion, and localized areas of steep terrain	21-Feb-2013
Forage Fish Mapping Workshop	March, 2013 resolution	05-Sep-2013
Land Based Aquaculture	Review most recent provincial direction on land based aquaculture and develop appropriate policies and regulations.	16-Jan-2014
Biodiversity Protection	Identify measures to protect biodiversity	19-Jan-2012
Coastal areas protection	Review OCP and LUB to improve protection of coastal areas.	19-Jan-2012
Water Protection	Review OCP and LUB to protect water quality and quantity.	19-Jan-2012
First Nations cultural references	Consider First Nations cultural references in land use planning; Work with Snuneymuxw First Nation (SFN) to seek funding for archaeological mapping and host and invite SFN Councillor Geraldine Manson to make a storytelling presentation on Gabriola.	27-Jan-2011
Eelgrass protection	Consider implementing Eelgrass protection regulations (see February 19, 2014 memorandum).	14-May-2014
Snuneymuxw Protocol Agreement	Implementation of Snuneymuxw First Nation Protocol Agreement	22-Jan-2015

**Projects****Gabriola Island**

Description	Activity	R/Initiated
Gabriola Village Plan	Undertake a comprehensive review of policies and regulations with respect to the Gabriola Village Core	02-Apr-2015
Snuneymuxw Relationship Building	Strengthen relationship with Snuneymuxw First Nation	02-Apr-2015
Food Trucks	Review land use bylaw regulations with respect to food trucks	02-Apr-2015
Eagle Nest Mapping	Incorporate eagle nest mapping into the OCP	02-Apr-2015
Green Energy	Consider policy and regulatory mechanisms to encourage green and renewable energy	02-Apr-2015
Vacation Rental Review	Review bylaws with respect to temporary use permits for short term vacation rentals	07-May-2015
CDF Conservation	Consider policies and other recommendations regarding land use planning tools that will effectively conserve Coastal Douglas-fir forest ecosystems.	14-Jan-2016
Gabriola Water Taxi	Review Official Community Plan and Land-Use Bylaw provisions to encourage water taxi service at or near Descanso Bay	15-Feb-2016
Mudge Island OCP Review	Targeted OCP review to include housekeeping amendments; review of maximum permitted lot coverage; rainwater collection cisterns being excluded from lot coverage calculations.	14-Jul-2016

Projects

Gabriola Island

Description	Activity	R/Initiated
LUB Amendments	- Review of temporary sawmill regulations - Definition of personal use of animals for SRR zoned lots - Review of how cisterns and solar panels are regulated as structures subject to lot coverage calculations -Review of section B.2.1.1 for variances within DP3 -Review minimum average parcel size calculations in LUB and OCP to ensure consistent -IN1 zoning to ensure consistent with existing Arts Council use.	08-Sep-2016



Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2016.3	Van Herwaarden, Lynn Planner: Linda Prowse	24-Aug-2016	PID: 003-422-852 539 Wildwood Crescent, Gabriola Island. DVP to bring property into compliance.
Planning Status			
Status Date: 07-Nov-2016 Further information requested.			
Status Date: 09-Sep-2016 Planner reviewing.			

Rezoning

File Number	Applicant Name	Date Received	Purpose
GB-RZ-2016.1	Williamson & Associates Planner: Sonja Zupanec	09-Feb-2016	PIDs:006-654-941, 005-030-480, 009-735-968, 003-010-431, 006-635-121, 027-939-804, 027-939-791\nSpruce to Church Streets, Mallett Creek Density Transfer
Planning Status			
Status Date:			

Subdivision

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2008.3	C.O. Smythies & Associates Ltd. Planner: Teresa Ritemann	06-Oct-2008	To create 6 parcels btwn McCollum & Tait Roads. (PARCEL C (DD 51803I) OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 9, GABRIOLA ISLAND, NANAIMO DISTRICT)
Planning Status			

Applications

Status Date: 03-Nov-2016

PLA extension request. Planner waiting for updated plan from applicant which reflects the lot boundary adjustment in GB-SUB-2016.4

Status Date: 08-Jan-2016

PLA extension

Status Date: 14-Apr-2014

parent lot is in transition of sale

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2010.2	McCollum and Krul, Gary and Jane Planner: Teresa Rittemann	13-Aug-2010	1520 McCollum Road\nCreate 7 parcels

Planning Status

Status Date: 23-Jan-2017

No change in status.

