



Gabriola Island Local Trust Committee

Regular Meeting Agenda

Date: October 26, 2023
Time: 10:30 am
Location: Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC

	Pages
1. CALL TO ORDER 10:30 AM - 10:35 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. REPORTS 10:35 AM - 10:55 AM	
3.1 Trustee Reports	
3.2 Chair's Report	
3.3 Electoral Area Director's Report	
3.3.1 Electoral Area Directors Report dated September 14, 2023	4 - 5
3.4 First Nations Reports	
4. PUBLIC COMMENTS 10:55 AM - 11:15 AM	
5. MINUTES 11:15 AM - 11:20 AM	
5.1 Local Trust Committee Minutes dated September 14, 2023 – for adoption	6 - 16
5.2 Section 26 Resolutions-Without-Meeting Report - none	
5.3 Advisory Planning Commission Minutes - none	
6. BUSINESS ARISING FROM MINUTES 11:20 AM - 11:35 AM	
6.1 Follow-up Action List dated October 18, 2023	17 - 22
7. APPLICATIONS AND REFERRALS 11:35 AM - 11:45 AM	
7.1 GB-TUP-2023.3 (Moore) - 1115 Jeanette Ave. - Staff Report	23 - 94

7.2	GB-DP-2021.1 (Centre Stage Holdings) - no civic address PID 003134-806 - Staff Report	95 - 219
8.	LOCAL TRUST COMMITTEE PROJECTS	11:45 AM - 12:00 PM
8.1	Official Community Plan Review - Community Engagement Plan - Staff Report	220 - 229
9.	DELEGATIONS - none	
10.	CORRESPONDENCE - none	
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
11.	NEW BUSINESS	12:00 PM - 12:15 PM
11.1	Request for Guidance and Direction from the Provincial and Federal Governments with Regards to the Protection of Indigenous Cultural Heritage on Gabriola Island in Land Use Decisions - Trustee Elliott for Discussion	
11.2	Elected Officials Coffee Chats - Trustee Elliott for discussion	
	~ BREAK 12:15 PM - 12:45 PM ~	
12.	REPORTS	12:45 PM - 1:20 PM
12.1	Trust Conservancy Report - none	
12.2	Applications Report dated October 18, 2023	230 - 233
12.3	Trustee and Local Expense Report dated August, 2023	234 - 234
12.4	Adopted Policies and Standing Resolutions	235 - 238
12.5	Local Trust Committee Webpage	
12.6	Climate Change Action Update	
12.7	First Nations Relationship Building	
12.8	Standing Resolution on Enforcement of Non-Compliant Dwellings - Staff Report	239 - 240
12.9	Standing Resolution Regarding Response Extension for Crown Application Referrals - Staff Report	241 - 243
13.	WORK PROGRAM	1:20 PM - 1:35 PM
13.1	Active Projects Report dated October 18, 2023	244 - 246
13.2	Future Projects Report dated October 18, 2023	247 - 247

14. UPCOMING MEETINGS

- 14.1 Next Regular Meeting Scheduled for Thursday, November 21, 2023 at 10:30 am at the Gabriola Arts and Heritage Centre

15. CLOSED MEETING

1:35 PM - 1:50 PM

- 15.1 Motion to Close the Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(g) for the purpose of considering:

- *(g) litigation or potential litigation affecting the municipality;*

and that the Recorder and Staff attend the meeting.

- 15.2 Recall to Order

16. ADJOURNMENT

1:50 PM - 1:50 PM

Date: September 14, 2023

To: Gabriola Island Local Trust Committee

From: Vanessa Craig, RDN Director Area B

Subject: Electoral Area Director's Report

Dear Chair Luckham and Trustees Elliott and Yates,

Unfortunately, I'm unable to attend your meeting this month. I've included a brief update below:

We have some important community engagement activities happening this month: for the proposed new Health and Wellbeing Service, and for the Recreation (Gabriola) and Parks and Trails (Area B) Master Plan process. I would appreciate anything you can do to spread the word to ensure residents are aware of these opportunities.

Proposed new Health and Wellbeing Service for Gabriola

As you know, we're heading towards an Alternative Approval Process this fall to gauge community support for a new Health and Wellbeing Service on Gabriola. Over the next two weeks there will be numerous opportunities for the public to learn more about this potential new service. There's a QR code in an ad in this week's Sounder (Sept 13th) with a link to more information.

- **IN PERSON**

- **Saturday Sept 16:** there will be a pop-up booth at the Gabriola Market 10 am-2 pm
- **Sunday Sept 17:** there will be a pop-up booth at the Gabriola Fall Fair 10 am-2 pm
- **Monday Sept 18:** there will be drop-in office hours at the Gabriola Agi Hall between 12:15-4:15 pm
- **Tuesday Sept 19:** there will be drop-in office hours at the Gabriola Arts Council Hall from 10 am-2 pm.

- **ONLINE**

- **Monday Sept 25:** There will be 2 virtual engagement sessions – one between 6-7 pm, and one between 7:15-8:15 pm

The Gabriola Health and Wellbeing Collaborative is a group comprised of representatives from over 50 organizations working to support the health and wellbeing of our communities. From emergency responders and health providers to recreation, arts, business, and environmental sustainability groups these groups meet monthly to inform and coordinate activities. The coordination of the services for Gabriolans done through the Collaborative are done on a voluntary basis and most of the collaborative is composed of volunteer Boards. What I've heard clearly over the last two years is that these groups feel they need support to avoid volunteer burnout, to facilitate collaboration, and to support their continued service to the community.

Based on this request, a feasibility study was conducted by Urban Matters. You can find the report here: <https://www.rdn.bc.ca/electoral-area-b>

The report reviewed the needs expressed by the Collaborative members in the context of supporting them to continue serving the community. The report examined options ranging from status quo up to a full-time coordinator position. The recommendation was to establish the service as a part-time position as a pilot to determine how it can serve the community. Based on the results of the pilot, the service could grow over time. To give an indication of how implementing a part-time position might affect taxes, based on 2023 assessments adding this part-time service to the community would add approximately \$3 per \$100,000 of assessed value to property taxes.

Parks and Trails and Recreation Master Plan

The Parks and Trails (Area B) and Recreation (Gabriola) Master Plan process is continuing through this fall. The goal is to identify priorities and develop a plan for development of parks/trails and recreation in our area. There are numerous opportunities for the public to participate:

- **SURVEY (with postcard)** – a survey is currently open until September 29th. All households in Area B were mailed a postcard with a unique code in August (the postcard was in the Sounder) that allows residents to answer the survey and gives the consultants a statistical sample.
- **SURVEY** – if you don't have a postcard code, or if multiple people in your household would like to complete the survey, you can fill out the survey!
- **All of the information about this project as well as the survey link is available at <https://www.getinvolved.rdn.ca/ea-b-rpmp>**
- There's also a QR code in this week's Sounder (Sept 13th) if you prefer to access the site that way

There is also an upcoming **IN PERSON OPEN HOUSE on Saturday Sept 23rd 11 am-3 pm at the Community Hall**

Upcoming:

- The next RDN Board meetings are on Sept 26th and October 10th (1 pm start)
- The next Regional Parks and Trails Select Committee meeting is on October 3rd (10 am start)
- The next Electoral Area Services Committee meeting is on October 5th (1 pm start)

Respectfully submitted,

Vanessa Craig



Gabriola Island Local Trust Committee

Minutes of Regular Meeting

Date: September 14, 2023
Location: Gabriola Arts & Heritage Centre
 476 South Road, Gabriola Island, BC

Members Present: Peter Luckham, Chair
 Tobi Elliott, Trustee
 Susan Yates, Trustee

Staff Present: Renée Jamurat, Regional Planning Manager
 Sonja Zupanec, Island Planner
 Kathryn Martell, Ecosystem Protection Specialist
 Narissa Chadwick, Island Planner, via Zoom
 Warren Dingman, Manager Compliance & Enforcement
 Lisa Millard, Recorder

Others Present: There were approximately 8 members of the public in attendance.

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Luckham called the meeting to order at 10:32 am. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations, and he introduced Trustees and staff.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. RISE AND REPORT

Chair Luckham noted that there was nothing to report.

4. REPORTS

4.1 Trustee Reports

Trustee Yates reported the following:

- she attended a meeting in advance of the upcoming Ferry Advisory Committee (FAC) meeting, and noted that a letter had been written to the FAC requesting a special meeting to address safety issues including site alignment, lack of signage and lighting, and inadequate roadside shoulders

- she mentioned the significance of a recent court decision from Galiano Island in which forest land bylaws were determined to be relevant and will continue to stand
- as a member of the Regional District of Nanaimo (RDN) Area B Parks, Trails and Recreation Master Plan Advisory Committee she encourages the public to send in their comments regarding the master plan.

Trustee Elliott reported the following:

- she met with Islands Trust Senior Indigenous Relations Advisor, Robyn Heaslip Kefi, and will be working with her to set up a reconciliation learning group for Trustees
- she has attended two Executive Committee meetings, and will be attending the upcoming Union of BC Municipalities meeting
- she attended a recent Regional Planning Committee meeting and noted that the housing options tool kit has been developed
- she has been working with staff to develop materials for the Gabriola Official Community Plan (OCP) visioning process and noted she will be attending the fall fair to launch the community engagement visioning process
- she met with MP Elizabeth May and MLA Adam Olsen to discuss exploring First Nations led harbour authority for management of local waterways, and further noted that Elizabeth May has been providing input into Bill C33 regarding marine transportation, management of moorings, and freighter anchorages
- she continues to hold office hours
- she read from, and submitted for the minutes, a document titled “Reconciliation mandate and responsibilities for the Islands Trust candidate for Trustee, Tobi Elliott.

4.2 Chair's Report

Chair Luckham reported that he will be attending the upcoming Trust Council Meeting on North Pender Island, and highlighted the following topics that will be discussed:

- the development of a corporate planning framework
- revisiting, and finalizing an Islands Trust vision statement
- reviewing an ombudsperson report on the improvement of bylaw enforcement processes.

4.3 Electoral Area Director's Report

4.3.1 Electoral Area Director Report dated July 20, 2023

Electoral Area Director Vanessa Craig sent regrets that she was unable to attend the meeting, and provided an updated report by email.

4.4 First Nations Reports - none

5. PUBLIC COMMENTS

- A member of the public indicated that the documentation regarding the Official Community Plan (OCP) review did not make any mention of climate emergency. They stated that climate emergency should be fundamental to every part of community planning, and further

suggested that there should be a climate emergency advisory planning commission (APC) during the OCP review.

- The Chair and a Trustee both indicated that the in-scope aspect of the project will include climate emergency as an area of focus.
- A member of the public asked if there had been any progress regarding the Degnan Bay mooring file.
 - The Chair stated that advice had been received, and that bylaw enforcement was actively working on the file.
- A member of the public noted that the bylaw enforcement report related to item in 13.9 of the agenda indicated that rescinding the standing resolution on a moratorium on enforcement of non-licensed short term vacation rentals (STVR) was being proposed as an option for consideration, and they encouraged Trustees not to rescind proactive enforcement. They further commented that public education can be successful in addressing public issues.
- A member of the public noted a housing issue that does not get addressed is the demand for housing suited to an aging population and they hope that the LTC is aware of this need.

