



Gabriola Island Local Trust Committee Regular Business Meeting

Date: November 13, 2014
Location: Gabriola Women's Institute Hall
476 South Road, Gabriola Island, BC

LATE ITEMS, ADDITIONS

AMENDMENTS/ADDITIONS TO ITEMS:

12. TOWNHALL

- 12.1** Submission from J. Graham dated November 13, 2014 – regarding
Agenda item 13.3 Antenna Siting Proposal - received

13. APPLICATIONS AND PERMITS

- 13.4. GB-DVP-2014.2 Hessels (Baker)**
 - 13.4.1 Staff Report dated October 29, 2014
 - 13.4.2. Additional Public Submissions

14. LOCAL TRUST COMMITTEE PROJECTS

- 14.1. Affordable Housing Density Bank**

Judith Graham
P. O. Box 269
Gabriola

November 13, 2014

Trustees Malcolmson and Rudischer
Islands Trust Local Trust Committee

Dear Sheila and Gisele,

Re: **Agenda item 13.3, pp 106-122 Antenna Siting Proposal**

Please know that no one opposes Gabriola Radio as a digital enterprise.

We support the recommendation contained in the current Staff Report to begin a new Consultation process for a new tower siting for the following reasons:

- Since 2012 Industry Canada has revised its Antenna Siting Guidelines
- The Federation of Canadian Municipalities has created a new template which covers in more detail a number of areas not addressed by our local standing resolution; we highly recommend following this template as noted in a request to Islands Trust Council in February of this year:

"I would strongly support any initiative by the Islands Trust Council to move toward the adoption of the comprehensive FCM/CWTA antenna protocol template which would cover all the Islands Trust area."

- The local LUB, as noted in the staff report, both includes and prohibits AM/FM towers. In a memorandum from Chris Jackson in 2008 we were informed that the Stoney Ridge site is not currently zoned for a tower. In September 2012 Minutes Trustee Rudischer noted that Gabriola bylaws don't support additional radio towers and they don't comply with the current Official Community Plan. We believe this anomaly needs to be cleared up before any application should proceed.

May we also add:

- There are a number of court cases ongoing across the country which demand proof from the proponent of inherently beneficial use and evidence of a gap in the

telecommunications grid. We respectfully request that any decisions include the requirement of such proof.

- The GRS claim that a broadcast signal is required in order to provide *emergency coverage under the Authority of the Gabriola Provincial Emergency Coordinator* is misleading. There is no such person. Federal Provincial and Municipal safety protocols are already in place; there are 3 local radio stations ready to go in the event of any kind of emergency.

As we are all aware, the revised Industry Canada siting guidelines clearly state that existing towers be used and shared. This does not mean you put up a tower and then share it. Please see the map attached showing the proliferation of towers already existing nearby.

We strongly oppose any new transmission tower installation on Gabriola Island. There is no rational reason for any new tower here.

We would greatly appreciate if this letter be affixed to your File No. 5590-20-01 Gabriola Radio Society.

Thank you for your consideration,

Yours sincerely,

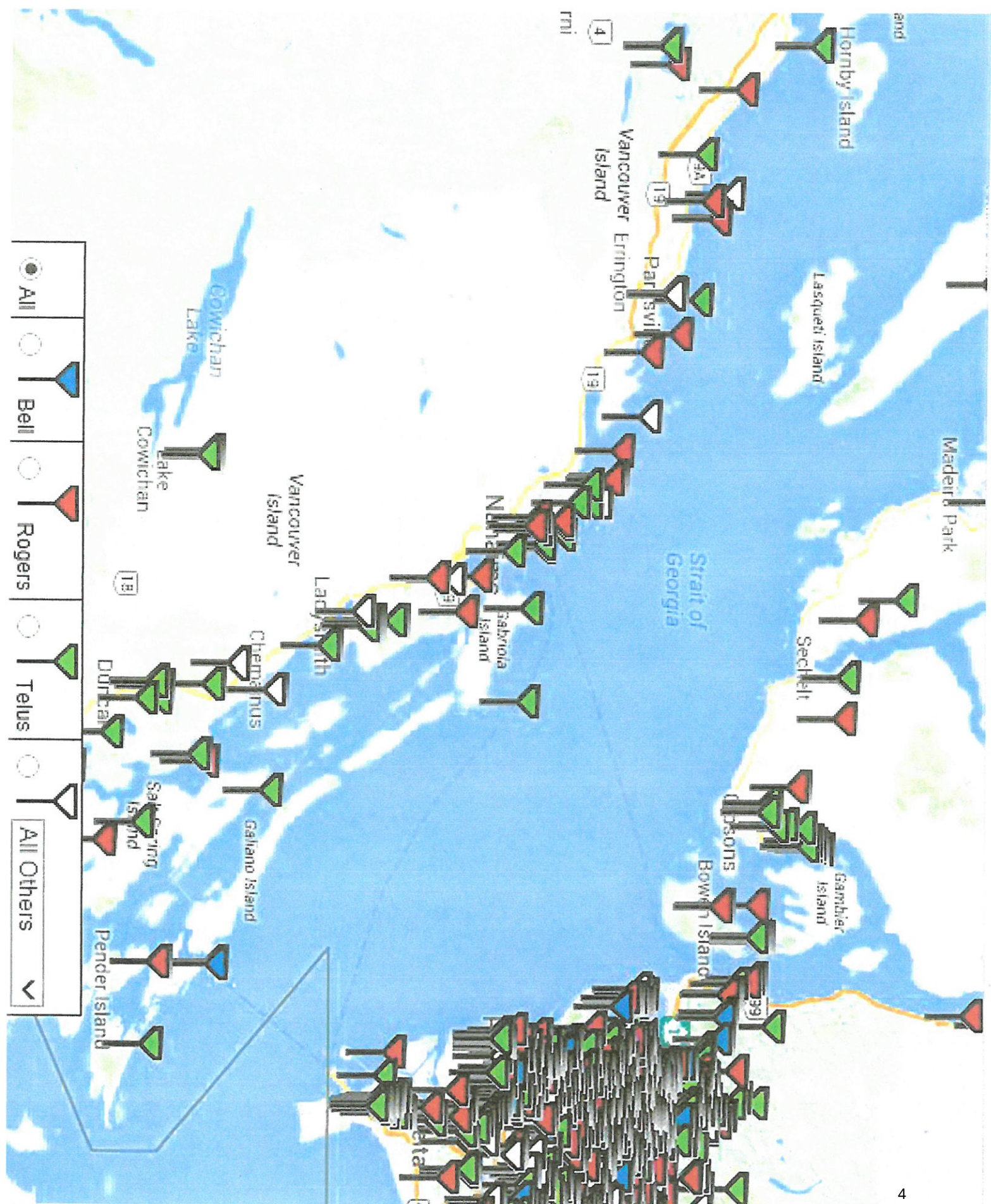
Judith Graham

(On behalf of signatories in objection at the 2012 Consultation)

Cc: Gabriola Radio

Aleksandra Brzozowski

Gabriola Sounder





STAFF REPORT

Date: October 29, 2014

File No.: 3190 – 25
GB-DVP-2014.2
(Baker)

To: Gabriola Island Local Trust Committee
For meeting of November 13, 2014

From: Marnie Eggen, Planner 2

CC: Courtney Simpson, Regional Planning Manager
Miles Drew, Bylaw Enforcement Coordinator

**Re: Development Variance Permit (DVP) – Lot 60, Section 31, Gabriola Island,
Plan 17658; PID 002-591-111**

Owner: Alan & Ruth Baker
Applicant: John Hessels, ASCT
Location: 1730 Tashtego Cresc., Gabriola Island

THE PROPOSAL:

The applicant requests a reduction of the setback to the natural boundary of the sea from 7.5 metres (24.6 feet) to 0 metres and from 1.5 metres (4.9 feet) above the natural boundary of the sea to 0 metres. The variance is requested in order to allow a one metre high concrete retaining wall (formworks for the retaining wall are constructed). This application was made as a result of bylaw enforcement.

The proposed retaining wall is expected to be backfilled with on-site siltstone rubble, sand and gravel so as to provide for a flat bench to allow for growth of natural plants. The wall is intended to be pinned to the bedrock to ensure that won't break loose during a storm event.

Reason for the Variance

The applicant requests the variance "to allow for the protection of the subject land from slope regression and subsequent undermining of mature trees, thus reducing the tree fall risk to the residence and reduction of the set back to buildings. The current bylaw cannot be met as the proposed seawall is the only viable solution to protect the slope considering the limited space between the hightide mark and toe of the slope and the wave intensity in this area" (see Attachments for full DVP application).

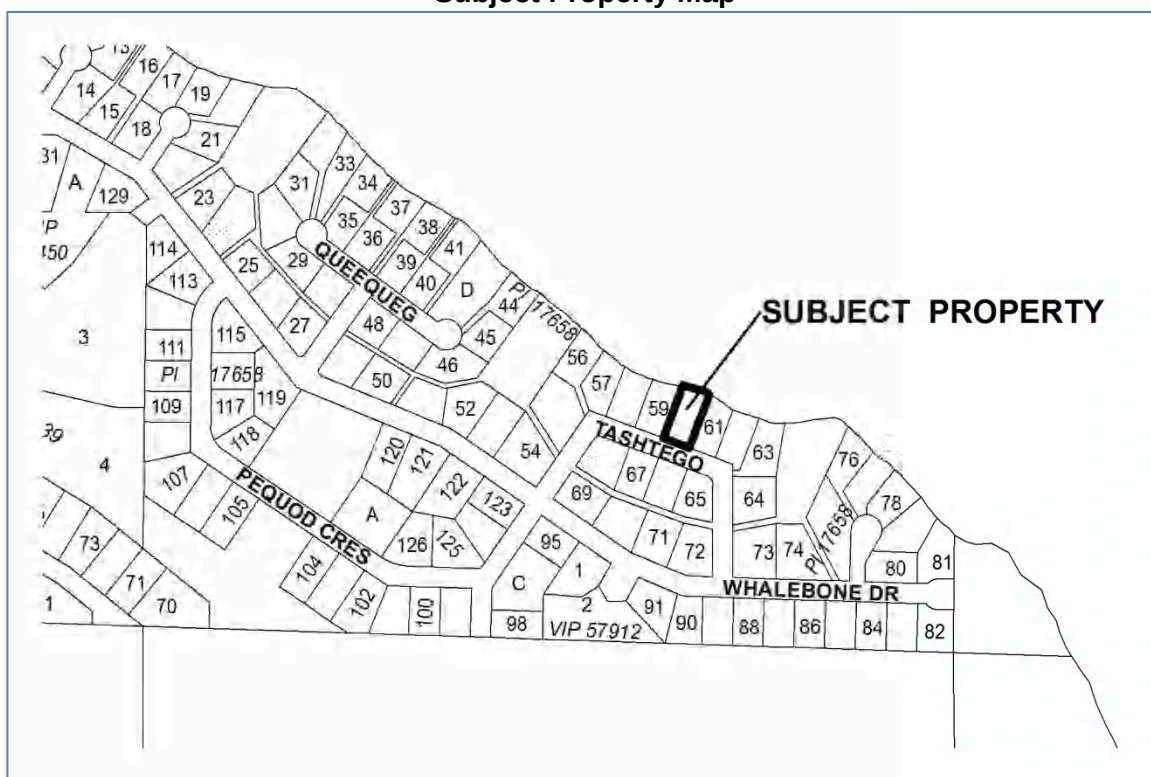
SITE CONTEXT:

The subject property is a waterfront lot that is partially treed and situated on Tashtego Crescent, Gabriola Island as shown below in the subject property map. The property is approximately 0.156 ha (0.385 acres) in size. It is a waterfront lot, facing NNE towards the Georgia Strait. It is bordered on either side by privately owned lots. The subject property is somewhat prominent along the coast line in relation to the two properties on either side. One single family dwelling is

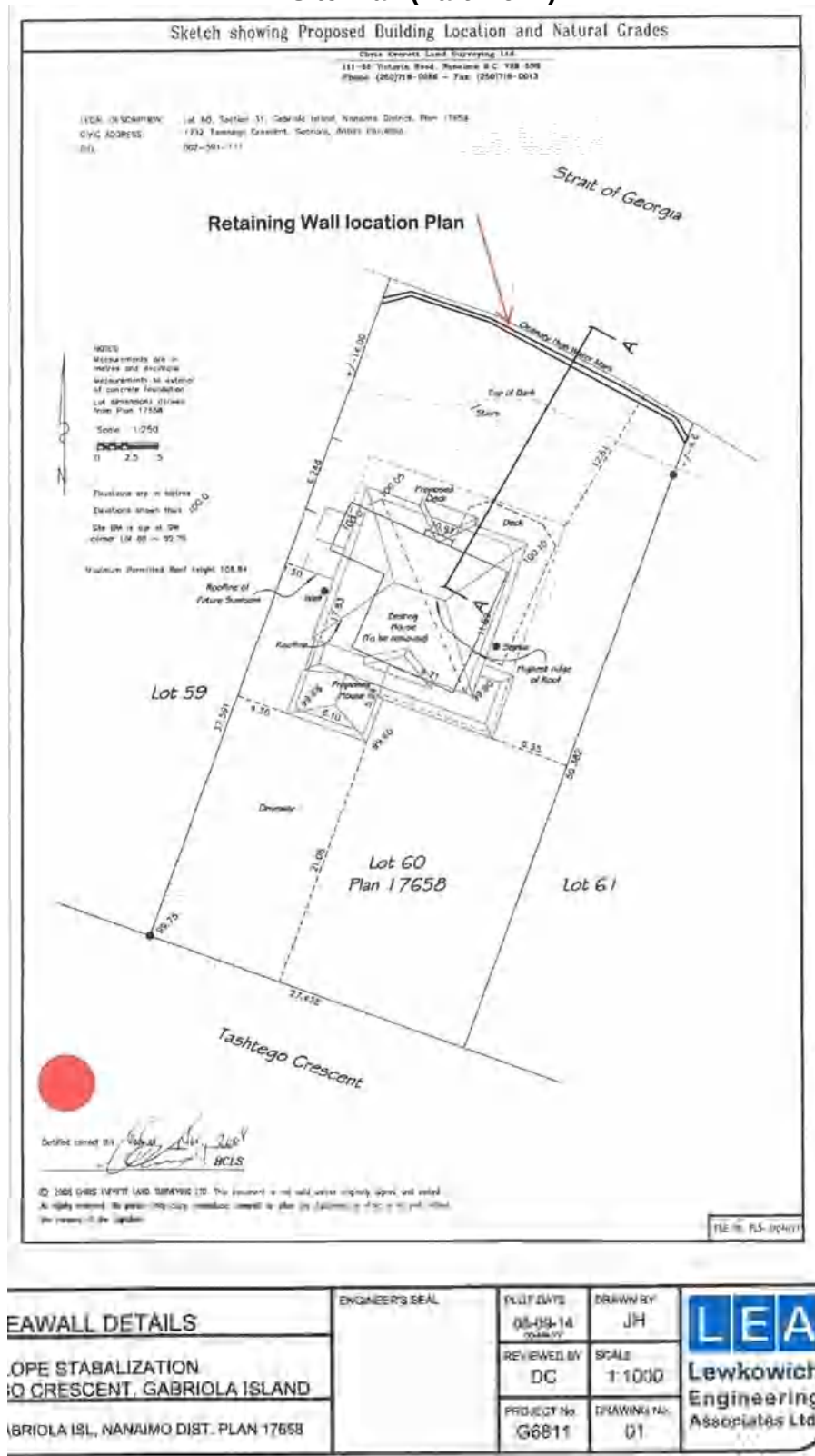
located on the property. The majority of the lot is relatively level in topography, with a steep sloped area close to the natural boundary of the sea.

According to the geotechnical report prepared by Lewkowich Engineering Associates Ltd. dated October 15, 2014 (see Attachments), the 10 metre high shoreline slope consists of a 60-70 degree inclination with a small 45 degree inclination at the toe that consists of material collected from the ravelling of the slope. Currently, the formworks for the retaining wall are located at the toe of this slope along the entire length of the property above the natural boundary of the sea (see Photos below). The house sits on top of the slope, approximately 7.5 metres (24.6 feet) from the crest of the slope and 12.6 metres (41.4 feet) from the natural boundary of the sea. The slope is sparsely vegetated with shrubs, and a handful of sapling trees. Between the house and the crest of the slope and extending across the width of the property is decking, patio, and manicured lawn. There are approximately 5 mature confers at the crest of the slope.

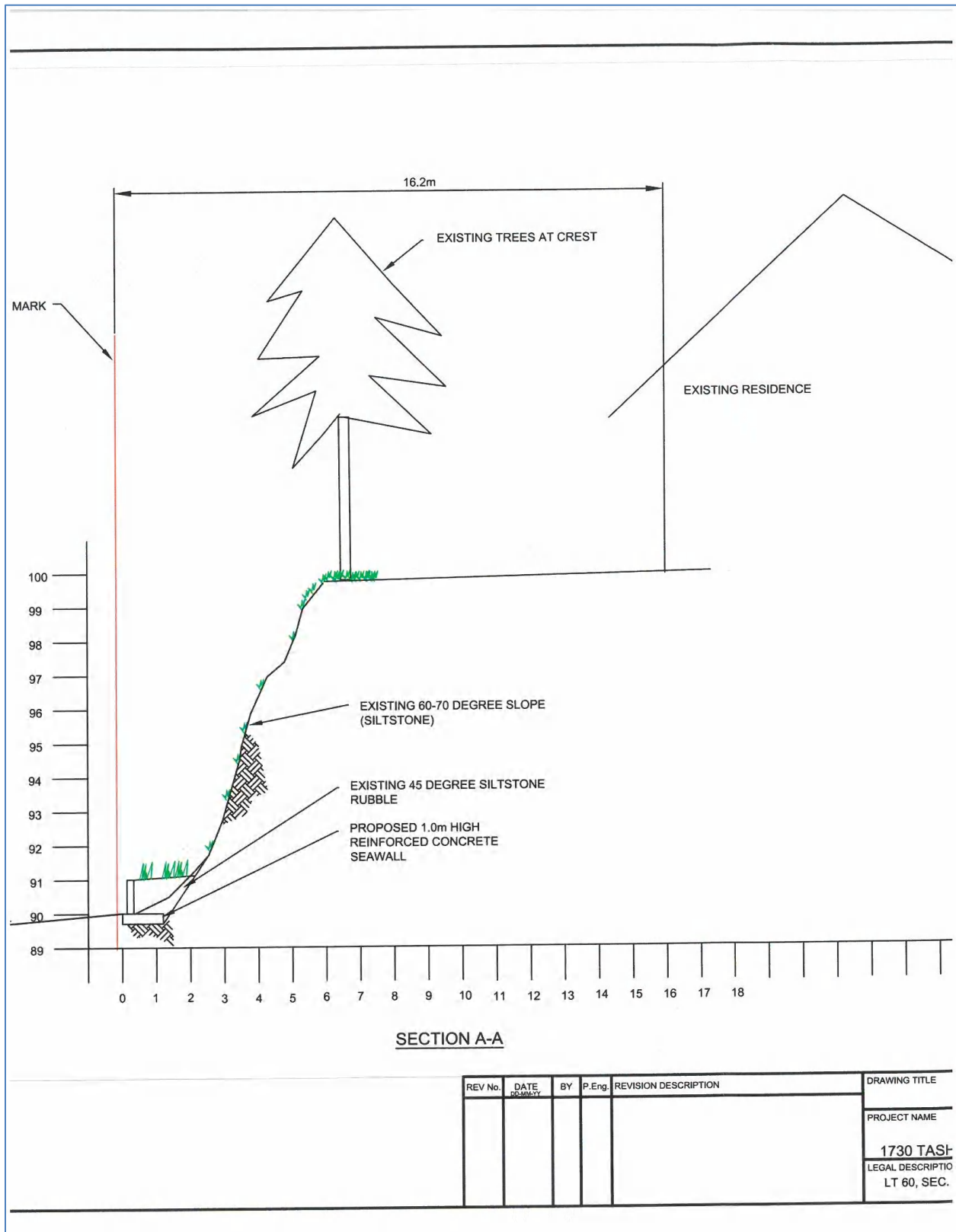
Subject Property Map



Site Plan (Part 1 of 2)



Site Plan (Part 2 of 2)