Status Date: 28-Nov-2016

Revised referral report sent to MOTI to reflect updated proposed plan of subdivision received.

Status Date: 30-Jun-2016

Planner received update letter from RDN that the RDN supports 5% cash-in-lieu of parkland dedication for this proposed subdivision

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2011.1	Williamson & Associates Professional Surveyors Planner: Marnie Eggen	23-Dec-2010	To create 2 parcels on Daniel Way (THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, GABRIOLA ISLAND, NANAIMO DISTRICT, EXCEPT PARTS IN PLANS 22029, 30038, 32376 AND VIP54644)

Planning Status

Status Date: 08-Jan-2016

No change

Status Date: 13-Jan-2015

Applicant working to satisfy conditions

Applications

Status Date: 14-Mar-2014

PLA received

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2012.2	Powell, Don	24-Oct-2012	725 Church Street - subdivision to create one new lot and a remainder lot

Planner: Teresa Ritemann

Planning Status

Status Date: 23-Jan-2017

No change in status.

Status Date: 03-Sep-2014

Status has not changed. Still awaiting MOTI direction that reasons for non-approval have been overcome

Status Date: 18-Mar-2014

MOTI sent notification that the subdivision is NOT being approved. If the reasons for non-approval are not overcome in 1 year, the file will be closed. Note that Islands Trust staff re-sent our subdivision referral response as the notice of non-approval indicated that MOTI had not received it.

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2013.2	Centre Stage Holdings Ltd.	09-Aug-2013	Subdivision to 6 lots

Planner: Teresa Ritemann

Planning Status

Status Date: 23-Jan-2017

No change in status.

Status Date: 07-May-2016

Letter of Undertaking regarding future protection of arch sites received from applicant/owner. Outstanding issues in extended PLA are sewage and drainage requirements.

Status Date: 05-May-2016

Parkland dedication requirement removed b/c it was met through dedication of the 707 Community Park in earlier application. No comments received from Snuneymuxw FN by deadline. As per 26-Apr email to applicant, Staff awaiting a Letter of Undertaking from the applicant regarding the covenants to protect archaeological site.

File Number	Applicant Name	Date Received	Purpose
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**Applications**

GB-SUB-2013.3 Smythies & 28-Oct-2013 411 Daniel Way\in subdivision to create 2 parcels

Associates

Planner: Teresa Ritemann

Planning Status

Status Date: 23-Jan-2017

No change in status.

Status Date: 01-Apr-2016

MOTI response that there has been no recent action on this file but it will remain open, and the applicant is working with the ALC at this time

Status Date: 29-Feb-2016

No change in status.

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2016.1	Williamson & Associates	07-Jan-2016	To create two lots within the SRR zone contained in existing Lot 4 and the northerly portion of existing Lot 5. The southerly boundary of the two SRR lots will be along the current AG zone boundary and will leave the remainder of Lot 5 as a single AG zoned parcel of 15.38 hectares wholly within the ALR.

Planner: Teresa Ritemann

Planning Status

Status Date: 23-Jan-2017

No change in status.

Status Date: 05-May-2016

Awaiting response from MOTI to issue PLA or PLNA.

Status Date: 03-Feb-2016

Subdivision Referral Report emailed to MOTI. Copied to Gabriola LTC and the Agent.

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2016.2	MACKAY, IKE	23-Feb-2016	PIDs: 004-857-119 and 004-614-771 Lot Boundary Adjustment

Planner: Teresa Ritemann

Planning Status

Status Date: 23-Jan-2017

No change in status.

Applications

Status Date: 05-May-2016

Awaiting response from MOTI to issue PLA or PLNA.

Status Date: 17-Mar-2016

File TR completed review and sent referral report to MOTI and copied to Gabriola LTC and applicant.