6. MINUTES

6.1 Local Trust Committee Minutes dated July 20, 2023 – for adoption

The following amendments to the minutes were presented for consideration:

- On page 2 of the minutes, in Trustee Yates report, in the second bullet point, add the phrase between 7:00 am and 11:00 pm between the words freighters and in order.

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated September 6, 2023

Received for information.

6.3 Advisory Planning Commission Minutes dated August 14, 2023 - for receipt

Received for information.

6.4 Advisory Planning Commission Minutes dated September 29, 2023 - for receipt

Received for information.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated September 6, 2023

Discussion ensued regarding Crown Lease Referral GV-CL-2023.1.

GB-2023-067

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee ask Bylaw Enforcement Manager Warren Dingman to provide immediate advice on whether we can enforce our land use bylaw in regard to Crown Lease Referral GB-CL-2023.1

CARRIED

A Trustee stated that Snuneymuxw First Nation engagement regarding the OCP Review Project ideally occurs prior to community engagement. A Planner indicated that the process of engagement with First Nations is part of an ongoing discussion, and that the Islands Trust Senior Indigenous Relations Advisor would be consulted as part of that discussion. It was noted that the Snuneymuxw First Nation has an established process of engagement, and that Trustees will be requesting to attend as a delegation as part of initial introductions.

The meeting recessed at 11:47 am and reconvened at 12:15 pm.

8. APPLICATIONS AND REFERRALS

8.1 GB-DP-2021.1 (Centre Stage Holdings) - no civic address PID 003-134-806 - Staff Report

The Applicant was in attendance.

A Planner stated that the Staff Report was the same as the previous report reviewed by the LTC at the last regular business meeting.

Discussion ensued and the following points were made:

- The applicant has met the current requirements of a development permit application.
- The previous application for subdivision of the subject parcel is closed as the applicants are not proceeding with the subdivision layout originally proposed.
- There are concerns regarding the forest stand identified in Map B of the application overlays with sensitive archaeological sites.
- The LTC referral response indicated that the previous LTC was aware that the Snuneymuxw First Nation uses a consent-based process, and that consultation alone is not adequate.
- There is a difference between a development permit application and a subdivision application, and the matter before the LTC is the development permit application.

A Trustee asked if the matter could be deferred until the process of covenants and agreements regarding the archaeological sites are in place.

The meeting was recessed at 1:15 pm and reconvened at 1:22pm.

Stefan Cermak, Director of Local Planning Services joined the meeting at 1:22 pm.

Discussion ensued and Director Cermak noted that it is reasonable for the LTC to seek further information and defer the matter for a reasonable amount of time.

It was **MOVED**

that the Gabriola Island Local Trust Committee request that the Chair write a letter to the Archaeology Branch requesting confirmation of the agreements securing the covenants specifically protecting the Indigenous cultural heritage sites, and that this Local Trust Committee does not support development in this area until the Province and Snuneymuxw First Nation have reached agreement.

The motion was **NOT SECONDED**.

It was **MOVED**

that the Gabriola Island Local Trust Committee defers consideration of GB-DP-2021.1 until such time as the larger issues of protection of Snuneymuxw First Nation's cultural heritage sites are met.

The motion was **NOT SECONDED**.

GB-2023-068

It was **MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request staff to report back about GB-DP-2021.1 as follows: discussion with the Archaeology Branch regarding the status of the subject area and any potential concerns it may have on issuance of a development permit; whether the development permit can be conditional to requiring an archeological covenant; and whether the Local Trust Committee has jurisdiction to issue a development permit on a known archeological site.

CARRIED

GB-2023-069

It was **MOVED and SECONDED**

that the Gabriola Island Local Trust Committee refer Development Permit 2021.1 to the Snuneymuxw First Nation for comment.

CARRIED

The Applicant requested that the following comments be recorded for the record.

- He senses that Trustee Elliott's position is that she will not support the development permit application, or any other application related to this property, without consent from the Snuneymuxw First Nation; and
- The archaeological sites are protected by legislation, and will be further protected by covenants, and that he finds the delay of the development permit process challenging.

8.2 GB-RZ-2023.1 (BC Ferries) - Staff Report

The Planner reviewed the staff report and stated confirmation that the Snuneymuxw First Nation wrote a letter to BC Ferries confirming that they are comfortable with the drafting of the rezoning bylaw and the legislative process taking place concurrently.

The applicant was present online and referred to late correspondence in which BC Ferries supported alternative recommendation 3 in the staff report.

GB-2023-070

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Bylaw No. 316, cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2023,” be read a first time.

CARRIED

GB-2023-071

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Bylaw No. 317, cited as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 1, 2023,” be read a first time.

CARRIED

GB-2023-072

It was MOVED and SECONDED

that Proposed Bylaw No. 316 and Proposed Bylaw No. 317 be referred to the following First Nations, Local Governments and agencies for comment:

- a. First Nations: Cowichan Tribes, Halalt First Nation, Lyackson First Nation, Penelakut Tribe, Snuneymuxw First Nation, Stz’uminus First Nation, Ts’uubaa-asatx First Nation.
- b. Local Governments and Agencies: Gabriola Advisory Planning Commission, Gabriola Ferry Advisory Committee, City of Nanaimo, Regional District of Nanaimo, Ministry of Transportation and Infrastructure, School District 68, Islands Trust Freshwater Specialist and the Gabriola Housing Advisory Planning Commission.

CARRIED

8.3 Response to the Crown Gravel Pit Referral - verbal update

It was noted that the subject property is zoned as Resource, and it would need to have a different zoning designation to operate as a gravel pit.

GB-2023-073

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to advise on a Standing Resolution regarding 60-day referral periods for crown lease referrals.

CARRIED

9. **LOCAL TRUST COMMITTEE PROJECTS**

9.1 **Major Project: Snuneymuxw Capacity Agreement for Ecological Protection Zone Project - Staff Report**

GB-2023-074

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to prepare an agreement between the Chief Administration Officer, on behalf of the Local Trust Committee and the Snuneymuxw First Nation, for capacity for work of up to \$2000 from the Ecological Protection Zone Project budget for the 2023-2024 fiscal year, to support Snuneymuxw staff to review the Ecological Protection Zone project and proposed bylaws with Islands Trust Planning staff.

CARRIED

9.2 **Major Project: Gabriola Island Comprehensive Official Community Plan and Land Use Bylaw Review - verbal update**

A Planner provided a verbal report and highlighted the following:

- The Project Charter for the first phase of the project supporting a community engagement phase has been approved
- Provincial requirements and previous engagement feedback will be looked at
- They are exploring how to proceed with First Nations engagement
- The Advisory Planning Commission (APC) has provided feedback on community engagement processes
- There is budget available to support facilitation of local group discussion in which there will be an application process to apply for funding.

Discussion ensued regarding the role of a steering committee which filters information from the APC to the LTC, and it was noted that the opportunity to invite the community to form specific working groups will come up as the process moves forward.

The Planner indicated that there is not a communications plan in place yet.

GB-2023-075

It was MOVED AND SECONDED

that the Gabriola Island Local Trust Committee request staff to prepare a communications plan with respect to the Official Community Plan Land Use Review Project for the next meeting.

CARRIED

10. **DELEGATIONS - none**

11. **CORRESPONDENCE**

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

11.1 Rugged Coast Letter of Support Request regarding Shoreline Marine Debris Clean Up

GB-2023-076

It was MOVED and SECONDED

“That the Gabriola Island Local Trust Committee request staff to provide a letter of support to Rugged Coast Research Society for their shoreline clean up activities held within the Gabriola Island Local Trust Area.”

CARRIED

11.2 Letter dated August 9, 2023 from Gabriola Land & Trails Trust regarding Request to Consider Portions of Rowan Way as a Development Permit Area

Discussion ensued and a Planner indicated that development permit application (DPA) requirements are established through OCP bylaws and that development approval information (DAI) bylaws define the type of reports and information needed. Establishing a new DPA can be looked at in terms of other bylaws that need to be updated.

GB-2023-077

It was moved AND SECONDED

that Gabriola Island Local Trust Committee request staff to remove the wording “include new Develop Permit Applications” under Active Project number 3 and prioritize it as the next minor project after the ecological zone amendment.

CARRIED

11.3 Regional District of Nanaimo - Update on Regional Growth Strategy

Received for information.

11.4 Letter dated July 5, 2023 from Navigation Canada regarding Flight Path Changes

The Chair indicated he will review the response letter when he receives it.

11.5 Email dated July 12, 2023 from B. Nixon regarding Degnen Bay

Received for information.

11.6 Letter dated August 3, 2023 from J. Shillingford regarding Summer Rain Water Delivery

Received for information.

11.7 Letter dated August 31, 2023 from D. Bouvier regarding Summer Rain Water Delivery

Received for information.

11.8 Email dated August 3, 2023 from J. Graham regarding Development Permit Application GB-DP-2021.1 (Centre Stage Holdings)

Received for information.

11.9 Email dated August 31, 2023 from G. Wishart regarding Development Permit Application GB-DP-2021.1 (Centre Stage Holdings)

Received for information.

11.10 Letter dated September 1, 2023 from Snuneymuxw First Nations to BC Ferries Corp.

Received for information.

12. NEW BUSINESS- none

13. REPORTS

13.1 Trust Conservancy Report dated – none

13.2 Applications Report dated September 6, 2023

Received for information.

13.3 Trustee and Local Expense Report dated July 2023

Received for information.

13.4 Adopted Policies and Standing Resolutions

Received for information.

13.5 Local Trust Committee Webpage

- Add letter dated August 9, 2023 from Gabriola Land & Trails Trust regarding Request to Consider Portions of Rowan Way as a Development Permit Area.
- Add Email dated July 12, 2023 from B. Nixon regarding Degnen Bay.

13.6 Climate Change Action Update

Received for information.

13.7 First Nations Relationship Building Update

Received for information.

13.8 Koontz Natural Area Protection Tax Exemption Program (NAPTEP) Application – Briefing

Kathryn Martell, Ecosystem Protection Specialist was in attendance and noted that the Conservancy Board has accepted the proposal to place a covenant and it is proceeding to Trust Council for consideration.

13.9 Bylaw Enforcement Update on Short-Term Vacation Rentals - Staff Report

Warren Dingman, Manager Compliance & Enforcement summarized the report and highlighted the following:

- Most of the complaints received have been from 2 complainants
- Over a 10-year period, there have been less than 10 open files at any one time

- Over the past year, several lawful bed and breakfast businesses have received complaints
- In his opinion, there has not been an increase in STVRs.

Trustees stated that proactive enforcement is effective and should be continued.

13.10 Census Infographics – Briefing

Received for information.