2011 Aerial Photo of Subject Property

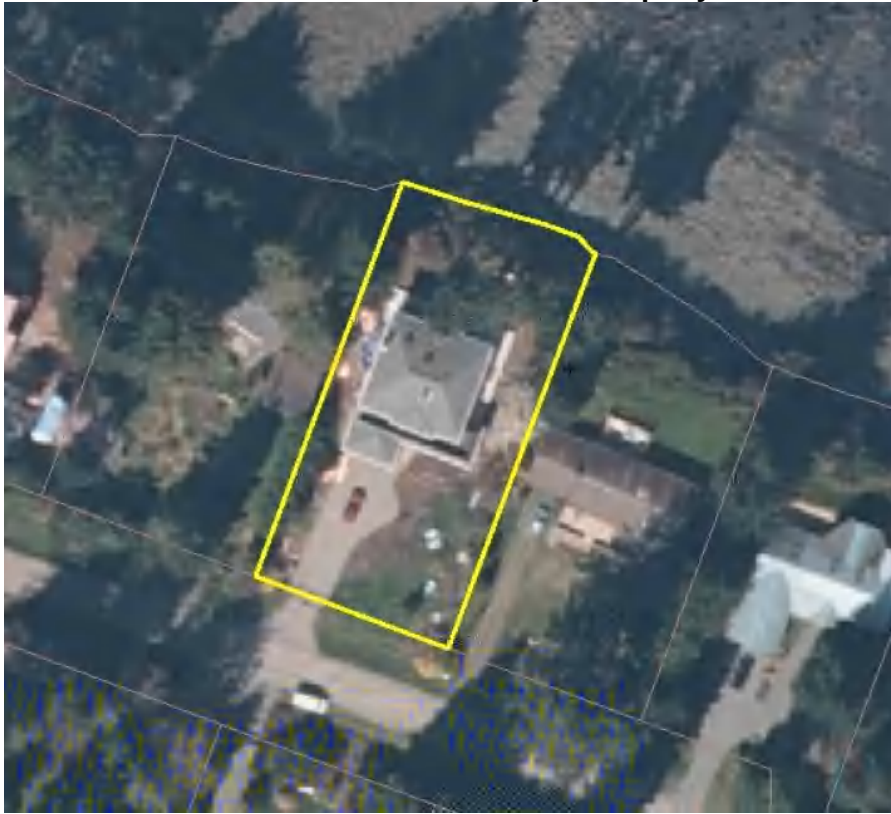


Photo 1: retaining wall formworks, looking Eastward



Photo 2: retaining wall formworks, looking Westward



Photo 3: Slope west of stairs



Photo 4: Slope east of stairs

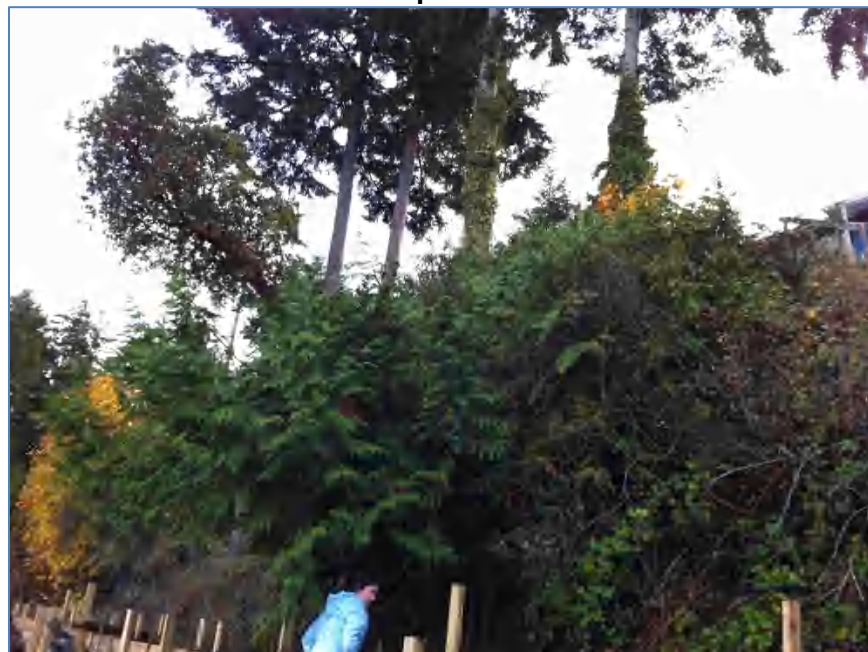


Photo 5: slope, furthest east extent



Photo 6: Dwelling and crest of slope



Photo 7: Toe of slope and retaining wall forms



CURRENT PLANNING STATUS OF SUBJECT LANDS:

Islands Trust Policy Statement:

The following policies pertain to this application:

3.4 Coastal and Marine Ecosystems

Directive Policy

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.

4.5 Coastal Areas and Marine Shorelands

Commitments of Trust Council

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

Directive Policy

4.5.10 Local trust committees... 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.

5.2 Growth and Development

Directive Policies

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.

Gabriola Island Official Community Plan (OCP) Bylaw No. 166, 1997:

The subject property is located in the Small Rural Residential land use designation.

The following Marine Resources policy pertains to this application:

k) Natural coastal processes shall be left undisturbed to the maximum extent possible and there shall be no deposition of material below the natural boundary of the sea unless a permit is issued by Ministry of Environment and DFO authorizing a breakwater or a seawall to be constructed.

The following Environmental Sensitive Areas policies pertain to this application:

e) To protect against hazardous conditions and to protect environmentally sensitive areas a setback shall apply from the high water mark of the sea. In the

case where a bluff or large land ridge is the prominent upland feature adjacent the sea, a setback from the upper edge of the bluff or ridge shall be applicable.

(Staff note that such a setback for a bluff or large land ridge adjacent to the sea is not specifically reflected in the LUB; however, in these cases, during the building permit process, the Regional District of Nanaimo would require a geotechnical report to determine the safe construction setback distance.)

f) The sandstone and conglomerate banks along Gabriola's shoreline shall be protected against the accelerated effects of erosion resulting from human activity by requiring the setback of buildings or structures and control of storm water runoff.

Gabriola Island Land Use Bylaw (LUB) No. 177, 1999:

The subject property is located in the Small Rural Residential Zone (SRR).

Section B.2.1.1.a. Setbacks and Elevations from Watercourses and the Sea is requested to be varied to reduce the setback from the natural boundary of the sea of 7.5 metres (24.6 feet) to 0 metres and from 1.5 metres (4.9 feet) above the natural boundary of the sea to 0 metres to allow the construction of the retaining wall.

Section B.2.6. permits retaining walls 3 metres and less in height to be sited within setback areas, with the exception to the setback to the natural boundary of the sea.

Regional Conservation Plan:

There are no identified interests in the immediate area pertaining to the Islands Trust Fund Regional Conservation Plan.

Archaeological Sites:

According to the provincial Remote Access to Archaeology Data (RAAD), there are no archaeological sites on or within 50 metres of this property.¹

Covenants:

One restrictive covenant, dated 1966, is registered on the title of the property. It is a building scheme charged to a corporation. The covenant requires approval by the corporation for various construction, including a wall. According to the BC Registry Services, the corporation is no longer in existence. Since the Grantor of this covenant no longer exists, the property owner could request to remove this covenant from the State of Title Certificate.

Bylaw Enforcement:

This application was made as a result of bylaw enforcement. If the permit is not approved, Islands Trust bylaw enforcement will proceed with requiring the applicant to remove the structure.

¹ Fifty metres is the recommended buffer from the BC Archaeology Branch to determine if there is a conflict with an identified archaeological site.

Regional District of Nanaimo – Stop Work Order:

The Regional District of Nanaimo has placed a stop work order on the property in relation to the retaining wall formworks, as a result of a complaint. A building permit is required for the retaining wall. Before a building permit can be issued, a Development Variance Permit is required to allow the retaining wall to be constructed within the setback to the sea.

Hazardous Areas

There are no hazardous areas mapped on the subject property; however there is a 10 metre high slope that is greater than 80% along the shoreline. This slope is not mapped within the Gabriola Development Permit Area – 6, Escarpment Areas, and therefore this proposal does not require a Development Permit application.

Geotechnical Report

Submitted along with the Development Variance Permit application, a Slope Erosion Assessment and Protection Report was prepared by Lewkowich Engineering Associates Ltd., dated September 8, 2014. This was later revised to include further information, such as effects on neighbouring properties and coastal processes, and reasons for hard armoring vs. soft armoring, as requested by staff (revised report dated October 15, 2014, see Attachments).

In summary, the report provides the following conclusions and recommendations about the slope and proposed retaining wall:

- The slope on the subject property is relatively steep, consisting of 60-70 degree inclination with a small 45 degree inclination at the toe, made up of material collected from the raveling of the steep slope (siltstone rubble).
- The foreshore intertidal area is relatively flat and soils consist of a 0.3 metres (one foot) layer of beach sand underlain by siltstone bedrock. There is evidence of toe erosion along all the properties in this area because of the weak nature of the siltstone bedrock slope, and due to debris impacts (deadheads) during storm events.
- The seawall is the only protective measure that will withstand the erosive forces (high tide storm surge events bringing logs that impact the slope toe) and has a small enough footprint to fit between the high water mark and the toe of the slope.
- The seawall will have a negligible effect on neighbouring properties, due to the shape of either ends of the seawall, the weak tidal currents, and gentle slope of the intertidal foreshore.

Shoreline and Sensitive Ecosystems:

Construction of retaining walls or other shoreline hardening structures can have significant negative physical and biological implications. The Coastal Shore Stewardship Guide², published jointly by the Canadian and British Columbian governments, says the following about hardening shorelines:

² <http://www.llbc.leg.bc.ca/public/pubdocs/bcdocs/368207/>

By straightening and armouring our shores, we eliminate local foreshore habitat. On another scale, the straightening and hardening of shores alters the erosion, transport and deposition patterns along the coast, leading to bigger physical and biological changes over a much larger stretch of shore. Hardening the shore has led to the loss of much of our most productive coastal habitat.

Biological

Coastal areas are generally understood as environmentally sensitive areas. Sand and gravel shorelines, like this one, can provide habitat for a number of marine organisms that depend on a supply of sediment eroding from a shoreline and being deposited on the beach. For example, forage fish require fine substrates of the intertidal zone to spawn in and are sensitive to changes in sediment processes. Also, many shorebirds rely on sediment dynamics for foraging.

Currently, no forage fish mapping is available for Gabriola Island; however, the foreshore intertidal zone adjacent to the subject property is made up of sand (Lewkowich Engineering Associates Ltd., October 15, 2014, see attachments) and could be potential forage fish spawning habitat. Forage fish are recognized as an essential component of marine ecosystems that provide critical food sources for birds and fish³. Forage fish spawn on sand and gravel beaches near the high tide line. BC government's *Develop with Care: Environmental Guidelines for Urban and Rural Land Development in BC*³ cautions that hardening of the shoreline with structures such as seawalls can affect beach sediment drift, leading to sediment loss and degrading spawning habitat quality. Additionally, the seawall is intended to be backfilled with on-site siltstone rubble, sand and gravel, causing further alteration to the shoreline and potential habitat.

Mapping indicates no eelgrass occurrence for this section of the coastline on Gabriola.

Physical

By reducing erosion in one place, there may be impacts to deposition (or supply of sediment that forms beaches) in another. Also, by creating a hard surface that reflects wave action more severely than a natural shoreline, the erosive power of waves can be more concentrated somewhere else.

Climate Change Mitigation and Adaption

BC Ministry of Environment⁴ anticipates that by 2100 mean sea level rise for the Nanaimo area will be 0.8 metres (2.62 feet), and that potential impacts of sea level rise in British Columbia include:

- More frequent and extreme high water levels in coastal areas;
- Increased erosion and flooding;
- Increased risk to coastal infrastructure, as well as increased maintenance and repair costs;
- Loss of property due to erosion.

³ <http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare/Fact-Sheet-21-Forage-Fish.pdf>

⁴ <http://www2.gov.bc.ca/gov/topic.page?id=F09F1EC7576643CEB5FB1536913730BA>

The application is unclear about whether the design of the seawall is sufficient for the purpose that it was intended (to provide protection to the subject property) given the potential impacts of sea level rise. Additionally, the problems that can arise with creating a hard surface that reflects wave action may be exacerbated by sea level rise (e.g. impacts on neighbouring properties, alteration of coastal processes).