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2016.3	Roundtuit Farms Ltd.	29-Feb-2016	PID: 000-991-694 Create two lots from one on Decourcy. Firehall plot will be severed from main property.

Planner: Marnie Eggen

Planning Status

Status Date:

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2016.4	C.O. Smythies & Associates	20-May-2016	PIDs: 001-271-806 and 009-735-755 Boundary adjustment. Civic address: 1610 Hess Road, Gabriola Island.

Planner: Sonja Zupanec

Planning Status

Status Date: 08-Jun-2016

Referral response sent to MOTI and copied to applicant and LTC.

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2016.6	C.O. Smythies & Associates	08-Sep-2016	PID: 000-305-120 215 Easthom Road, Gabriola Island. 3 lot subdivision.

Planner: Aleksandra Brzozowski

Planning Status

Status Date:

File Number	Applicant Name	Date Received	Purpose
GB-SUB-2017.1	Williamson & Associates Professional Surveyors	26-Jan-2017	PIDs: 000-427-110, 025-720-821 & 025-720-830 Civic addresses: 1885 Martin Road, 1860 Martin Road & 1875 Stalker Road, Gabriola Island. Boundary adjustments.

Applications

Planner: Linda Prowse

Planning Status

Status Date:

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
GB-TUP-2016.1	MCAFEE, IAN	09-Oct-2015	PID: 003-135-276 1070 Chappel Place, Gabriola Island. STVR.

Planner: Aleksandra Brzozowski

Planning Status

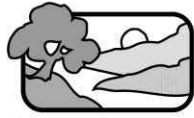
Status Date:

Gabriola Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: February 2, 2016

No	Meeting Date	Resolution No.	Issue	Policy and Description
1.	January 29, 2010	GB-025-2010	Communication Towers and Antennae	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee adopt the following standing resolution: • Proposals for any new or expanded communication towers and antennae require an application to the Gabriola Islands Local Trust Committee. • The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting and one advertisement in both local newspapers. • The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal; however, as a minimum, the proponent shall give written notice to Islands Trust Northern Office staff and the Snunéymuxw First Nation, all owners and residents of properties within a 2 kilometre radius of the subject property where the facility is proposed. The required notice shall include the following information: ○ the proposed location of the tower on the subject site ○ a description of the predicted power density level of the antenna/tower ○ methods to mitigate any aesthetic or visual impact ○ description of the natural environment, any sensitive ecosystems or other important habitat areas within 120 metres of the subject property and mitigation of impacts to such areas ○ physical details and example illustrations of the tower including its height, colour, type and design ○ the time and location of a public meeting and advertising ○ the name and contact information of the contact person employed by the proponent ○ the name and all contact information of the Islands Trust planning staff available for public comments and questions regarding the proposal; and ○ the proponent may be required to enter into a cost recovery agreement with the Islands Trust, in order to offset application processing costs incurred.



DATE: January 24, 2017
TO: Local Trust Committees (Northern Region)
FROM: Ann Kjerulf, MCIP, RPP
Northern Team
SUBJECT: Provincial Private Moorage Policy Update

PURPOSE

The Ministry of Forests, Lands and Natural Resource Operations (FLNRO) has recently amended its private moorage policy to no longer require applications for private moorage (i.e. docks) in certain locations and under certain conditions. These are now authorized as 'General Permissions'.

However, applications will continue to be required in 'Application-Only Areas' (see attached West Coast and South Coast Region Private Moorage Application-Only Area maps). In 'Application-Only Areas', all proposed new private docks, regardless of size, will continue to be subject to review and decision under the *Land Act*, and all proponents of new private docks will be required to submit an application to FrontCounter BC. However, tenure replacements for existing docks within 'Application-Only Areas', which meet the terms and conditions of a General Permission, will fall under the new General Permission policy and as such will not require an application and statutory decision.

Denman, Hornby, and Lasqueti Islands and the North Pender Associated Islands south of Piers and Moresby Islands, are excluded from the 'Application-Only Areas' and private moorage is permitted under the General Permission policy (with no application to FLNRO or referral to Islands Trust). Correspondence from FLNRO indicates their staff will be carrying out of a review of the 'Application-Only' areas with the intention of applying the General Permission provision to a larger area over the coming months.