13.11 Advisory Planning Commission Update on Call for Members - Staff Report

GB-2023-078

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to send letters to members of the Advisory Planning Commission whose terms will expire on October 24, 2023, thanking them for their participation and inviting their expressions of interest for reappointment for another two-year term; and advertise for public expressions of interest for new members.

CARRIED

14. WORK PROGRAM

14.1 Active Projects Report dated September 6, 2023

Received for information.

14.2 Future Projects Report dated September 6, 2023

Received for information.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, October 26, 2023 at 10:30 am at the Gabriola Arts and Heritage Centre.

16. CLOSED MEETING

GB-2023-079

It was MOVED and SECONDED

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (d) and (f) for the purpose of considering:

- (d) the security of the property of the municipality; and
- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

and that the Recorder and Staff attend the meeting.

CARRIED

16.2 Recall to Order

The meeting was recalled to order at 2:55 pm.
The Chair rose and reported that the LTC adopted the minutes of the July 20, 2023 in-camera meeting.

17. ADJOURNMENT

By general consent the meeting was adjourned at 4:04 pm.

Peter Luckham, Chair

Certified Correct:

Lisa Millard, Recorder

Follow Up Action Report

Gabriola Island

29-Sep-2022

Activity	Responsibility	Dates	Status
1 GB-RZ-2022.1 (Alley Enterprises, Maloney) - Staff to prepare draft bylaws to amend the OCP and LUB; notify Snuneymuxw and advise applicant of requirements for water and sewage reports prior to LTC consideration of first reading. Update application website with preliminary staff report package from Sept 2022 LTC meeting.	Sonja Zupanec		In Progress

01-Dec-2022

Activity	Responsibility	Dates	Status
1 Planning staff to prepare a summary report for a future LTC meeting on past LTC discussions re: heritage register for Gabriola island; potential funding opportunities and alignment with other LTC projects; what's entailed with a MOU with commission under heritage act; analysis of designation of a commission vs a bylaw to establish the heritage register. Incorporate any comments from senior policy advisor staff on this approach. See minutes for further details on this discussion.	Renee Jamurat		In Progress

30-Mar-2023

Activity	Responsibility	Dates	Status
1 The GB LTC asks the Bylaw Enforcement staff to provide a report on item c) standing resolution GB-2022-089 for the October 2023 meeting.	Warren Dingman		In Progress

Follow Up Action Report

Gabriola Island

30-Mar-2023

Activity	Responsibility	Dates	Status
2 Staff to prepare a request for proposal for work on a water availability assessment.	Narissa Chadwick		In Progress

08-Jun-2023

Activity	Responsibility	Dates	Status
1 Write a report on shoreline structures and setbacks bylaw contraventions in the Gabriola Local Trust Area, as well as references to any relevant court decisions on the jurisdiction of the Islands Trust with regard to Shoreline Structures and Setbacks in the Trust Area.	Warren Dingman		In Progress

20-Jul-2023

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Gabriola Island

20-Jul-2023

Activity	Responsibility	Dates	Status
1 Actions for the Major Project - OCP Review - Major Project Business Case and Project Charter: 1. Staff to post Project Charter to project website, re: Official Community Plan and Land Use Bylaw Review Project (Phase 1) - <i>complete</i> 2. Staff note business case endorsed for the OCP and LUB Review Project (Phase 2). 3. Staff to prepare actions for Engagement Option 2. 4. Staff to prepare options for First Nations engagement Phases 1 & 2. 5. Staff to refer July 20th staff report to the APC for feedback due by September 1, 2023, on: - the engagement options. - identification of groups and the broader community, including under represented members. - Feedback on engagement and communications (Phase 1). 6. Staff to refer materials related to the Housing Options and Impact Review Process to the HAPC for review and feedback by January 2024. 7. Post materials for the Official Community Plan and Land Use Bylaw Review Project to the project website. <i>complete</i> 8. Staff to schedule an orientation meeting for the APC to review the terms of reference for their participation in the OCP and LUB review project, and collect feedback on the Phase 1 engagement strategy and communications.	Chloe Straw Narissa Chadwick Wil Cottingham		In Progress

Follow Up Action Report

Gabriola Island

20-Jul-2023

Activity	Responsibility	Dates	Status
9. Staff to schedule an orientation meeting for the HAPC to review the terms of reference for their participation in the OCP and LUB review project (Phase 1).			
10. Staff to develop messaging and communications materials for the September 2023 soft launch of the in the OCP and LUB review project.			
2 Regarding LTC Consideration of becoming Covenant Holder, Gabriola Commons - 675 North Road, Gabriola Island: Staff to seek a legal review of draft covenant prepared by the registered owners of the Gabriola Commons - 675 North Road, Gabriola Island [Lot 1, Plan VIP27281, Section 19, Land District 32, Gabriola Island (PID 002-600-992)].	Sonja Zupanec		In Progress

14-Sep-2023

Activity	Responsibility	Dates	Status
1 Regarding GB-DP-2021.1 (Centre Stage Holdings), staff to refer application to Snuneymuxw First Nation for comment.	Sonja Zupanec		In Progress

Follow Up Action Report

Gabriola Island

14-Sep-2023

Activity	Responsibility	Dates	Status
2 Regarding GB-DP-2021.1 (Centre Stage Holdings), staff to report back about GB-DP-2021.1 as follows: discussion with the Archaeology Branch regarding the status of the subject area and any potential concerns it may have on issuance of a development permit; whether the development permit can be conditional to requiring an archeological covenant; and whether the Local Trust Committee has jurisdiction to issue a development permit on a known archeological site.	Renee Jamurat Sonja Zupanec	Target: 16-Oct-2023	In Progress
3 Regarding GB-RZ-2023.1 (BC Ferries): Staff to refer proposed Bylaw No. 316 and proposed Bylaw No. 317 to the following First Nations, Local Governments and agencies for comment: a. First Nations: Cowichan Tribes, Halalt First Nation, Lyackson First Nation, Penelakut Tribe, Snuneymuxw First Nation, Stz'uminus First Nation, Ts'uubaa-asatx First Nation. b. Local Governments and Agencies: Gabriola Advisory Planning Commission, Gabriola Ferry Advisory Committee, City of Nanaimo, Regional District of Nanaimo, Ministry of Transportation and Infrastructure, School District 68, Islands Trust Freshwater Specialist and the Gabriola Housing Advisory Planning Commission.	Sonja Zupanec Stephen Baugh		In Progress
4 Staff to provide immediate advice on whether the LTC can enforce the LUB regarding Crown Lease Referral GB-CL-2023.1.	Warren Dingman	Target: 22-Sep-2023	Completed

Follow Up Action Report

Gabriola Island

14-Sep-2023

Activity	Responsibility	Dates	Status
5 Staff to advise on a Standing Resolution regarding 60 day referral periods for specific crown lease referrals, and propose draft standing resolution for consideration.	Renee Jamurat	Target: 12-Oct-2023	In Progress
6 Regarding the Ecological Protection Zone project (Proposed Bylaw No. 313), staff to finalize the Capacity agreement for signing between the CAO on behalf of the Local Trust Committee and the Snuneymuxw First Nation.	Sonja Zupanec Stephen Baugh	Target: 29-Sep-2023	In Progress
7 Staff to prepare a communications plan with respect to the Official Community Plan Land Use Review Project.	Narissa Chadwick	Target: 16-Oct-2023	In Progress
8 Staff to draft letter of support to Rugged Coast Research Society for their shoreline clean up activities, to be signed by GB LTC Chair.	Renee Jamurat	Target: 06-Oct-2023	Completed
9 Staff to send letters to members of the Advisory Planning Commission whose terms will expire on October 24, 2023, thanking them for their participation and inviting their expressions of interest for reappointment for another two-year term; and advertise for public expressions of interest for new members.	Chloe Straw	Target: 20-Oct-2023	Completed



File No.: GB-TUP-2023.3

DATE OF MEETING: October 26, 2023
TO: Gabriola Island Local Trust Committee
FROM: Margot Thomaidis, Planner 2
Northern Team
SUBJECT: Temporary Use Permit – Commercial Vacation Rental
Applicant: Adrian Moore
Location: 1115 Jeanette Ave, Gabriola Island

RECOMMENDATION

1. **That the Gabriola Island Local Trust Committee approve the issuance of Temporary Use Permit GB-TUP-2023.3, subject to the conditions imposed by the permit, for a 36 month term starting from the date of issuance.**

REPORT SUMMARY

The purpose of this report is to introduce an application for a Temporary Use Permit (TUP) that would allow a commercial vacation rental within a single family dwelling at 1115 Jeanette Ave. There are currently four (4) active Temporary Use Permits for commercial vacation rentals on Gabriola Island.

The application meets all of the guidelines for commercial vacation rental TUP applications from the Gabriola Island Official Community Plan and as a result staff are recommending approval of the permit for a period of three years (36 months).

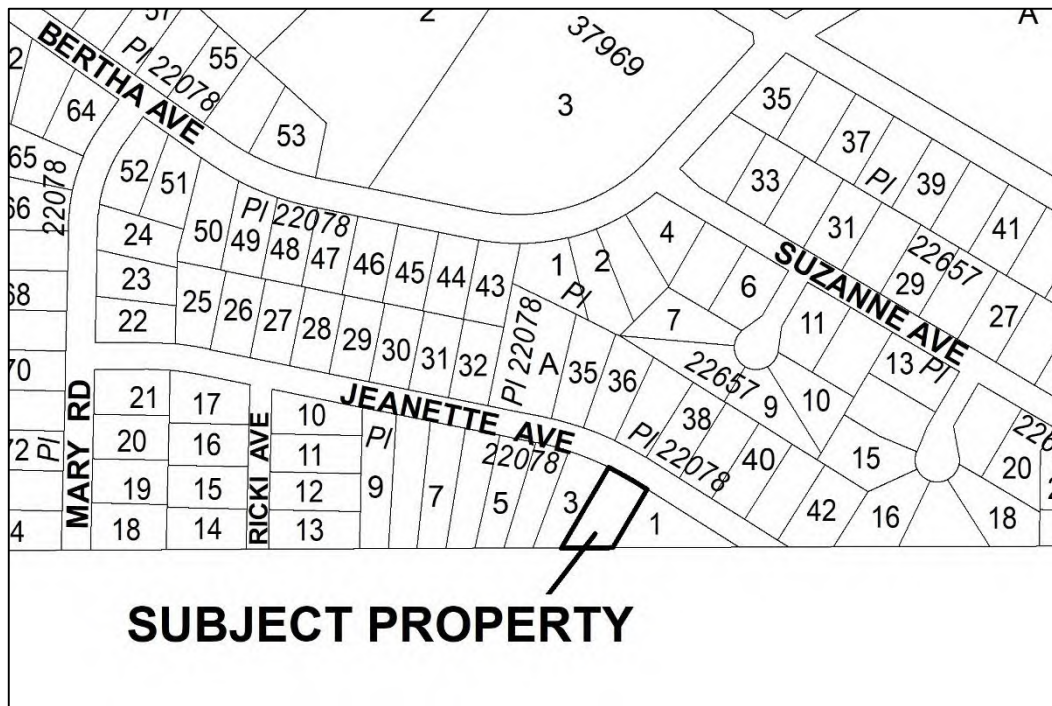
BACKGROUND

The applicant has submitted several professional letters or reports in support of their application and the TUP guidelines in the OCP, as follows:

- Well Flow Test (Attachment 4)
- Registered Onsite Wastewater Practitioner (ROWP) Letter of Assurance of Compliance (Attachment 5)
- Standard Home Inspection Report (Attachment 6)
- Final Inspection Report for an addition to the single family dwelling (Attachment 7)
- Fire Inspection Letter (Attachment 8)

The applicant has also provided a Water Supply Plan (Attachment 3) and a package of information that will be available to guests (Attachment 9).