Other:

Regional District of Nanaimo – 2008 Building Permit:

In 2008, a single family dwelling was constructed. During the building permit process, a geotechnical report dated October 8, 2008 by Lewkowich Engineering Associates Ltd. was conducted to assess and establish a safe construction setback distance for the proposed dwelling from the top of the slope. The current siting of the dwelling is based on the assessment and is sited 7.5 metres from the top of the slope. The assessment concluded that the slope is “composed of competent rock” and that “it will very gradually weather over time as the ocean acts on the shale.”

Department of Fisheries and Oceans (DFO) - Projects Near Water:

Shoreline protection measures that occur above the natural boundary of the sea do not require DFO review.

Stairs to Access Shoreline

Staff note that the stairs that provide access to the shoreline from the top of the slope on the subject property are permitted as per B.2.1.4 of the Gabriola Land Use Bylaw.

COMMUNITY INFORMATION MEETING(S):

Community information meetings are not required for Development Variance Permit applications.

RESULTS OF CIRCULATION:

A copy of a proposed development variance permit and notice was sent to adjacent property owners. One comment was received prior to sending out notice. Two other comments were received after notice was sent out. The three comments are included as attachments to this report.

Two of the comments are not supportive of the variance because of concern about the structure causing shoreline erosion to neighbouring properties. One of these comments was received from a neighbour directly adjacent to the subject property, who has specific concerns about the design of the retaining wall. The third comment is supportive of the variance.

Any other comments received will be presented to the LTC at the November 13, 2014 regular business meeting.

STAFF COMMENTS:

1. Applicants' stated rationale for the application:

The applicants' stated reason for their application is "to allow for the protection of the subject land from slope regression and subsequent undermining of mature trees [at the top of the slope], thus reducing the tree fall risk to the residence and reduction of the set back to buildings. The current bylaw cannot be met as the proposed seawall is the only viable solution to protect the slope considering the limited space between the hightide mark and toe of the slope and the wave intensity in this area." The rationale for the seawall is to protect the property and its features from erosion.

Given that the dwelling was sited in accordance with a 2008 geotechnical report required by the RDN as a condition of a the building permit due to the steep slope, and there is no evidence that site conditions have changed since that report was issued, the purpose of the proposed seawall is to protect the yard including trees from erosion, and is not required to protect the dwelling. The applicant has other options to protect the trees and slope from erosion, such as re-vegetate the crest and upper slope with native vegetation, and in consultation with an arborist, ensure that the mature trees' root zones are free from compaction.

2. Riparian rights of waterfront property owners:

Waterfront property owners enjoy certain rights because they live on the foreshore, including access to and from the water, and protection from erosion. These rights are recognized by common law rather than by statute, and local government retains the authority to regulate the use of land as it affects waterfront property owners, such as regulating setbacks for structures. This common law right does not override the local government authority to regulate the use of land.

3. The overall intent of the regulations being varied:

The regulation proposed to be varied is the setback of retaining walls from the natural boundary of the sea from 7.5 metres (24.6 feet) to 0 metres (B.2.1.1.a. of the LUB). The overall intent of this setback regulation, as contemplated in the OCP, is to "protect against hazardous conditions and to protect environmentally sensitive areas, " and that "shoreline[s] be protected against the accelerated effects of erosion resulting from human activity." The setback regulation is also supported by policy 4.5.10 in the Islands Trust Policy Statement that speaks to the placement of buildings and structures near the shoreline.

Seawalls or other types of shoreline stabilization structures are not allowed outright on the shoreline by virtue of being classified as structures and being required to comply with setback regulations. Property owners must apply for a development variance permit to site a structure in the setback area and have each case considered on its own merits. The overall intent of this is supported by OCP Marine Resources Policy k) that states that "natural processes shall be left undisturbed to the maximum extent possible." This overall intent is also supported by policies 3.4.5 and 4.5.3 in the Islands Trust Policy Statement.

4. Impact of seawall on the coastal environment:

Staff cannot predict the exact impacts of construction of a seawall. The shoreline may receive less sediment if the wall is built, and the erosive power of waves may be more concentrated elsewhere along the shoreline, particularly with sea level rise.

The Island Trust Policy Statement and Gabriola Island OCP policy speak to the protection of natural shoreline processes and do not support the approval of retaining walls such as the one outlined in this application.

RECOMMENDATION:

THAT the Gabriola Island Local Trust Committee not issue a Development Variance Permit for GB-DVP-2014.2 (Baker).



October 29, 2014

Marnie Eggen, MCIP, RPP
Planner 2

Date

Concurred in by:



November 6, 2014

Courtney Simpson, MCIP, RPP
Regional Planning Manager

Date

Attachments:

1. Development Variance Permit Application
2. Lewkowich Engineering Associates Ltd. report dated October 15, 2014
3. Lewkowich Engineering Associates Ltd. report dated October 8, 2008
4. Proposed Development Variance Permit
5. Notice
6. Public Comments



Preserving Island communities, culture and environment

Victoria Office
200 - 1627 Fort Street
Victoria, BC V8R 1H8
Telephone: 250.405.5151
Fax: 250.405.5155
information@islandstrust.bc.ca
North Pender, South Pender, Galiano,
Mayne, Saturna, Executive

Salt Spring Office
1 - 500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8
Telephone: 250.537.9144
Fax: 250.537.9116
ssiinfo@islandstrust.bc.ca
Salt Spring

Northern Office
700 North Road
Gabriola Island, BC V0R 1X3
Telephone: 250.247.2063
Fax: 250.247.7514
northinfo@islandstrust.bc.ca
Denman, Gabriola, Gambier,
Hornby, Lasqueti, Thetis

www.islandstrust.bc.ca

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

Development Variance Permit Application Form

Office Use Only
Fee Paid: \$600.00 Receipt No.: File No.: GB-DVP-2014-2

SECTION 1: DESCRIPTION OF PROPERTY (AS INDICATED ON STATE OF TITLE CERTIFICATE)

Lot/Parcel 60 Plan VIP17658 Block District Lot/Section 31
Range Other Description
Street Address or General Location
Jurisdiction and Folio Number 04 568 14293 (From Property Assessment/Tax Notice)
Parcel Identifier (PID) 00 259114 (From State of Title Certificate)

SECTION 2: OWNER INFORMATION (ADD ADDITIONAL PAGE IF MORE THAN TWO OWNERS)

First Owner Information

ALAN & Ruth BAKER
Name
25029 Morrisette Place
Street Address
City Maple Ridge Region B.C.
Postal/Zip Code V2W 1G8
Telephone 604-463-4286
Fax 604-466-2606
E-mail sproutbaker@gmail.com

Second Owner Information

ALAN BAKER
Name
25029 Morrisette Place
Street Address
City Maple Ridge Region B.C.
Postal/Zip Code V2W 1G8
Telephone 604-463-4286
Fax 604-466-2606
E-mail

SECTION 3: APPLICANT INFORMATION (IF DIFFERENT FROM OWNER)

John Hessels
Name Street Address Suite A - 2509 Kenworth Rd
City Vancouver Region B.C. Postal/Zip Code V6T 3Y4
Telephone 250-756-0345 Fax 403-756-3131 E-mail jhessels@lewkowich.com
1167-2234

Freedom of Information and Protection of Privacy

Personal information contained on this form is collected under the Local Government Act for the purpose of responding to this application, or for purposes directly connected with this application. Information on your application form may be available to the public upon request under freedom of information legislation. Please contact a Deputy Secretary at one of the above noted offices if you have any questions

The processing of your application will be delayed if it is incomplete. Please read the guide before you complete the application form. Keep the guide for your reference during the application process. Contact a staff person for assistance.

Mail or deliver the completed application form, fee, plans and supporting material to the Islands Trust Office. The fee is payable to the Islands Trust. Contact Islands Trust staff for the current fee prior to submitting your application as fees may change annually.

SECTION 4: Provide one full-scale, and three (3) reduced (11 x 17) copies of a detailed site plan and other drawings that must include the following:

- ☒ existing and proposed uses on parcel
- ☒ existing bylaw requirements and proposed variance with accurate dimensions
- ☒ uses of existing and proposed buildings
- ☒ dimensions and/or floor areas of existing and any proposed buildings
- ☒ height of existing and proposed buildings/additions
- ☒ setbacks for all existing and proposed buildings to property lines, natural boundary of sea, watercourses and cliffs
- ☐ setback of existing and proposed septic field to natural boundary of the sea and watercourses (where applicable)
- ☒ parking areas including numbered parking stalls, aisle widths, stall dimensions (where applicable)
- ☐ all wetlands, sewage disposal field(s), septic tanks, wells, drainage areas, ponds and topography
- ☐ landscaping showing existing and proposed landscaping. Also, include an estimate of the cost of landscaping, provided by a Landscape Architect or qualified professional. This estimate will be used to determine the amount of any security required.
- ☒ elevation plan

If the space provided below for each section is not sufficient, please attach additional information using a Microsoft Word, Excel, Text or a separate PDF Document.

SECTION 5: Describe the current uses of the land and buildings on the property.

Single Family Residence

SECTION 6: Describe the proposed uses of the land and buildings, and show on your site plans the location of any proposed buildings or structures. If required, submit an elevation plan showing side views of the proposal.

**See attached Plan and Section of proposed seawall works ,
Drawing No. G6811-01 Dated September 8, 2014**

SECTION 7: Describe the proposed variances to the bylaw requirements that are needed for the proposed development of the property. On your site plan, show the existing bylaw requirement and your proposed variance with accurate dimensions.

**The variance is a 1.0m high Concrete Retaining Wall Located at the toe of
the slope.**

SECTION 8: Describe the reasons for the proposed variance and why the current bylaw requirements cannot be met in the proposed development.

**The reason for the variance is to allow for the protection of the subject land
from slope regression and subsequent undermining of mature trees, thus reducing the tree fall risk to the
residence and reduction of set back to buildings. The current bylaw cannot be met as the proposed seawall is
the only viable solution to protect the slope considering the limited space between the hightide mark and toe of
the slope and the wave intensity in this area.**

SECTION 9: Describe how the property and the surrounding lands may be affected by the proposed variance, show any of the affected features on your site plan, and describe how you propose to mitigate.

We do not foresee any significant affect to neighbouring properties considering the limited size (1.0m high) and design details (45 degree returns each end)

SECTION 10: Describe any consultation you have undertaken with your neighbours and strata corporation (if applicable).

None

SECTION 11: APPLICATION COMPLETION CHECKLIST

- ☒ I have completed all sections of this application form
- ☒ I have included detailed site plans and elevation drawings as required in Section 4 of this application form
- ☒ I have included recent State of Title Certificate (not more than 30 days old)
- ☒ I have included copies of all covenants registered against this title
- ☒ All owners listed on the title have signed the application
- ☒ I have included the correct fee (Contact Islands Trust staff for current fees)

IMPORTANT: Your application will not be considered complete unless it contains all of the information above.