Please note the changes to the Private Moorage policy do not affect local government zoning or bylaws. Local zoning bylaw requirements must be met regardless of location. Prospective dock owners must continue to ensure compliance with local zoning bylaws.

The Private Moorage Policy and supporting documents are available on the Province of BC website:
<http://www2.gov.bc.ca/gov/content/industry/natural-resource-use/land-use/crown-land/crownland-uses/residential-uses/private-moorage>.

Submitted By:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	January 24, 2017
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ATTACHMENTS

1. Letter from FLNRO to UBCM (January 17, 2017)
2. South Coast Region Private Moorage Application-Only Areas Map
3. West Coast Region Private Moorage Application-Only Areas Map



Date: January 17, 2017

Gary MacIsaac, Executive Director
Union of British Columbia Municipalities
525 Government Street
Victoria, BC V8V 0A8
(Sent by e-mail)

Re: Notice of amendments to the Private Moorage Program

To local government members:

The purpose of this letter is to advise you of recent changes to the Provincial Private Moorage Land Use policy that provides direction on the authorization of residential docks.

The Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) has made changes to the private moorage program that will reduce red-tape and streamline administration, while maintaining public safety and environmental standards.

Effective January 17, 2017 more residential docks will be eligible to be authorized under a “General Permission” rather than an application-driven Crown land tenure. The General Permission will grant authority for a residential dock, subject to a dock owner complying with a set of specific conditions. These conditions have been established to avoid environmental impacts and interference with the public and other stakeholders, as well as to provide a high level of certainty that the dock will satisfy provincial and federal legislation. Some of the key requirements include:

- the dock owner must be the owner or lessee of the property fronting the foreshore where the dock is sited;
- the dock is not located in an area designated as being environmentally sensitive, or overlapping with other authorizations or Crown land reserves;
- the dock is not in a designated “application-only area” (i.e. where special circumstances dictate that all private moorage proposals require submission of an application);
- the dock is built to a specified standard and within set size limits; and
- the dock is constructed and placed to not unduly impede public access and to avoid impacts to neighbouring property owners.

Ministry of Forests,
Lands and Natural
Resource Operations

Land Tenures Branch

Mailing Address:
PO Box 9352
Victoria BC V8W 9M1

Phone: 250 387-6730
Fax: 250 356-6791

Docks that do not satisfy the conditions of the General Permission will require an application for a tenure, which will be subject to the standard ministry application review process, currently in place.

The policy changes expand the applicability of the private moorage General Permission which was introduced in 2008 and previously only applied to certain types of freshwater docks. The new policy now provides for moderately-sized docks, and docks located in marine waters to be eligible for general permission, subject to meeting all required conditions.

The changes to the private moorage policy do not affect local government zoning or bylaws. Prospective dock owners must continue to adhere to all local government requirements.

The rules and regulations of the Water Sustainability Act, including compliance with “works in and about a stream (waterbody)”, and those of other agencies, such as Federal Fisheries and Oceans Canada, and Transport Canada – Navigable Waters program, will continue to apply to all docks whether covered under a General Permission or not.

For further details of the Private Moorage Policy, as well as, the full list of conditions and requirements of the General Permission, please refer to the following website:
<http://www2.gov.bc.ca/gov/content/industry/natural-resource-use/land-use/crown-land/crown-land-uses/residential-uses/private-moorage>