Figure 1. Subject Property Map



ANALYSIS

Islands Trust Policy Statement

This application is not contrary to the Islands Trust Policy Statement.

Official Community Plan:

Temporary Use Permit Designations and Guidelines

Designations

- a) Subject to the guidelines, Temporary Use Permits may be issued for:
 - vii. commercial vacation rentals within areas designated on Schedule B as 'Small Rural Residential', 'Large Rural Residential', 'Forestry', 'Agriculture' or 'Resource'.

An analysis of the OCP Guidelines for commercial vacation rental of single family dwellings is included as Attachment 2 of this report.

Land Use Bylaw:

B.6.3 Commercial Vacation Rentals

B.6.3.1 All dwelling units, including secondary suites, are for residential use and any use for overnight accommodation on less than a monthly basis for monetary gain is prohibited except where a temporary use permit has been issued by the Local Trust Committee.

The subject property is located within the Small Rural Residential zone which does not permit commercial vacation rental, thus a temporary use permit is being sought to allow the use.

Issues and Opportunities

Alignment with TUP Guidelines

The applicant has provided information to satisfy the TUP guidelines from the Gabriola Island OCP. This includes providing supporting information to show:

- the existing well provides a sufficient volume of water for the proposed number of guests;
- there is an adequate sewerage system;
- there is off street parking for two vehicles;
- the dwelling meets the fire code;
- the dwelling is safe to occupy; and
- there is an on-island operations manager available 24 hours per day, 7 days per week.

A full analysis of the Temporary Use Permit Guidelines is included as Attachment 2.

Water Use and Commercial Vacation Rentals

There are concerns related to commercial vacation rentals and the increased pressure on water resources that may occur from this use. Generally, commercial vacation rentals result in an increased use of water for laundry and other cleaning activities following each guest’s departure. This application proposes to rent out the existing single family dwelling and does not propose to increase the number of water fixtures/appliances, or increase the number of people who would typically stay in the dwelling.

Guideline Section 3.8 (h) (v) in the OCP addresses water use for commercial vacation rental applications:

- v. *the landowner should be required to provide a written plan for the supply of water for the duration of the permit in the amount of 227 litres (50 imperial gallons) per paying guest;*

The applicant has met this requirement by submitting a written Water Supply Plan and Water Flow Test results (Attachments 3 and 4) from April 2023 as well as installing an 800-gallon cistern on the property. Staff have provided a breakdown of the well test to confirm that OCP guideline 3.8 (h) (v) has been met:

<u>Requirement:</u> 227 L per guest per day @ 6 guests 227 x 6 = 1362 L required per day	<u>April 25, 2023 Well Yield:</u> Minutes per day x litres recharged per minute 1440 x 22.73 = 32,731* L produced on April 25, 2023. *(not including cistern and well storage capacity)
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While the data greatly exceeds the requirement, the well test provides only a “snapshot” of the current water level at the time of the test, in the month of April.

The Islands Trust’s Freshwater Specialist recommends that a pumping test be conducted during the dry season (July to November) over a minimum 4-hour period, followed by an assessment report completed by a professional hydrogeologist to gain a clearer understanding of whether there is sufficient groundwater available for the proposed use over time. Staff note that the TUP guidelines do not require this type of assessment and reporting, and that the existing well flow test is acceptable for the purposes of this application.

The LTC may require water metering as a condition of the permit, if they are concerned about the applicant tracking guests’ water use throughout the duration of the permit.

Notification

In accordance with Section 494 of the *Local Government Act* and the Gabriola Island Development Procedure Bylaw No. 114, neighbours within 100m of the subject property must be notified of a TUP application and a notice must be published in the local newspaper. Notice of the proposed TUP was sent out to all property owners and occupants of properties within 100 metres of the subject property. A notice of the proposed TUP was published in the *Gabriola Sounder* newspaper in the October 18, 2023 edition.

No correspondence has been received at the completion time of this report. Comments received from the public after completion of this report will be shared with the LTC and reported out at the LTC meeting.

First Nations

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants.

This application does not trigger the requirement for First Nations referrals; however the LTC may do so if it determines that First Nations may have an interest.

Rationale for Recommendation

The applicant has provided information showing that the TUP guidelines will be met for the proposed commercial vacation rental, and staff are not aware of any complaints regarding the proposed commercial vacation rental use on this property. As a result staff are recommending approval of the TUP application.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee request further information prior to making a decision on Temporary Use Permit application GB-TUP-2023.3 [specify required information].

2. Impose additional permit conditions

The LTC may choose to impose additional permit conditions in accordance with OCP guideline 3.8(h) (xvii) which states, “such other considerations as are deemed applicable with respect to a specific commercial vacation rental application.” Recommended wording for the resolution is as follows:

That the following be made a condition of Temporary Use Permit application GB-TUP-2023.3: [insert condition(s)].

3. Deny issuance of the permit

The LTC may deny the application. If this alternative is selected, the LTC should state the reasons for denial. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee deny Temporary Use Permit application GB-TUP-2023.3 for the following reasons: [specify reasons].

NEXT STEPS

Subject to concurrence with the staff recommendation, staff will issue the TUP permit as drafted in Attachment 11.

Submitted By:	Margot Thomaidis, Planner 2	October 12, 2023
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	October 16, 2023

ATTACHMENTS

1. Site Context
2. TUP Guidelines
3. Water Supply Plan
4. Well Flow Test Letter
5. ROWP Wastewater Letter
6. Standard Home Inspection Report
7. Final Inspection Report for SFD Addition
8. Fire Inspection Letter
9. Guest Information Package
10. Notices
11. Draft Temporary Use Permit

ATTACHMENT #01 – SITE CONTEXT

LOCATION

Legal Description	LOT 2, SECTION 18, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 22078
PID	003-347-788
Civic Address	1115 JEANETTE AVE GABRIOLA BC V0R 1X3

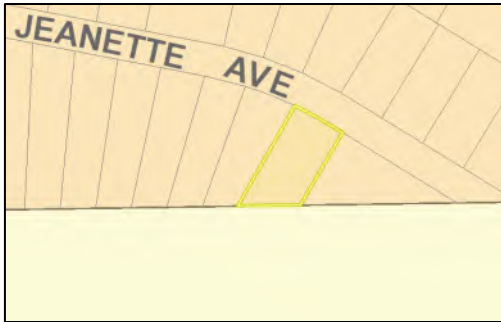
LAND USE

Current Land Use	Residential
Surrounding Land Use	Small Rural Residential (SRR) to North, East, West Passive Recreation Community Parks (P2) to South

HISTORICAL ACTIVITY

File No.	Purpose
	N/A

POLICY/REGULATORY

Official Community Plan Designations	Small Rural Residential (SRR)
Land Use Bylaw	The subject property is within the Small Rural Residential (SRR) zone. Permitted Principal uses in the SRR zone include single family residential. B.6.3.1 All <i>dwelling units</i>, including <i>secondary suites</i>, are for residential use and any use for overnight accommodation on less than a monthly basis for monetary gain is prohibited except where a temporary use permit has been issued by the Local Trust Committee. <i>*TUP Objectives and Guidelines are found in the OCP.</i> 
Other Regulations	N/A
Covenants	Under restrictive covenant 389005G, this lot is subject to the following: 1. The use of the land is restricted to dwelling-houses together with all necessary outbuildings for one family on each lot.

	2. No commercial enterprises may be established or carried on on the lands except those of a literary or artistic nature not employing more than one person full time. 3. No signs or advertisements of any kind or nature shall be erected without the consent of the Company in writing first had and obtained. 4. No outdoor privy shall be located in a conspicuous location or in any event within fifteen feet of a property line. 5. No building, outbuilding, fence or pole shall be erected, moved or modified unless the consent of the Company in writing is first had and received.
Bylaw Enforcement	N/A

SITE INFLUENCES

Islands Trust Conservancy	There are no ITC covenants or properties in the direct area. Referral to ITC is not required.
Regional Conservation Plan	The Regional Conservation Plan 2018-2027 estimated importance of habitat composition in the area of the subject property is Medium. This application is not inconsistent or contrary to the goals and objectives set out in the ITC Regional Conservation Plan.
Species at Risk	None mapped
Sensitive Ecosystems	Aquifer vulnerability to saltwater is moderately low to moderate. 
Hazard Areas	None mapped
Archaeological Sites	None mapped Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i>. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	Possible impacts of tourism for the STVR include increased GHG emissions due to traffic, as well as increased use of energy and water as the TUP proposes allowing up to six guests.
Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	N/A

ATTACHMENT #2 – TUP GUIDELINES IN THE GABRIOLA OCP

OCP Subsection 3.8(h)

For commercial rental of single-dwelling residential units, when considering the issuance of a temporary use permit for a Commercial Vacation Rental, the following guidelines apply:

Guideline	Complies?	Planner Comments
i. the Local Trust Committee should consider the cumulative effects on the neighborhood and Island of all the temporary use permits issued for commercial vacation rentals	<i>n/a</i>	<i>TBD by LTC.</i> There are currently four other active TUPs or TUP renewals for CVRs on the Island.
ii. the Local Trust Committee may consider issuance of a temporary use permit for commercial vacation rental if the proposal does not alter the residential appearance of neighbourhood	Yes	<i>Included as a condition of the Permit.</i> Condition 4.1 of Draft TUP
iii. the Local Trust Committee may require mitigating measures to address neighbour concerns, such as screening and fencing; the Local Trust Committee may consider issuance of a temporary use permit for commercial vacation rentals in situations where the proximity of dwelling under consideration for a commercial vacation rental to a neighbouring dwelling is such that screening or fencing is practical or able to mitigate potential impacts or address neighbour privacy issues	Yes	<i>Included as a condition of the Permit.</i> Condition 4.1 of Draft TUP Single Family Dwelling set back and subject property well screened from road and neighbouring properties with fencing and/or vegetation.
iv. a temporary use permit respecting a parcel in the Agricultural Land Reserve shall require the approval of the Agriculture Land Commission prior to the permit being issued	<i>n/a</i>	<i>Not in the ALR.</i>
v. the landowner should be required to provide a written plan for the supply of water for the duration of the permit in the amount of 227 litres (50 imperial gallons) per paying guest.	Yes	<i>Included as a condition of the Permit.</i> Condition 4.6 of Draft TUP See staff report and attached Water Plan for 800 gallon cistern capacity, exceeding 227 litres per up to 6 paying guests.
vi. the landowner should be required to provide proof that the property is able to accommodate a minimum of two vehicles	Yes	<i>Included as a condition of the Permit.</i> Condition 4.2 of Draft TUP. Staff are satisfied from the site visit that there is adequate parking space for at least two vehicles on the subject property.