A Note about Obtaining State of Title Certificate and Covenants: State of Title Certificate and covenants may be obtained from the Land Title Office or through your local government agent office for a fee.

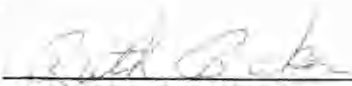
SECTION 12: OWNER'S CONSENT AND AUTHORIZATION

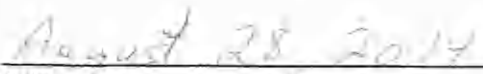
(Signature of all registered owners is required. For additional owners, including Strata Corporations, attach a separate sheet)

In order to assist Islands Trust Planners in the review and evaluation of my application, by signing below, I authorize the Planners assigned to this application to enter onto the land at reasonable times, after making reasonable efforts to arrange to schedule a convenient time for such a visit, to inspect the land. I acknowledge a right, if a convenient time can be scheduled, to accompany the Planner on the site visit.

By signing below, I authorize the Applicant named in Section 3 of this application to represent this application:

First Consent and Authorization


Consent and Authorization Signature


Date

Second Consent and Authorization


Consent and Authorization Signature


Date

Contaminated Sites Regulation

Please note that pursuant to Section 4(4) of the Contaminated Sites Regulation, B.C.Reg. 375/96, site profile is not required and will not be accepted by the Islands Trust. If you have any questions, please contact the Islands Trust office.

Ruth Baker
1730 Tashtego Crescent
Gabriola Island, BC
V0R 1X5

File: G6811.02
October 15, 2014

Attention: Ms. Ruth Baker

PROJECT: 1730 TASHTEGO CRESCENT, GABRIOLA ISLAND, BC.

SUBJECT: SLOPE EROSION ASSESSMENT AND PROTECTION

1. Introduction

- a. As requested, Lewkowich Engineering Associates Ltd. (LEA) conducted a slope erosion assessment, for the property located at 1730 Tashtego Crescent, Gabriola Island, B.C. We understand that the subject property lies the Gabriola Land use Bylaw No. 177 which applies to the area within a 15m corridor measured from the high water mark of the ocean. We also understand there has been a stop work order placed upon the property (RDN) in relation to works consisting of formwork for a 1.0m high pour-in-place retaining wall located at the toe of the north facing slope. This report summarizes the results of our assessment, and provides our comments, recommendations and conclusions.
- b. The object of this report is to provide a slope assessment and seawall design in support of a development variance permit to allow for the partially completed 1.0m high concrete pour-in-place retaining wall.
- c. Survey data for the site was provided by Chris Everett Land Surveying Ltd. on November 6th, 2008.

2. Scope of Work

- a. Our scope of work for this assignment included the following:
 - i. to assess the erosion condition of the foreshore slope,
 - ii. to evaluate the method of slope protection and impact on neighbouring properties (if

any),

- iii. Coordinate with the local governing authorities to provide the necessary documentation and be available for discussions and/or meetings for the variance application if so warranted.

3. Site Conditions

- a. A site reconnaissance has carried out on August 19, 2014 by John Hessels, ASCT Senior Technologist at Lewkovich Engineering Associates. The subject site is located within the mid-point of the north shore region of Gabriola Island, B.C. and is within the DP6 Escarpment Area with slopes $>80\%$. This section of shoreline is characterized with 10m high siltstone cliffs facing the Strait of Georgia to the north. There is a history of coastal erosion along this section of coast. The location of the site is shown in the following image.



- b. The total height of the ocean-facing slope at the subject site is approximately 10 metres. The slope is covered by light vegetation, which includes shrubs, vines, salal, ferns. The tree

growth is predominately at the crest of the slope and includes several mature trees.

- c. The shoreline slope consists of a 60-70 degree inclination with a small 45 degree inclination at the toe made up of material collected from the ravelling of the steep slope(siltstone rubble). Currently there is a formwork structure abutted to the toe of the slope over the entire width of the property. The formwork shows a 1.2m offset footing with a 1.0m high vertical section. The top of the footing formwork shows at the natural grade and is located above the Ordinary High Tide Mark.
- d. The foreshore intertidal zone is relatively flat with a gentle inclination of 5 degrees and soils consist of a thin (300mm) layer of beach sand underlain by siltstone bedrock. Toe erosion is very evident along all the properties due to the vertical nature of the slope and relatively weak nature of the siltstone bedrock which is very friable and subject to continual raveling and slabbing over time. Much of the regression is also due to debris impacts during storm events (deadheads etc.) that impact the slope toe and cause larger portions of the siltstone material to slab off.
- e. The property owners have noticed significant changes in the slope in recent years and have significant concerns regarding the long-term stability of their rear yard area. In particular the mature trees located at the slope crests which are becoming undermined.

4. Conclusions and Recommendations

- a. The north facing foreshore slope on the subject property is experiencing continued erosion from the wave effects from storm events that pound the shoreline cliffs in this section of the Gabriola coast. The section of coast is virtually unprotected from the winds and subsequent waves; therefore we conclude that the partially constructed 1.0m high pour-in-place concrete wall, once completed, will offer significant protection for the subject property. This protection will help prevent the continued raveling/slabbing of the slope and subsequent undermining of the natural vegetation (existing trees) at the crest thereby providing; a level of safety from tree fall and wind protection to the residence. See attached drawing: No. G6811-01, Dated September 8, 2014, showing the plan and typical cross section of the slope

and proposed works.

- b. The proposed works consist of a 1.0m high concrete retaining wall. The retaining wall will be backfilled with the on-site siltstone rubble, sand and gravel which will provide a flat bench to allow for growth of natural plants. Overtime we expect that the wall will be mostly obscured by the vegetation thereby presenting additional vegetation where non was present prior to the wall installation. The wall will also be pinned to the bedrock throughout the footing area to help ensure that it will not break loose during a storm event.
- c. The proposed wall includes a 45 degree transition to the properties east and west extents to help prevent eddying effects from tidal currents during high water events. We have reviewed the off shore currents (Chapter 10, Strait of Georgia , Oceanography of Inshore Waters, DFO publication)and understand that this section of the Georgia Strait consists of weak tidal currents running parallel to the coastline during the flood and ebb tides. The foreshore in this area shows as relatively flat with a gentle slope of 5 degrees for a distance of 20 to 30m. Considering the above, this design, and the small size of the proposed wall we believe that it will have a negligible effect on the neighbouring properties.
- d. We understand (according to the Regional District of Nanaimo) that the small retaining structure would not require a building permit considering it is 1.0m or less in height, but will require a letter stating the proposed works will only enhance the slope stability as detailed in our previous “Slope Hazard Report” File G6811.01, Dated October 8, 2008. The proposed works will require a development permit variance from the Island Trust as it is in contravention of the Gabriola Island Land Use Bylaw No.177.
- e. This report has been prepared in support of the small hard armouring structure, as is it LEA’s opinion that this is the only protective measure that will withstand the erosive forces and has a small enough footprint to fit between the high water mark and the toe of the slope. These erosive forces are primarily the high tide storm surge events that also bring heavy flotsam (i.e. logs) that impact the slope toe causing accelerated regression of the siltstone bank. We

also believe that the structure will allow for planting of natural marine plant species that will enhance the slope vegetation.

- f. All installation works are to be observed by the Geotechnical Engineer to ensure conformance to the design and recommendations set out in this document. If site conditions vary from those stated here or if any design changes are warranted the Geotechnical Engineer must be contacted and any design changes approved before construction. Once the installation is complete a final sealed letter and as-built drawing shall be produced and copies forwarded to the governing authorities.

7. Quality Assurance

- a. All installation works are to be observed by the Geotechnical Engineer to ensure conformance to the design and recommendations set out in this document. If site conditions vary from those stated here or if any design changes are warranted the Geotechnical Engineer must be contacted and any design changes approved before construction. Once the installation is complete a final sealed letter and as-built drawing shall be produced and copies forwarded to the governing authorities.
- b. Property owners should also be made aware of the potential for ongoing erosion or slope failure of a localized nature on the slope above the proposed wall. If a relatively larger scale of localized slope failure occurs, the installed wall may require maintenance. Existing vegetation cover growth shall be encouraged and be maintained in a dense condition. Any damage of the vegetation cover, such as from dumping or intensive clearing activities on the slope should be prohibited.

Client: Ruth Baker
Project: 1730 Tashtego Crescent, Gabriola, B.C.
File: G6811.02
Date: October 15, 2014
Page: 6 of 6

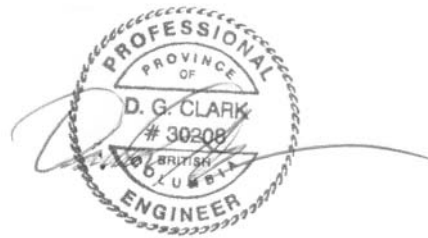


c. Lewkowich Engineering Associates Ltd. appreciates the opportunity to be of service on this project. If you have any comments, or if we can be of further service, please contact us at your convenience.

Respectfully Submitted,
Lewkowich Engineering Associates Ltd.