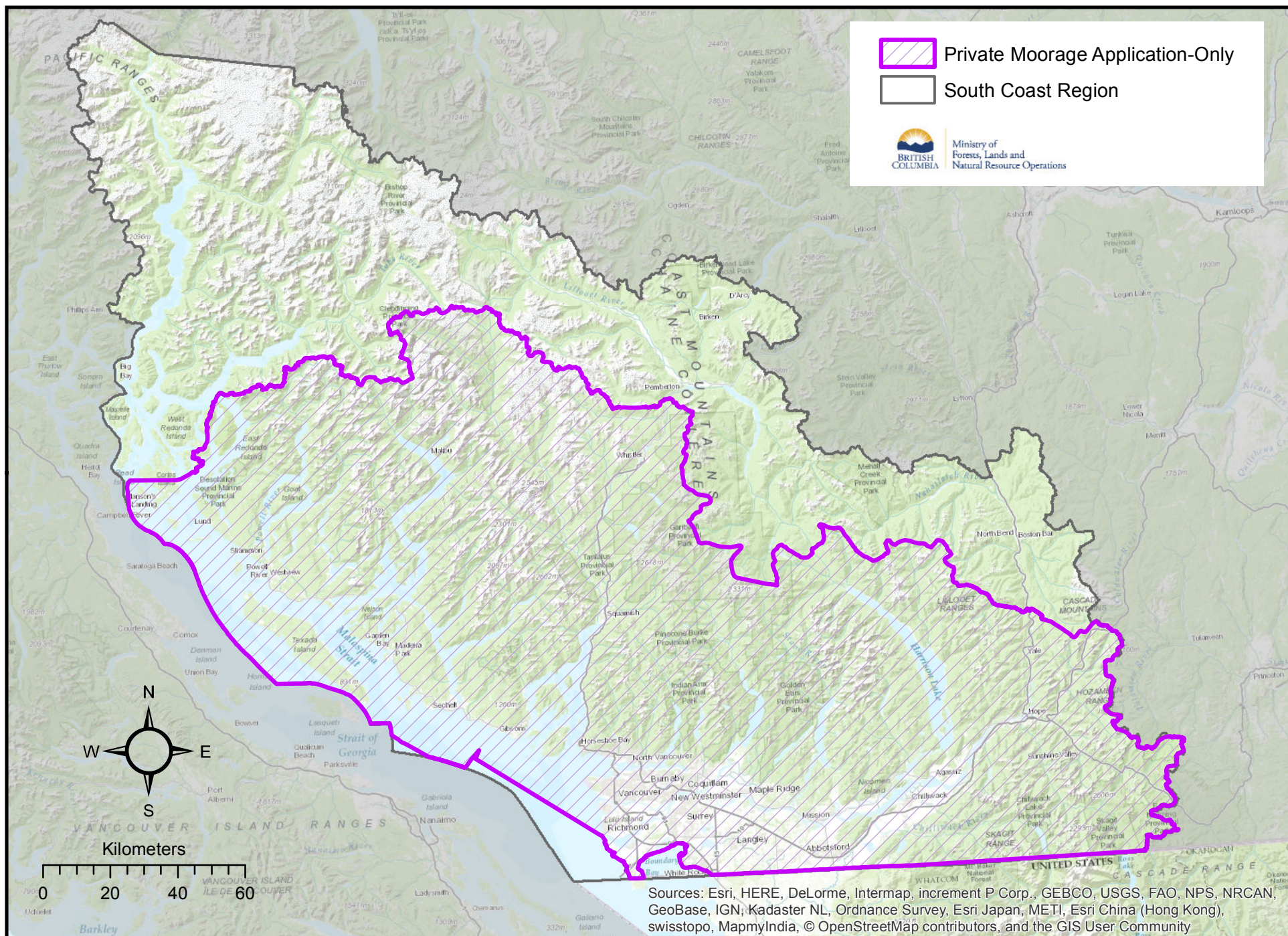
If you have questions or would like further information on how this may affect docks in your area please contact FrontCounter BC at: <http://www.frontcounterbc.gov.bc.ca/contact/>.

Sincerely,

Greg Kockx, Manager
Land Tenures Branch
Ministry of Forests, lands and Natural Resource Operations

E-mail: Greg.Kockx@gov.bc.ca

South Coast Private Moorage Application-Only Areas: January 2017



MFLNRO - West Coast Region

Private Moorage Application Only Area

Legend

Private Moorage Application Only Area

MFLNRO - West Coast Region

Mapsheet Grid (1:20,000)

Private Moorage Application Only Area Description :

The natural boundary beginning at Englishman River Estuary (Parksville) and running south along the east coast of Vancouver Island to the Goldstream Estuary (Goldstream Park) and protruding up the left half of Sannich Inlet towards the middle of Satellite Channel including Piers Island and all the southern Gulf Islands.