vii. the landowner should be required to provide documentation from a qualified professional that the septic tank has been inspected to show it is working properly and capable of supporting the proposed occupancy load	Yes	Robert Bye, Registered Onsite Wastewater Practitioner (ROWP), of Gabriola Septic Services, provided an Assurance of Compliance letter dated March 25, 2023 (attached to staff report) stating that the Onsite Wastewater System is capable of supporting the Vacation Rental occupancy load not exceeding daily waste water flow of 1300 L/day or 286 gal/day (3 bedroom vacation rental occupancy). The proposed occupancy load (up to 6 guests) will not have a negative impact on the function of the existing onsite wastewater system or create any environmental or health hazards.
viii. the landowner should be required to provide proof of an occupancy permit and written proof from a qualified professional that the dwelling meets the fire code	Yes	The applicant could not obtain a copy of any Occupancy Permit from the RDN Building Inspection Service. See TUP Guideline xix below. The applicant submitted a Final Inspection Report for an approved addition to the SFD. The applicant also submitted a Standard Home Inspection Report prepared by Patrick Preston of Seawind Assets Ltd. dba HouseMaster Home Inspections dated September 15, 2023. The applicant has submitted a letter dated April 4, 2023 (attached to staff report) from Will Sprogis, Fire Chief of the Gabriola Volunteer Fire Department, indicating that the residence meets the requirements of the B.C. Fire Code for the TUP purpose.
ix. the owner or an operations manager should be required to reside on Gabriola and a condition of the permit should require that the owner or operations manager be available by telephone 24 hours/day, seven days per week	Yes	<i>Included as a condition of the Permit.</i> Condition 4.3 of Draft TUP.
x. a condition of the permit should require that the owners or operations manager must provide neighbours within a 100 metres radius of the vacation rental with the manager's phone number, and a copy of the temporary use permit	Yes	<i>Included as a condition of the Permit.</i> Condition 4.4 of Draft TUP.
xi. a condition of the permit should require that the landowner posts for guests information on noise bylaws, water conservation, fire safety, storage of garbage, septic care and control of pets (if pets are permitted)	Yes	<i>Included as a condition of the Permit.</i> Condition 4.5 of Draft TUP. Included in Guest Manual attachment to staff report which provides required information to guests.
xii. a condition of the permit should restrict the maximum number of people that can	Yes	<i>Included as a condition of the Permit.</i> Condition 4.8 of Draft TUP.

stay to a maximum of two guests per bedroom		This TUP request is for a 3-bedroom dwelling, so a maximum of 6 guests are permitted at any given time.
xiii. a condition of the permit should restrict the maximum number of signs advertising the commercial vacation rental to one sign, with a maximum area of 0.3 square metres, be made of wood and not illuminated	Yes	<i>Included as a condition of the Permit.</i> Condition 4.10 of Draft TUP.
xiv. a condition of the permit should prohibit the rental or provision of motorized personal watercraft to rental clients	Yes	<i>Included as a condition of the Permit.</i> Condition 4.11 of Draft TUP.
xv. a condition of the permit should limit the number of bedrooms to: a maximum of 3 on lots smaller than 2.0 hectares	Yes	<i>Included as a condition of the Permit.</i> Condition 4.7 of Draft TUP. Subject property is less than 2 hectares. Applicant requesting rental of a three-bedroom SFD, therefore Condition 4.7 of Draft TUP restricts number of bedrooms to three (3).
xvi. a condition of the permit should prohibit recreational vehicles or camping	Yes	<i>Included as a condition of the Permit.</i> Condition 4.12 of Draft TUP.
xvii. such other considerations as are deemed applicable with respect to a specific commercial vacation rental application	n/a	<i>TBD by LTC.</i>
xviii. the Local Trust Committee may require water metering	n/a	<i>TBD by LTC.</i> Staff have not included this as a condition in the Permit.
xix. the Local Trust Committee may consider a professionally registered house inspector report if an occupancy permit is not available, indicating that the house is safe and appropriate for the proposed commercial vacation rental use and activities	Yes	Because the applicant was not able to obtain a copy of any Occupancy Permit from the RDN Building Inspection Service (Guideline viii above), the LTC is asked to consider the Standard Home Inspection Report prepared by Patrick Preston of Seawind Assets Ltd. dba HouseMaster Home Inspections dated September 15, 2023.
xx. the Local Trust Committee may require the landowner to post information for guests about awareness and sensitivity to First Nation sites and artifacts	n/a	<i>TBD by LTC.</i> Staff have included this as a condition in the Permit, after discussion with the applicant.

Water Supply Plan

ATTACHMENT 3

This plan outlines the steps for supplying clean, safe, and ample water to a residential property using a well as the primary source of water. The water from the well will be drawn into an 800-gallon cistern where it will settle and aerate before passing through filters and UV light for bacterial treatment.

1. Well Pump System

The submersible pump draws water from a 170' deep well. The pump will be set to deliver water to the cistern when the water level in the cistern falls below a certain point.

2. Cistern

The 800-gallon cistern will be used to store the well water after it has been pumped from the well. The cistern will act as a reservoir, settling tank, and aerator. After settling and aeration, the water will be pumped out of the cistern via a jet pump or a backup pressure tank if necessary. The cistern can be bypassed for cleaning.

3. Filters

The filtered water from the cistern will pass through two dual gradient water filters that remove any sediment, particulate matter, and organic contaminants. The filters will be replaced every three months.

4. UV Light Treatment

The filtered water will then undergo UV light treatment for bacterial treatment. The UV light will be changed annually.

5. Backup Plan and Non-Potable Water

In the case of a power outage, water can be drawn directly from the cistern via an installed spigot. Non-potable water can be drawn directly from the cistern for washing and flushing toilets. The entire system will be regularly inspected and maintained to ensure continued efficiency and safety.



flow test

1 message

BRIAN STRACHAN <gabriolawater@shaw.ca>

Mon, May 1, 2023 at 7:22 PM

To: Adrian Moore

To :Adrian Dominic Moore

May 1st, 2023

Nina Alexandra Turczyn

[1115 Jeanette Ave](#)

[Gabriola BC](#)

I conducted a flow test at the above mentioned property on April 25th, 2023. I ran the well at 5 imperial gallons per minute for 90 minutes to assess the wells' yield for a TUP, which Islands Trust requested. The well ran non stop for the 90 minutes producing 450 imperial gallons.

At the time of testing I would conclude that the well yield is at least 5 imperial gallons per minute.

Brian Strachan

Register Pump Installed in BC WPI 06041201

Sent from [Mail](#) for Windows

ATTACHMENT 5 - Wastewater Letter

Assurance of Compliance

by a

Date: 25/03/2023

Our File: 1115 JEANETTE AVE

Registered Onsite Wastewater Practitioner

To: Adrian Moore
1115 JEANETTE AVE
GABRIOLA ISLAND B.C.
LOT 2, SECTION 18, GABRIOLA ISLAND,
NANAIMO DISTRICT, PLAN VIP22078



Re: Vacation Rental Application to the Gabriola Island Local Trust Committee for Temporary Commercial and Industrial Use Supplemental Application at the residence at the above noted address.

To whom it may concern:

I hereby give assurance that:

I have conducted an evaluation according to ASTTBC's Guidelines for Onsite Wastewater Systems, and that the inspection was of sufficient thoroughness to determine the condition and location of the onsite system serving this property.

-The Onsite Wastewater Systems at the above address is adequate for a 3-bedroom home up to 3014 sq. Ft or (280 sq.m). Not exceeding daily wastewater flow of 1300 liter/day or 286 gal/day

- The Onsite Wastewater Systems at the above address will support the proposed Vacation Rental occupancy load.

The proposed Vacation Rental occupancy load will not have a negative impact on the function of the existing onsite wastewater system or create any environmental or health hazards.

This assurance is subject to:

- The proposed Vacation Rental occupancy load. Not exceeding 50% of the daily wastewater flow of 1300 liter/day or 286 gal/day

-- Any future construction or landscaping does not encroach on the required setback to the onsite wastewater system.

Robert W. Bye
Gabriola septic services ltd.
645 Gallagher Way
Gabriola Island B.C.

Phone # 250-247-8166
E-mail; bobwbye@hotmail.com
ROWP # OW 0109

ATTACHMENT 6 - Home Inspection Report

Prepared for Exclusive Use by:

Adrian Moore

Address of Property:

1115 Jeanette Ave
Gabriola Island BC V0R 1X3

Date of Service:

2023-09-15



Company Providing Service:

Patrick Preston

Seawind Assets Ltd dba HouseMaster Home Inspections

452 Milton St Unit #4

Nanaimo BC V9R2L1

250-740-0380 1-866-547-9999

housemastervi2@shaw.ca

INSPECTION INFORMATION

CLIENT:

Adrian Moore

PROPERTY ADDRESS:

*1115 Jeanette Ave
Gabriola Island BC V0R 1X3*

INSPECTION DATE/TIME:

2023-09-15 - 9:00 am

INSPECTOR:

Patrick Preston

INSPECTION COMPANY:

*Seawind Assets Ltd dba HouseMaster Home
Inspections
452 Milton St Unit #4
Nanaimo BC V9R2L1
250-740-0380 1-866-547-9999
housemastervi2@shaw.ca*

INSPECTION DETAILS

TYPE OF INSPECTION:

Standard Home Inspection

DESCRIPTION:

2 Storey

AGE OF HOME:

Approx 34 years

STATUS OF HOME:

Occupied

PEOPLE PRESENT:

Client & Family

WEATHER:

Cloud & Sun

TEMPERATURE:

14°C

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise.

Independent inspection(s) may be required to evaluate element conditions. If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HouseMaster SPV LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and

certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

AGE ESTIMATIONS AND DESIGN LIFE RANGES - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

The report expresses the personal opinions of the experienced inspector, based upon his visual impressions of the conditions that existed at the time of inspection only. The inspection and report are not intended to be technically exhaustive or to imply that every component was inspected or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation is performed. All components and conditions, which by nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. We can provide an excellent overview of the property, but may not find every defect; or uncover every possible risk, whether visible or not.