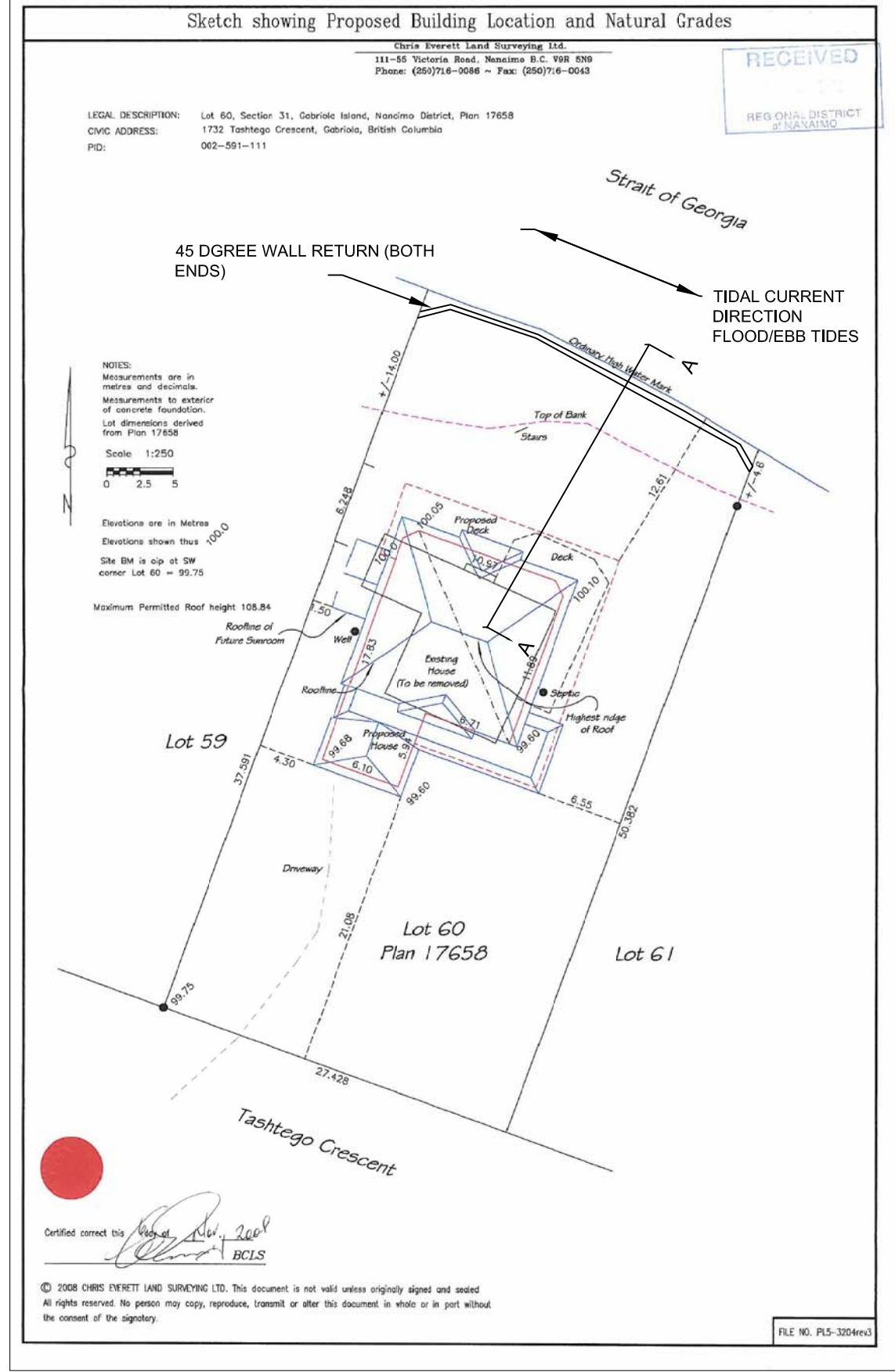
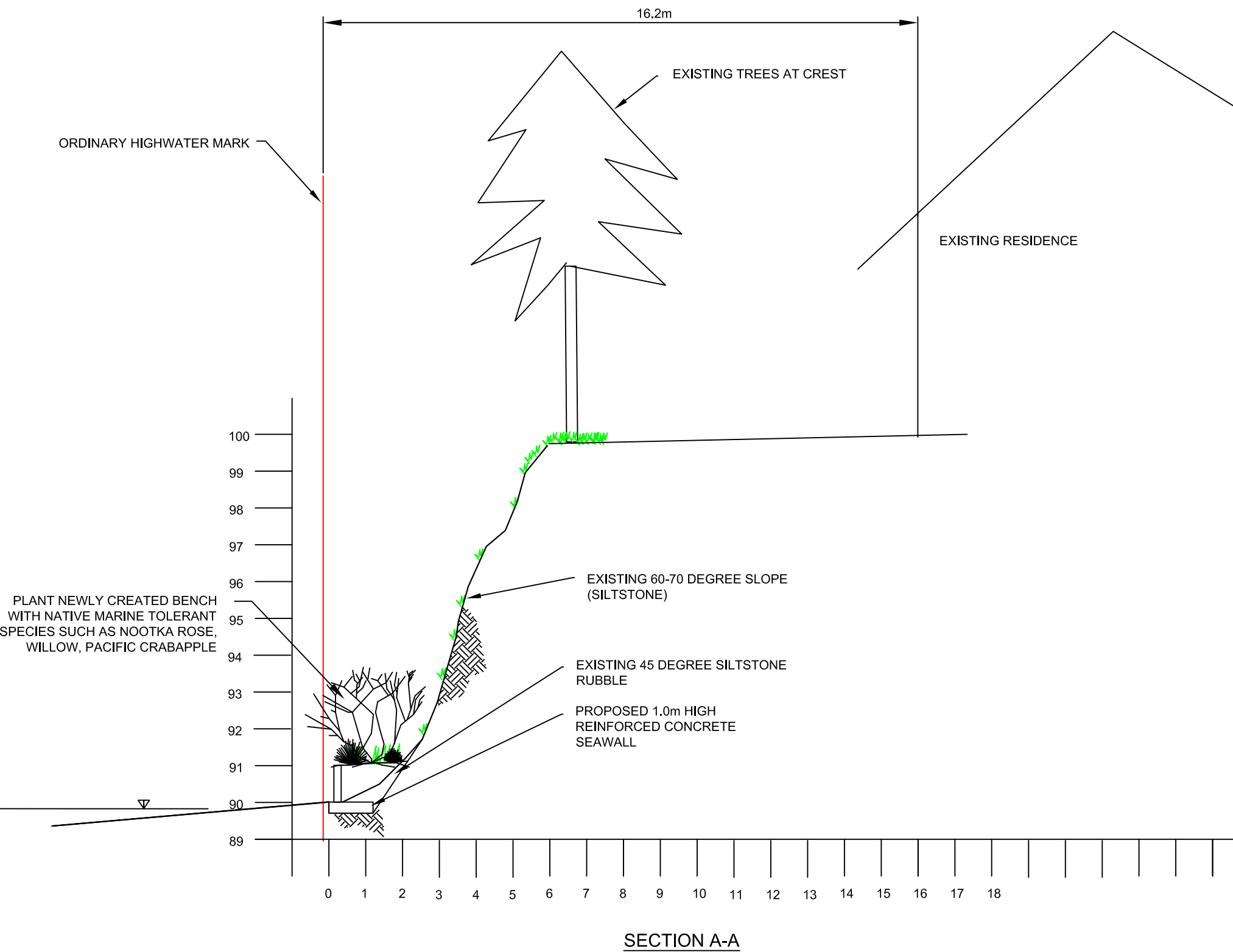
A handwritten signature in black ink, appearing to read 'John Hessels', written over a faint, stylized line drawing of a mountain or peak.

John Hessels, AScT
Senior Technologist



Darron Clark, P.Eng.
Senior Geotechnical Engineer

Attachments: LEA Drawing Number: G6811-01, Entitled "Seawall Details", Dated September 8, 2014



REV No.	DATE DD-MM-YY	BY	P.Eng.	REVISION DESCRIPTION

DRAWING TITLE	SEAWALL DETAILS
PROJECT NAME	SLOPE STABILIZATION 1730 TASHTEGO CRESCENT, GABRIOLA ISLAND
LEGAL DESCRIPTION	LT 60, SEC. 31, GABRIOLA ISL, NANAIMO DIST. PLAN 17658

ENGINEER'S SEAL	PLOT DATE 08-09-14 DD-MM-YY	DRAWN BY JH
	REVIEWED BY DC	SCALE 1:1000
	PROJECT No. G6811	DRAWING No. 01

LEA

Lewkovich
Engineering
Associates Ltd.

30



Lewkowich Geotechnical Engineering Ltd.

GEOTECHNICAL SITE REPORT

Ruth Baker
1730 Tashtego Crescent, Gabriola Island, BC V0R 1X5

File: G6478.01
October 8, 2008

ATTENTION: Mrs. Ruth Baker

PROJECT: RESIDENCE, 1730 TASHTEGO CRESCENT, GABRIOLA ISLAND, B.C.

SUBJECT: GEOTECHNICAL SLOPE HAZARD ASSESSMENT

1. As requested, Lewkowich Geotechnical Engineering Ltd. (LGE) has carried out a geotechnical assessment of the slope at a proposed single family residential lot on 1730 Tashtego Crescent, Gabriola Island, BC. The purpose of the assessment was to establish a safe construction setback distance from the top of slope.
2. LGE visited the site on October 1, 2008. The following is a brief summary of the observations made during the site visit.
 - a. The new building site is located atop a north facing slope. The slope is distinguished in the fact that it gradually steepens as it falls so that when it abuts the Strait of Georgia shoreline it is vertical. The site is bound on the east and west by the additional residential acreage properties.
 - b. The proposed building site is currently developed with an existing residence. The remainder of the lot is landscaped with lawn, garden and mature trees. The slope down to the west is vegetated with trees, moss and other local plants. Shale and sandstone exposures are noted on several locations on the slope especially nearer the bottom. No failure scarps were noted. Mature, upright trees were noted in several locations on the slope. The appearance of the slope suggests that it will very gradually weather over time as the ocean acts on the shale.
 - c. No spring sources of water were noted during the inspection, however inclement weather would create surface flows over the impermeable rock.
 - d. No tension cracks, scarps, or other signs of slope failure were noted on the lot on property during the visit. It is LGE's opinion that the interior slope is composed of competent rock.

- 3.. Based on the conditions observed during the October 1, 2008 site visit, the foundations for the
Suite A - 2569 Kenworth Road, Nanaimo, British Columbia, V9T 3M4
Telephone: (250) 756-0355 Facsimile: (250) 756-3831





proposed single family residence should be set back so they are greater than 5 metres from the crest of the slope. This line was set out on site October 1, 2008 and photographed (see attached). . This distance will provide a measure of safety against spalling, or long term weathering of the slope bedrock.

- a. Sundecks and ancillary structures (such as gazebos) may be located within the setback area (i.e. within 5m of the top of slope). However, the foundations for these structures should not be connected to, or form an integral part of, the foundations for the residence. It is important that any deck footings excavations be approved prior to placing their concrete to ensure they are founded on suitable ground. Further, the sundeck structure should also be completely separate from the structure of the residence. Note that any structure or feature within the setback area could be adversely impacted through the eventual retrogression of the slope crest described above.
- b. Structural (roof and perimeter) drainage from the residence should not be discharged directly onto the slope. A solid pipe should be used to transport the storm and ground water to a suitable location where it then may be discharged to a suitable non-erodible outfall or dispersing lateral perforated pipe or stored. Rock pits should not be constructed within 15m of the top of slope. Final site grading should direct water a minimum of 2m away from the residence in all directions.
- c. It is anticipated that the foundations for the proposed residence will be founded on a subgrade of shale/sandstone bedrock / shot-rock fill. A 150mm thick layer of compacted, crushed stone may be placed in the building footprint as a leveling course for the footings. This layer will provide drainage so that surface runoff is not trapped uphill of the footings and bedrock. If organic or predominately fine grained (silt/clay) soils are encountered at foundation subgrade elevation during construction, the Geotechnical Engineer should be notified immediately, so recommendations for achieving adequate bearing can be provided. Also, pursuant to the Schedule B1B2 (Assurance of Geotechnical Design and Field Review), field reviews are required prior to the placement of footing concrete and during the installation of the storm water disposal system. This office should be contacted to make arrangements for these site visits.
- d. During construction, no debris or soil is to be pushed and/or dumped onto the slope surface. Similarly, no placement of fill is to take place within the setback zone. The exception to this is the safe placement of boulders to create a barrier to travel with 4m of the slope drop off.
- e. The plans of the proposed construction and footing excavation should be reviewed by the undersigned in order to check for geotechnical concerns.

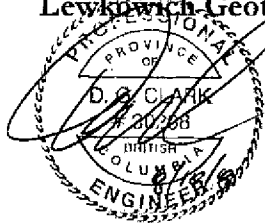
Lewkowich Geotechnical Engineering Ltd.