1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; **elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

MATERIAL:

*Metal
Torch- On*

DESIGN LIFE:

*30 to 40 years
15 to 20 years*

CHIMNEY/VENT:

*Insulated Metal
Plastic Vent*

DESCRIPTION:

*Moderate Slope
Low/Flat Slope*

LOCATION:

Parts of house

SKYLIGHT(S):

No Signs of Leakage

ESTIMATED AGE:

*10 years
1 -2 years*

INSPECTION METHOD:

*Ladder at Eaves
Walked On*

SPECIAL LIMITATIONS:

*Debris
Finish Materials
Height/Design
Inaccessible Areas*

S F P N A N I

●						1.0 ROOFING Metal roof has screws with rubber gaskets which deteriorate over time, replace or tighten as necessary to prevent leaks. No evidence of leaks at the time of inspection. Recommend obtaining all documentation/warranties present for the roof.
	●					1.1 ROOFING #2 Torched on roof present at the rear, these roofs are more prone to leakage than a steeper pitched roof, monitor for wear and ponding. Keep roof clean to prevent water ponding and encourage proper drainage. No evidence of leaks at the time of inspection. Recommend obtaining all documentation/warranties present for the roof.
●						1.2 ROOFING #3 Fibreglass panels present at the rear, these get brittle as they age, monitor and maintain as needed. Keep tree branches trimmed back to prevent damage and moss/lichen growth.
●						1.3 CHIMNEYS / VENTS Insulated metal chimney at the roof top. Recommend regular cleaning to prevent creosote build-up. It is recommended that all chimneys be cleaned and inspected annually by a qualified technician.
●						1.4 CHIMNEY #2 Plastic vent at the roof top. Maintain the seal at the roof penetration regularly to prevent water penetration. It is recommended that all chimneys be inspected annually by a qualified technician.
●						1.5 SKYLIGHT(S) Except as noted: Head, foot and step flashing noted. Keep the head pans clear as necessary for proper drainage. No evidence of leaks at time of inspection. Monitor and maintain as needed. Unable to determine if all vacuum seals are intact, clean windows and check condition.
●						1.6 EXPOSED FLASHING Lapped perimeter flashings present, seal joints to prevent water penetration.
●						1.7 VENTILATION COVERS Plastic and metal exhaust vents present.
●						1.8 PLUMBING STACKS Rubber flashings present
	●					1.9 RAIN GUTTERS / EAVETROUGHS The gutters are partially filled with debris; clean for proper function. Seal joints and corners as required to prevent drips. No gutters present at the upper front left and right; you may wish to add to properly control the roof run-off.

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

●					1.10 DOWNSPOUTS / ROOF DRAINS Built-in drains present are partially blocked with debris; clean for proper function. Recommend extending the downspouts to splashpads where appropriate to move water away from the foundation. Neither the presence of nor integrity of clean-outs, underground lines nor free flow of water through such lines is determined as part of a standard home inspection.
●					1.11 FASCIA / SOFFITS Wood soffits with venting noted.

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



1.0 ROOFING (Picture 1)



1.0 ROOFING (Picture 2)



1.0 ROOFING (Picture 3)



1.0 ROOFING (Picture 4)



1.0 ROOFING (Picture 5)



1.0 ROOFING (Picture 6)



1.1 ROOFING #2 (Picture 1)



1.2 ROOFING #3 (Picture 1)



1.3 CHIMNEYS / VENTS (Picture 1)



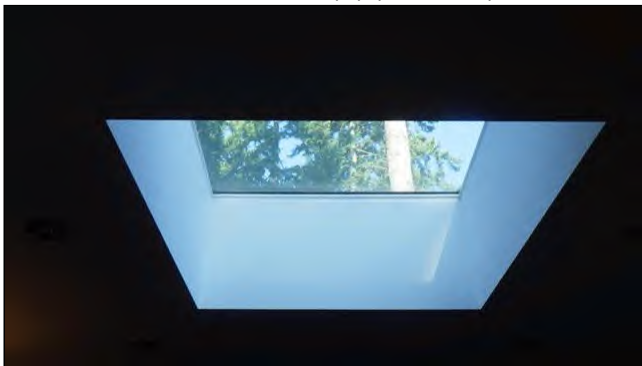
1.4 CHIMNEY #2 (Picture 1)



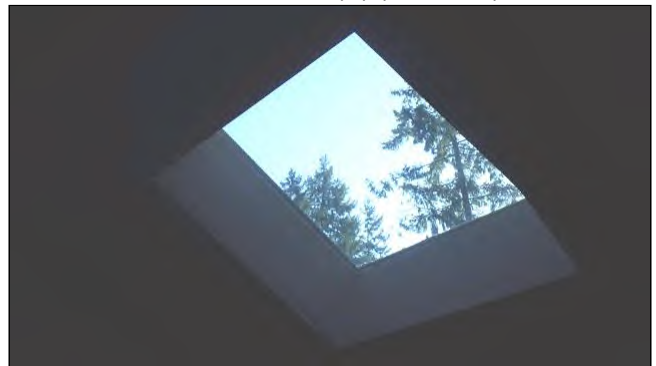
1.5 SKYLIGHT(S) (Picture 1)



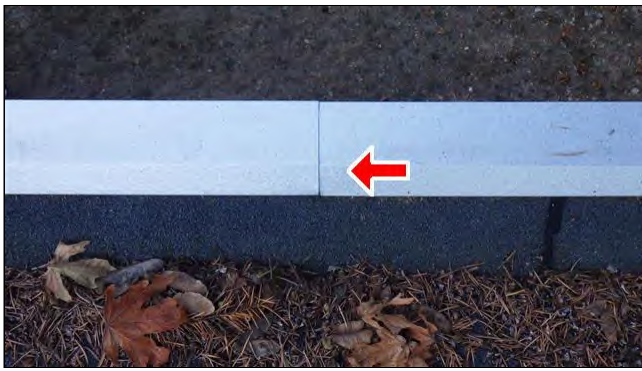
1.5 SKYLIGHT(S) (Picture 2)



1.5 SKYLIGHT(S) (Picture 3)



1.5 SKYLIGHT(S) (Picture 4)



1.6 EXPOSED FLASHING (Picture 1)



1.6 EXPOSED FLASHING (Picture 2)



1.9 RAIN GUTTERS / EAVETROUGHES (Picture 1)



1.9 RAIN GUTTERS / EAVETROUGHES (Picture 2)



1.9 RAIN GUTTERS / EAVETROUGHES (Picture 3)



1.9 RAIN GUTTERS / EAVETROUGHES (Picture 4)



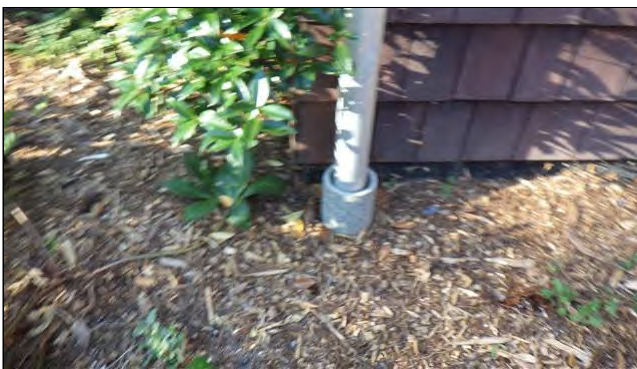
1.10 DOWNSPOUTS / ROOF DRAINS (Picture 1)



1.10 DOWNSPOUTS / ROOF DRAINS (Picture 2)



1.10 DOWNSPOUTS / ROOF DRAINS (Picture 3)



1.10 DOWNSPOUTS / ROOF DRAINS (Picture 4)

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectable during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Inspection Limitations - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectable and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

Flat Roofs/Membranes - Due to the low or minimal slope of flat roofs, they are particularly prone to leakage due to improper installation, ponding or poor maintenance. They generally require more maintenance than sloped roofing and any deficiencies, even minor ones, should be attended to promptly. The membranes of certain type roofs, particularly built-up roofs with gravel cover, are not readily visible for inspection.

Roof Flashings/Seal - Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

Roofing Appearance - Conditions such as light surface mildew (fungus) buildup on the roofing, slight granule loss, uneven/irregular coloring, (shingle shading), and similar relatively superficial conditions generally do not affect roof function. Maintain/ repair as desired. Heavy mildew/fungus buildup may indicate a ventilation concern and/or lead to more serious concerns related to mold.

Chimneys/Vents - Chimney and vent evaluations are based on external conditions only. Internal conditions, design, and venting adequacy were not evaluated unless specifically indicated. A periodic check of all chimneys/vents is advisable as a precautionary measure. A chimney sweep is often qualified to assess/ maintain chimney/vent interiors.

Gutters/Downspouts - The need for gutters and downspouts (leaders) will vary with house/roof design, locale and surface drainage conditions. If present, regular checks and cleaning are advised. If not present, consider the benefits to be gained from proper control of roof run-off and diversion away from foundation.

Ancillary Systems - This inspection does not include evaluation of ancillary components or systems such as lightning protection, antennas, solar panels, site lighting, security systems, patio covers or other similar exterior roof or exterior elements.

Roof Flashings/Seal - Initial roof leaks and/or recurring roof leakage problems are often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

Plumbing Vents/Stacks - The flashing/boot seal at plumbing vents are prone to leakage. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. Vent stacks must have adequate clearance from windows and other roof or wall openings or vents. Extending the vent may prevent detrimental conditions.

Built-In Gutters/Drains - Built-in gutters/drains can be problematic. Inspection of this type drainage system is generally not possible during a home inspection. Regular repairs/maintenance will be required. Anticipate hidden framing decay/damage due to prior leakage, especially if there is evidence of leakage. The eventual elimination of this type gutter may be a consideration but will depend on house design and other factors.

Skylights - Skylights are particularly prone to leakage and may need periodic repair and or resealing. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection. It is not possible to readily determine the cause of a skylight/sky window leakage. Properly assess conditions before undertaking repair.

Downspouts Into Ground - Downspouts that run into the ground are subject to backup/blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is readily determinable during a home inspection.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein; **elements concealed from view by any means cannot be inspected**. Like roofs, these elements are subject to the effects of both long-term wear and sudden damage due to ever-changing weather conditions. Descriptions are based on predominant/representative elements and are provided for general informational purposes only; specific materials and/or make-up are not verified. Neither the efficiency nor integrity of insulated window units is determined in a standard home inspection. Furthermore, the presence and condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING:

Mixed materials
Viewed from ground

PORCH/DECK:

Wood Frame

SPECIAL LIMITATIONS:

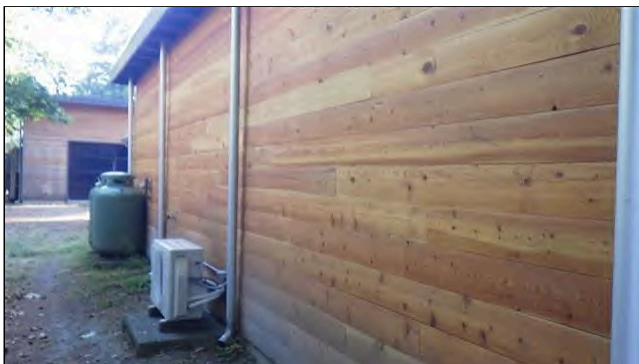
Finish Materials/ Vegetation
Limited Clearance
Under-Structure Inaccessible

S F P NA NI

●					2.0 SIDING Mixed siding present. Recommend sealing any cracks or gaps in the siding upon possession and maintaining regularly to prevent water penetration and deterioration. Pet door noted at the right side.
●					2.1 ENTRY DOORS Maintain weather seals as necessary to prevent drafts. Unable to determine if all vacuum seals are intact, clean windows and monitor conditions.
●					2.2 WINDOWS Wood double glazed windows, maintain caulking seals at top and sides of windows regularly to prevent water penetration. Unable to determine if all vacuum seals are intact, clean windows and monitor conditions. See the interior window comments.
●					2.3 STAIRS / STOOPS Wood steps/landing present, maintain as needed for safety.
●					2.4 PORCH(ES) / DECK(S)#1 Except as noted: Wood deck surface at the right. Unable to see most of the structure due to lack of clearance present. Wood decks exposed to local wet conditions are subject to deterioration and it is normal for individual floor or structural boards to rot and require replacement. Rot is often concealed in joints or between sistered boards. Recommend frequent monitoring and repair/replacement as required. Metal joist hangers noted where visible.
●					2.5 FOUNDATION SURFACE Where visible from the exterior. Limited evaluation due to vegetation present. See the substructure comments. Monitor trees/vegetation present for detrimental conditions due to root growth, remove/relocate as necessary.
●					2.6 ELECTRIC / GFCI GFCIs tested and working, test monthly for proper function.

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



2.0 SIDING (Picture 1)



2.0 SIDING (Picture 2)



2.0 SIDING (Picture 3)



2.1 ENTRY DOORS (Picture 1)



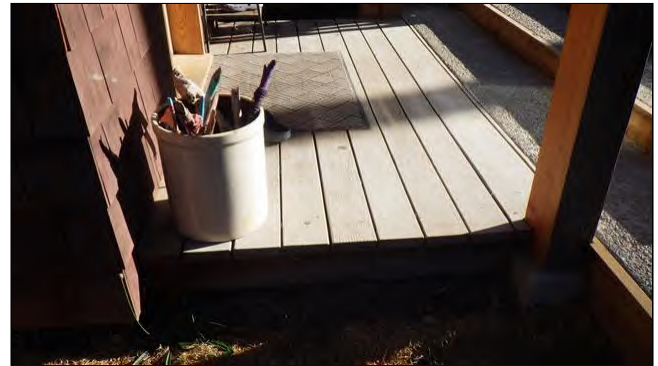
2.1 ENTRY DOORS (Picture 2)



2.2 WINDOWS (Picture 1)



2.3 STAIRS / STOOPS (Picture 1)



2.3 STAIRS / STOOPS (Picture 2)



2.4 PORCH(ES) / DECK(S)#1 (Picture 1)



2.5 FOUNDATION SURFACE (Picture 1)



2.6 ELECTRIC / GFCI (Picture 1)



2.6 ELECTRIC / GFCI (Picture 2)

NOTE: All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Wood Deterioration - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed.

Stairs/Decks/Porches - Exterior stairs, rails, porches, etc., require regular maintenance to prevent damage or hazardous conditions. If rails are not present on any stairs or elevated structure, it is recommended they be added for improved safety. Do not overload a deck with too many people.

Windows and Doors - Storms, screens, safety glazing, locks and other attachments are generally not inspected unless otherwise noted. Comments on storms generally are limited to surface conditions; function and operation are not evaluated. An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Storms/Screens - Any loose, damaged or missing storms or screens should be repaired as desired, or if health concerns or other hazards exist.

Drip Caps/Flashings - The trim/siding joint above windows and doors and at horizontal trim must be kept well sealed to minimize leakage or decay. If drip caps or suitable flashings do not exist, they should be added or regular caulking/sealing will be required. Hidden damage may exist if prior leakage occurred.

Exterior Faucets - Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when concerns are indicated. The use of backflow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

Siding/Wood Soil Clearance - Siding materials and wood components close to or in direct contact with soil or mulch are conducive to decay and/or wood destroying insect infestation. Whenever possible, at least six (6) inches of clearance should be provided above the soil. All areas in contact or close to the ground should be checked. Foam insulations or other foundation cover increase the potential for hidden damage due to moisture or insect concerns. All areas in contact or close to the ground should be checked. Where possible, contact with the ground should be corrected. Wood-soil contact, unprotected wood, and high moisture conditions promote decay and insect activity. Any conducive conditions should be eliminated, if possible, to minimize consequential damage or further infestation. Damaged components should be corrected/addressed properly.

Deck At House - Decks must be securely fastened or bolted to the house structure to prevent movement or separation. The house/deck joint generally needs a flashing to prevent water seepage and framing damage that could affect structural integrity.

3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

DRIVEWAY:

Unpaved

WALKWAY:

Exposed Aggregate

PATIO(S):

Concrete

Exposed Aggregate

PATIO LOCATION:

Rear

SPECIAL LIMITATIONS:

Finish Materials

Vegetation

S F P N A N I

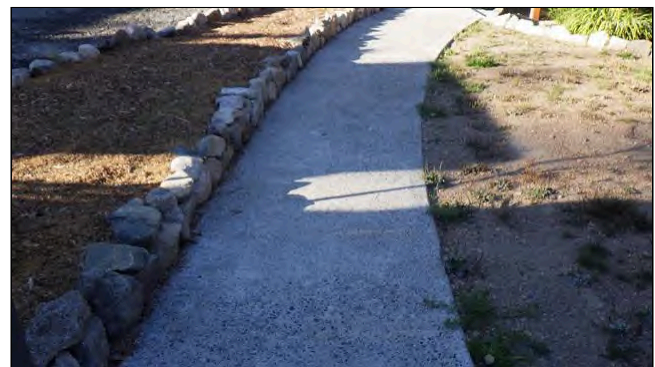
●					3.0 DRIVEWAY Unpaved drive present
●					3.1 WALKWAYS Exposed aggregate walkway noted.
●					3.2 PATIO(S) Concrete and exposed aggregate patios at the rear.
	●				3.3 GROUND SLOPE AT FOUNDATION Grade should slope away from the foundation at fifteen degrees to move water away from the foundation, adjust as needed to prevent water penetration issues.
●					3.4 SITE GRADING Gently sloping lot, monitor water run off during wet times.
			●		3.5 RETAINING WALL(S) Only retaining walls that may directly impact the house are evaluated as part of a standard home inspection. Monitor for movement regularly and maintain as needed for stability.
			●		3.6 OUTBUILDINGS, FENCES & SHEDS Fences and sheds are not part of a standard home inspection, have evaluated as desired. Verify ownership of perimeter fencing and maintain where applicable.

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



3.0 DRIVEWAY (Picture 1)



3.1 WALKWAYS (Picture 1)



3.2 PATIO(S) (Picture 1)



3.2 PATIO(S) (Picture 2)



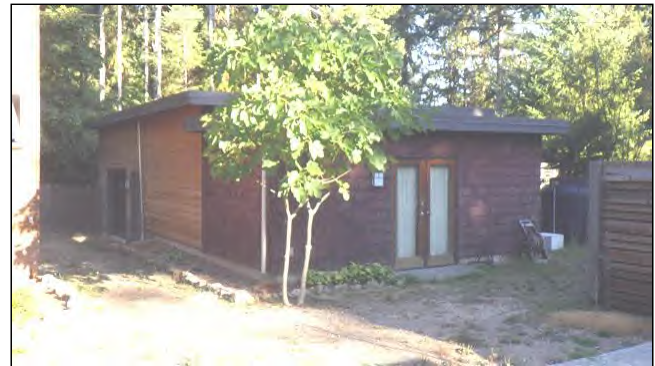
3.3 GROUND SLOPE AT FOUNDATION (Picture 1)



3.3 GROUND SLOPE AT FOUNDATION (Picture 2)



3.5 RETAINING WALL(S) (Picture 1)



3.6 OUTBUILDINGS, FENCES & SHEDS (Picture 1)



3.6 OUTBUILDINGS, FENCES & SHEDS (Picture 2)



3.6 OUTBUILDINGS, FENCES & SHEDS (Picture 3)

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Geological Factors - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area.

Grading and Drainage - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Site/Underground Drains - Site drains, including any underground piping and downspout drains, often must be regularly maintained/cleared in order to provide adequate water run-off and discharge. Adequacy of any such system cannot be readily determined.

Ancillary Elements - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

Drainage From Surfaces - All improved surfaces such as patios, walks and driveways should be constructed and maintained so that they slope away from the foundation. Mudjacking and/or sealing may be adequate to correct minor drainage concerns; however, replacement may be required for proper correction in some cases.

Finished Surfaces - Spalling or cracking of concrete surfaces may not affect function provided no lateral displacement has occurred. Maintain as required or correct to eliminate any trip hazard that may exist or develop.

Grading Provisions - To reduce the amount of water run-off or ponding and potential for water penetration and/or structural concerns, a positive slope away from the foundation should be provided around the perimeter of the house. Maintenance of a suitable ground cover is also advised. Depressions or negatively graded areas should be corrected/improved to help direct any roof or surface run-off away from the foundation. The periodic addition of new fill soil and regrading may be required, especially with new homes. A negative grade slope can cause structural and/or water infiltration problems. Excessive soil/water pressures can actually cause lateral movement of the foundation, a potentially serious concern. Deficiencies must be corrected and suitable drainage conditions must be maintained in order to prevent problems.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

Vegetation/Landscaping - The site vegetation and landscaping should be maintained to prevent damage to the structure. Carefully remove any overgrowth to check for damage.

Fencing/Sheds - The inspection of fencing, site walls, and sheds is not included in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

4. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

DESCRIPTION:

Multiple Areas
Cathedral Ceiling

SHEATHING:

Not determined

INSPECTION METHOD:

Inaccessible
From interior

INSULATION:

Blankett/Batt
Depth not determined
Where visible
Extent indeterminate

FRAMING:

Wood Frame
Where Visible

VAPOR RETARDER:

Observed; Extent Indeterminate

SPECIAL LIMITATIONS:

Design
Finish materials
Inaccessible Areas
Insulation

S F P N A N I

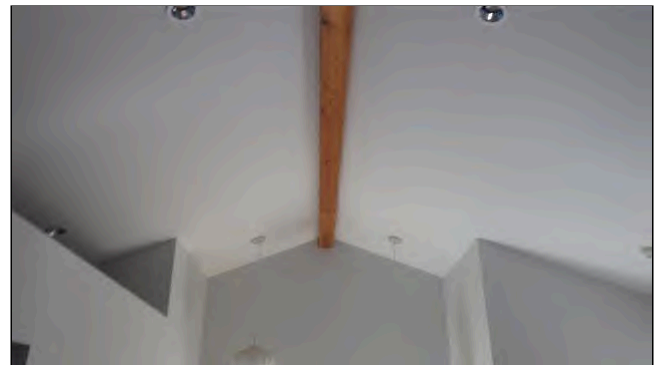
					● 4.0 ROOF FRAMING Cathedral/vaulted ceiling design restrictions generally prevent assessment of structural components, insulation or ventilation (moisture) provisions with this type construction. Ventilation inadequacies are common; assessment will be required when re-roofing or if any concerns are reported or develop.
					● 4.1 ROOF DECK / SHEATHING See the roof framing comments above.
					● 4.2 VENTILATION PROVISIONS See the roof framing comments above.
					● 4.3 INSULATION See the roof framing comments above. Batt insulation present where visible. Recommend adding insulation to metal vent pipe to reduce condensation concerns.