4. Under the conditions outlined above, the proposed development would be safe - from a geotechnical perspective - for the use intended (single family residence), considering a probability of failure of 2 percent in 50 years.
5. Lewkowich Geotechnical Engineering Ltd. acknowledges that this report may be requested by the Building Inspector of the Regional District of Nanaimo as a precondition to the issuance of a building permit and that this report, or any conditions contained in this report may be included in a restrictive covenant under Section 56 of the *Community Charter* and filed against the title to the subject property.
6. Lewkowich Geotechnical Engineering Ltd. acknowledges that this report has been prepared for and at the expense of the owner of the subject land. Lewkowich Geotechnical Engineering Ltd. has not acted for or as an agent of the Regional District of Nanaimo in the preparation of this report.
7. Lewkowich Geotechnical Engineering Ltd. trusts that the information presented above meets your current requirements. If you have any questions, or require further information, please do not hesitate to contact the undersigned.

Respectfully Yours,

Lewkowich Geotechnical Engineering Ltd.



Darron Clark, P.Eng.
Geotechnical Engineer



Lewkowich Geotechnical Engineering Ltd.

PROPOSED

	GABRIOLA ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT GB-DVP-2014.2 (Baker)
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TO: Alan and Ruth Baker

1. This Development Variance Permit applies to the land described below:

PID: 002-591-111

Lot 60, Section 31, Gabriola Island, Nanaimo District, Plan 17658

2. Pursuant to Section 922 of the *Local Government Act*, the *Gabriola Island Land Use Bylaw No. 177, 1999* is varied as follows:

Section B.2.1.1. Setbacks and Elevations from Watercourses and the Sea “a. Despite all other siting references in the Bylaw, third party signs, fences, pump/utility houses, retaining walls, structures and buildings, excepting boathouses, must be sited a minimum of 7.5 metres (24.6 feet) from and 1.5 metres (4.9 feet) above the natural boundary of the sea and a minimum of 15 metres (49.2 feet) from and 1.5 metres (4.9 feet) above the natural boundary of any lake, stream, or wetland” is varied to reduce the setback from the natural boundary of the sea of 7.5 metres (24.6 feet) to 0 metres and from 1.5 metres (4.9 feet) above the natural boundary of the sea to 0 metres to allow the construction of the proposed retaining wall.

Such reductions apply only to the retaining wall as shown on Schedule “A” attached to and forming part of this permit.

3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of *Gabriola Island Land Use Bylaw No. 177, 1999* and to obtain other appropriate approvals necessary for completion of the proposed development.

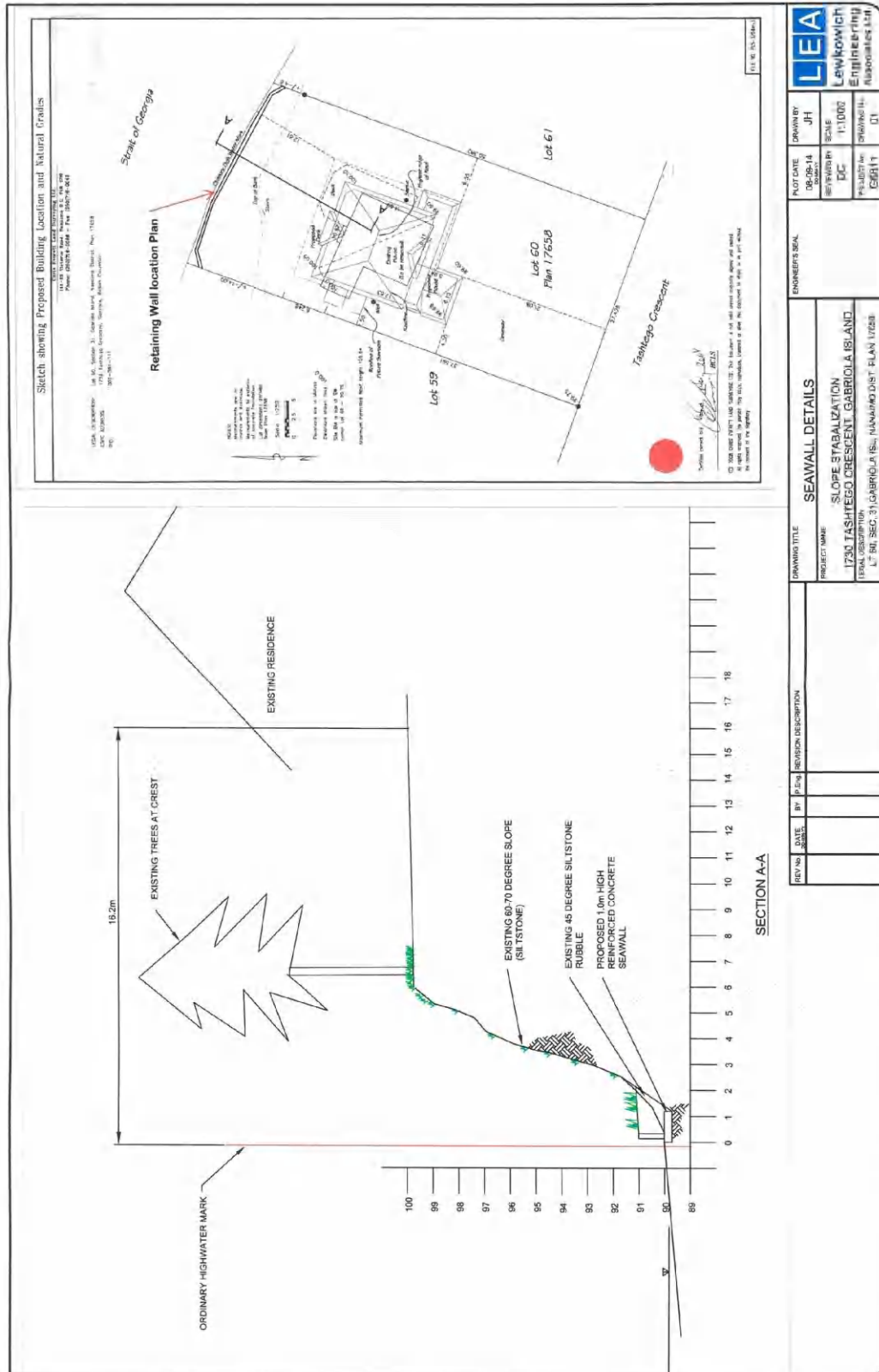
AUTHORIZING RESOLUTION PASSED BY THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE THIS ____ DAY OF ____, 2014.

Deputy Secretary, Islands Trust

Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ____ DAY OF ____, 2016, THIS PERMIT AUTOMATICALLY LAPSES.

SCHEDULE 'A'





Islands Trust

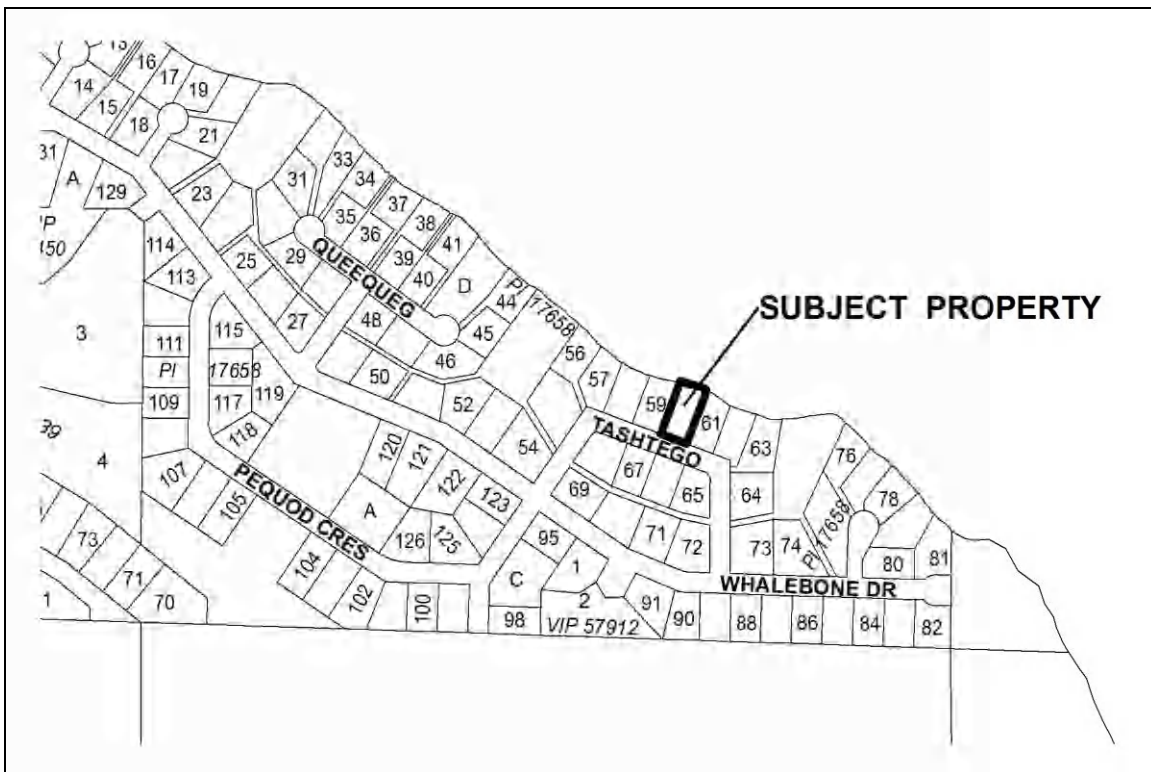
**NOTICE
GB-DVP-2014.2
GABRIOLA ISLAND LOCAL TRUST COMMITTEE**

Notice is hereby given that the Gabriola Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit, pursuant to Section 922 of the *Local Government Act*, varying the Gabriola Island Land Use Bylaw No. 177, 1999 as follows:

In general terms, the purpose of the proposed permit is to reduce the setback from the natural boundary of the sea of 7.5 metres (24.6 feet) to 0 metres and from 1.5 metres (4.9 feet) above the natural boundary of the sea to 0 metres to allow the construction a retaining wall.

The subject property is legally described as Lot 60, Section 31, Gabriola Island, Nanaimo District, Plan 17658 and is shown in the following sketch:

Sketch 1



A copy of the proposed Permit may be inspected at the Islands Trust Northern Office, 700 North Road, Gabriola Island, BC, between the hours of 8:30 am to 4:00 pm, Monday to Friday inclusive, excluding statutory holidays, commencing October 31, 2014 and continuing up to and including November 12, 2014.

Also, attached for your convenience, is a copy of the proposed Permit.

If you have any questions or comments regarding the proposed permit, please submit them before 4:00 pm, November 12, 2014 to:

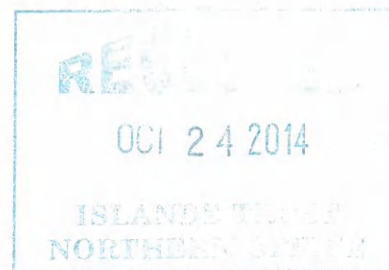
Mail: Islands Trust,
700 North Road,
Gabriola Island, BC,
V0R 1X3
Fax: 250- 247-7514
Email: meggen@islandstrust.bc.ca
Phone: Marnie Eggen, Planner 2 at 250-247-2210;
Toll-free via Enquiry BC in Vancouver: 604-660-2421; elsewhere in BC: 1-800-663-7867

Following the end of the notice period, the Gabriola Island Local Trust Committee may consider issuance of the proposed Permit at its meeting to be held at 10:15 am on November 13, 2014 at the Women's Institute Hall, 476 South Road, Gabriola Island, BC.

All applications are available for review by the public. Written comments made in response to this notice will also be available for public review.

Lisa Webster-Gibson
Deputy Secretary

1724 Tashtego Cres
Gabriola BC
Oct 18, 2014



Islands Trust
700 North Rd,
Gabriola BC

Attention Marnie Eggen

To Whom it may concern:

It has come to my attention that my immediate neighbours at 1730 Tashtego Cres have requested a variance in order to construct a retaining sea wall in the setback from the sea which will have a detrimental effect on my property. The proposed curved seawall will direct water to the base of my embankment and thus erode an already fragile bank on the adjacent properties.

I have lived here for 16 years and have taken care on my property to preserve the natural vegetation and brush along the 40' high embankment in front of my home. In contrast, these neighbours have regularly cut back their brush to improve their view, thus killing the root systems that could have helped preserve their embankment.

Recently they built a new, much larger house, which appears closer to the embankment than their previous structure and raises the question as to whether that set back is permissible. Excavations with heavy machinery reshaped the lawn area at the top of their embankment to shape a 'pad' for their new foundation, thus disturbing the roots of large fir trees and soil along the top of the embankment. Subsequently the bare roots of these fir trees could be seen from the beach below.

About 10 years ago I hired geotech engineers to investigate the conditions of erosion on my embankment. After their professional input I decided that the best solution for the embankment of sandstone, gravel, and shale was to maintain the natural flora and to insure that roof run-off was directed away from the embankment to prevent erosion from the top of the embankment and slope.

Where does my neighbour's large roof and large brick patio's rain run off go? In constructing their new house cisterns could have been built into the foundation to collect this roof run-off. The embankment is about 40 feet above the beach. A seawall of 4 or 5 feet is not going to prevent continued roof and brick patio run off from the top.

It is my understanding the Regional District of Nanaimo issued a stop work order for this project. I am also

under the impression that the federal Dept of Fisheries & Oceans does not condone these seawalls.

I am concerned about the protection of my home & property and request any variance that would permit this construction will be denied immediately.

Yours truly,

Mary Gay Brooks

Mary Gay Brooks

Attached: 2 pages copied from Leukowich Engineering showing plan for 1730 Tashtego was provided to me by owner Ruth Baker.

Sketch showing Proposed Building Location and Natural Grades

Chris Everett Land Surveying Ltd.
111-55 Victoria Road, Nanaimo B.C. V9R 5N9
Phone: (250)716-0066 ~ Fax: (250)716-0043

LEGAL DESCRIPTION: Lot 60, Section 31, Gabriola Island, Nanaimo District, Plan 17658
CIVIC ADDRESS: 1732 Tashtego Crescent, Gabriola, British Columbia
P.D.: 002-591-111

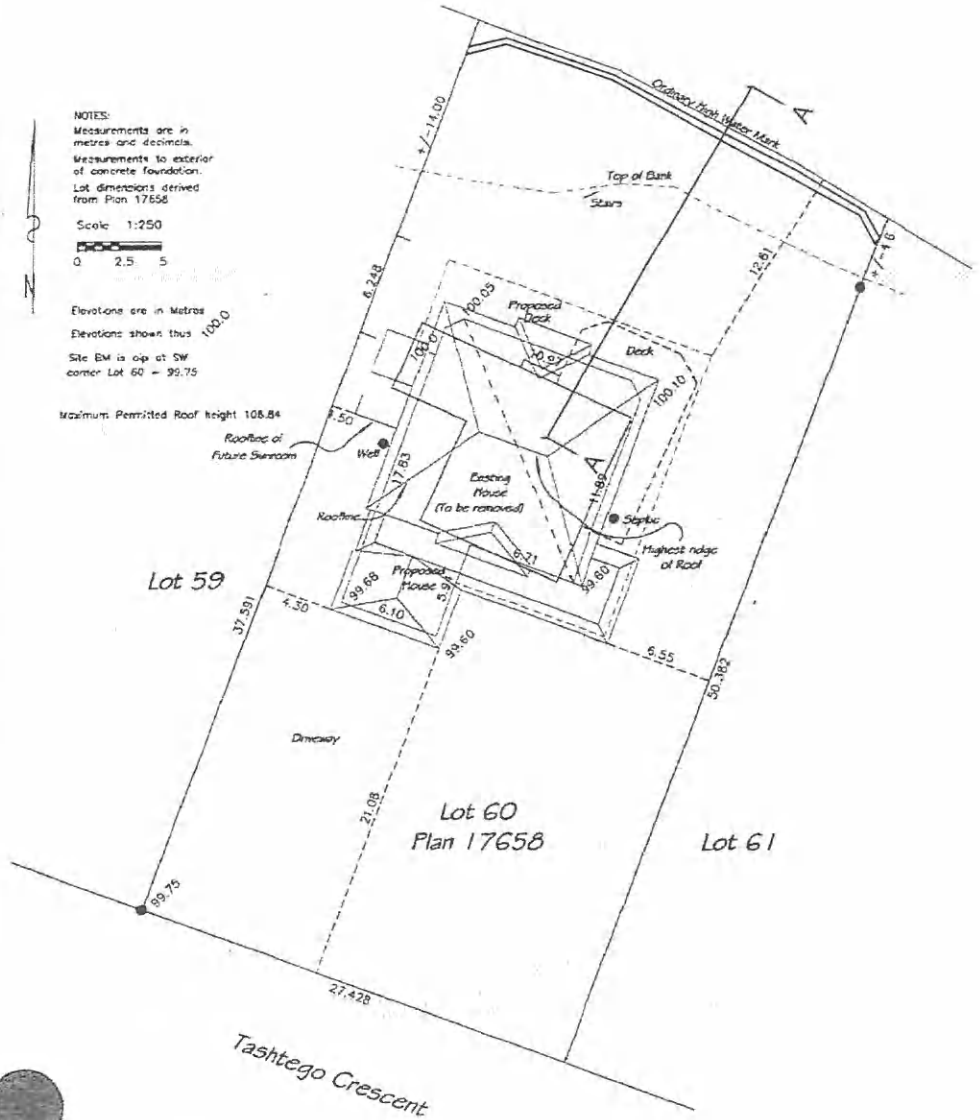
Straits of Georgia

NOTES:
Measurements are in metres and decimals.
Measurements to exterior of concrete foundation.
Lot dimensions derived from Plan 17658

Scale: 1:250
0 2.5 5

Elevations are in Metres
Elevations shown thus 100.0
Site BM is up at SW corner Lot 60 = 99.75

Maximum Permitted Roof height 108.84



Certified correct this 1st day of Nov. 2008
BCLS

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FILE NO. FL5-3704e13

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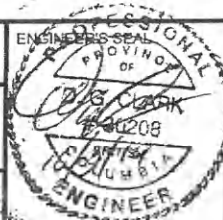
SEAWALL DETAILS

PROJECT NAME

SLOPE STABILIZATION
1730 TASHTEGO CRESCENT, GABRIOLA ISLAND

LEGAL DESCRIPTION

LT 60, SEC. 31, GABRIOLA ISL, NANAIMO DIST. PLAN 17658



PLOT DATE

08-09-14

REVIEWED BY

DC

PROJECT No.

G6811

DRAWN BY

JH

SCALE

1:1000

DRAWING No.

01

LEA
Lewkowich
Engineering
Associates Ltd.

IG RESIDENCE

Marnie Eggen

From: Eve Livingstone <eveslivingstone@yahoo.ca>
Sent: Friday, October 31, 2014 2:45 PM
To: Marnie Eggen
Subject: permit for wall on tashtegocr

I am responding to a notice I received today, It describes a retaining wall on the beach for Ruth and Allen Baker and their request to bend the rules for them. I have seen this before in grantham's Landing B.C. The people there went ahead and built a wall without a permit even though all the neighbors advised them not to. That summer the steps to the beach for public access began to be undermined by the wave action. They were ordered to take the wall and platform down. At their own expense and haul the materials away. I also think the other infringement onto the beach farther along towards the end of Barrett was removed. If you haven't been to see the Bakers construction, you should. It looks very minimal on that diagram but looks quite different in reality. I and my husband are opposed to this flagrant disregard of other members of the neighborhood and their use of the beach or the erosion of other property. Sincerely
Eve and Keith Livingstone 1715
tashtego, 247-7547 eveslivingstone@yahoo.ca

Marnie Eggen

From: Geoff Wiggins <mgwiggins@shaw.ca>
Sent: Tuesday, November 04, 2014 1:19 PM
To: Marnie Eggen
Subject: Notice GB-DVP-2014.2

RE: Development Variance Permit PID:002-591-111, Lot 60, Section 31, Gabriola Island, Nanaimo District, Plan 17658

Yes I think this is a good idea as there is a lot of shale along the bank that keeps falling away.

Regards

Marlene and Geoff Wiggins
Lot 57
1712 Tashtego Cr.

[Late item: 13.4.2](#)

Baker Development Variance Permit.txt

From: Greg Burgess <gregburgessows@shaw.ca>
Sent: Sunday, November 09, 2014 10:20 AM
To: Marnie Eggen
Subject: Baker Development Variance Permit

We have the following comments about the permit application:

- The retaining wall would essentially change the natural look of the beach;
- The permit opens the door for more of the same permits proposals in the future;
- The retaining wall would make it possible for a sitting or storage area for barbecues, boats, etc., and
- The retaining wall would impose a sense of ownership onto the public beach area, eg. as with the property adjacent to Joyce Lockwood Park.

Sincerely,
Greg Burgess

variance permit.txt
From: arntzens <sonja.arntzen@utoronto.ca>
Sent: Tuesday, November 11, 2014 9:22 PM
To: Marnie Eggen
Cc: Richard Lynn
Subject: variance permit

Hello,

We would like to register our support for the Development Variance Permit GB-DVP-2014.2 (Baker). We live on Tashtego Crescent four properties down from the Baker residence. Walking on the beach, we saw them begin their project, and it seemed as though it was being done in a responsible and professional way. They do have steep and crumbling shale bank and their solution seemed reasonable. Thank you for the information and the invitation to comment.

yours,

Sonja Arntzen and Richard Lynn
1708 Tashtego Crescent
Gabriola Is., B.C. V0R 1X5