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



4.0 ROOF FRAMING (Picture 1)



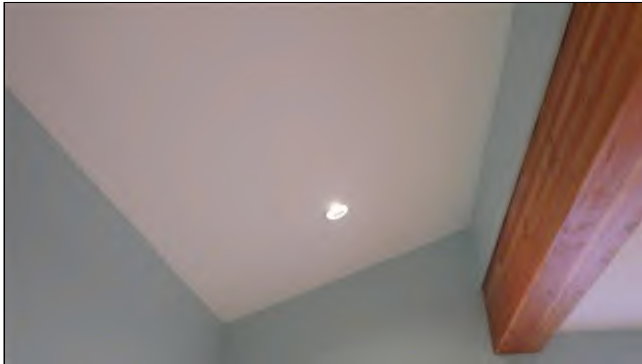
4.0 ROOF FRAMING (Picture 2)



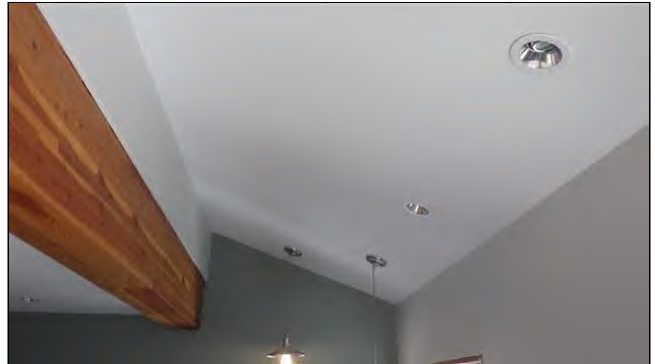
4.0 ROOF FRAMING (Picture 3)



4.0 ROOF FRAMING (Picture 4)



4.0 ROOF FRAMING (Picture 5)



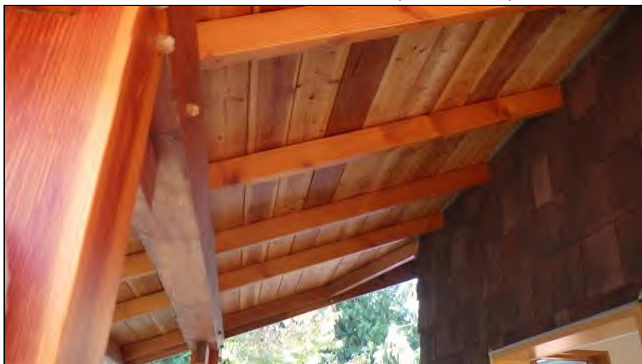
4.0 ROOF FRAMING (Picture 6)



4.0 ROOF FRAMING (Picture 7)



4.0 ROOF FRAMING (Picture 8)



4.0 ROOF FRAMING (Picture 9)



4.0 ROOF FRAMING (Picture 10)



4.3 INSULATION (Picture 1)



4.3 INSULATION (Picture 2)

NOTE:Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

Insulation - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

Ventilation/Vapor Retarders - Attic heat and moisture levels and ventilation adequacies are subject to change. Monitor for any significant buildup or changes and correct cause and/or improve ventilation as warranted. The presence and coverage adequacy of vapor retarders (barriers) cannot be confirmed in many cases.

Cathedral/Vaulted Ceiling - Cathedral/vaulted ceiling design restrictions generally prevent assessment of structural components, insulation or ventilation (moisture) provisions with this type construction. Ventilation inadequacies are common; assessment will be required when re-roofing or if any concerns are reported or develop.

Ventilation Provisions - Adequate vent provisions must be provided for all attic areas to prevent excessive heat/ moisture buildup and consequential concerns such as roof or sheathing failure.

Rafter Insulation - Insulation placed between rafters may restrict airflow and allow moisture/heat buildup and subsequent sheathing/roof damage. Where feasible, reposition and/or monitor for concerns.

Electric/Wiring - Wires should be spliced only in covered junction boxes. Wiring near the attic entry or storage areas should be protected from physical damage.

5(A) . ENSUITE BATH

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:

3/4 Bath

LOCATION:

Ensuite
Upper Level

VENTILATOR(S):

Exhaust Fan

SPECIAL LIMITATIONS:

Bath mats
Cabinet/Storage
Finish Materials

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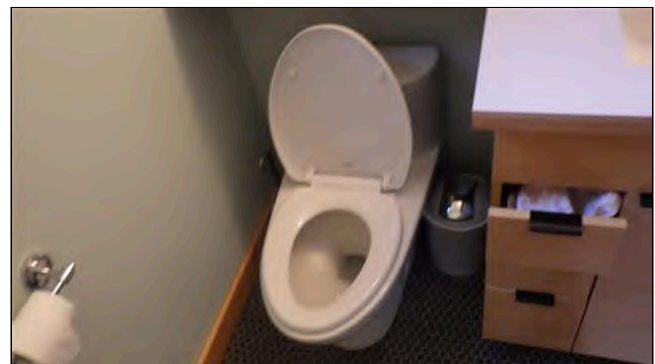
●					5.0.A SINK(S) Tested and working. Maintain caulking seals as needed.
●					5.1.A TOILET Tested and working. Dual flush mode noted.
			●		5.2.A STALL SHOWER Built in tiled shower is functional at time of inspection. Unable to determine if rubber boot is present or properly installed in visual evaluation. No evidence of leaks at time of inspection. Maintain caulking/grout seals as needed.
●					5.3.A WALL TILE Except as noted: Unable to determine if grout has been sealed, confirm as necessary. Maintain grout/caulking seals as necessary to prevent water penetration.
●					5.4.A SURROUNDS / ENCLOSURES See the wall tile comments.
●					5.5.A WALLS / CEILING Drywall ceiling and walls
●					5.6.A FLOOR(ING) Tile flooring
●					5.7.A VENTILATION Tested and working, timer noted.
	●				5.8.A ELECTRIC / GFCI Outlet is not GFCI protected, recommend upgrading for safety.

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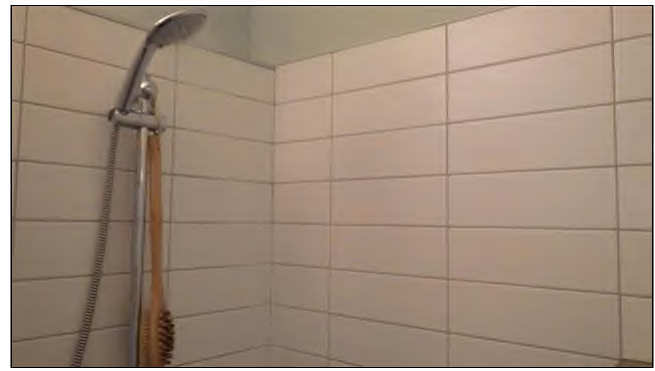
5.0.A SINK(S) (Picture 1)



5.1.A TOILET (Picture 1)



5.2.A STALL SHOWER (Picture 1)



5.4.A SURROUNDS / ENCLOSURES (Picture 1)



5.6.A FLOOR(ING) (Picture 1)



5.7.A VENTILATION (Picture 1)



5.7.A VENTILATION (Picture 2)



5.8.A ELECTRIC / GFCI (Picture 1)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120° F (49° C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

Electric Wiring - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately.

Stall Showers - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the underside of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the watertightness of a shower pan. With normal aging/wear, leakage will eventually occur.

Low Flow Toilets - Low flow units are now required in many areas to conserve water. In some cases, multiple flushes may be required to dispose of solid waste.

Moisture/Mold Conditions - Chronic water leakage/seepage promote conditions promote the growth of mold and mildew. Some mold/mildew spores can be harmful. Any potential mold or mildew conditions should be addressed immediately. A certified technician/laboratory can sample and analyze air quality and suspect mold conditions to determine the nature of the contamination and corrective measures that may be needed.

Caulking/Grouting - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when

surface damage or leakage is present.

Room Heaters - No determinations were made regarding adequacy of, or need for, the supplemental bathroom heating unit.

5(B) . HALL BATH

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:

Full Bath

LOCATION:

Hallway
Lower Level

VENTILATOR(S):

Exhaust Fan

SPECIAL LIMITATIONS:

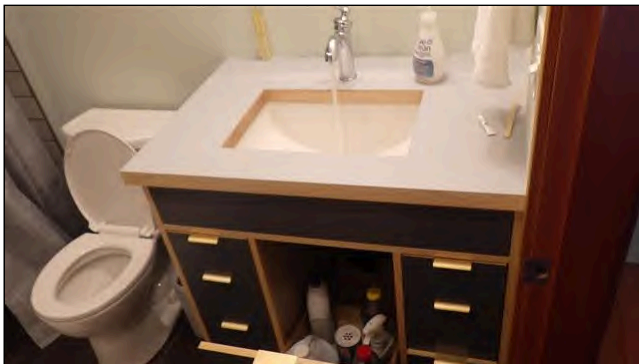
Bath mats
Cabinet/Storage
Finish Materials

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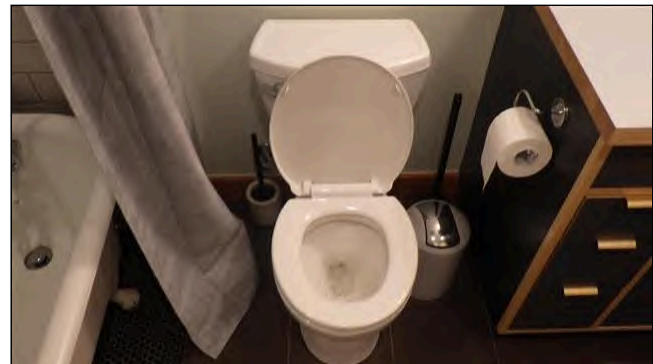
●					5.0.B SINK(S) Tested and working. Maintain caulking seals as needed.
●					5.1.B TOILET Tested and working.
●					5.2.B BATHTUB Claw foot tub with shower is functional at the time of inspection.
●					5.3.B WALL TILE Except as noted: Unable to determine if grout has been sealed, confirm as necessary. Maintain grout/caulking seals as necessary to prevent water penetration.
●					5.4.B SURROUNDS / ENCLOSURES See the wall tile comments.
●					5.5.B WALLS / CEILING Drywall ceiling and walls
●					5.6.B FLOOR(ING) Tile flooring
●					5.7.B VENTILATION Tested and working, timer noted.
●					5.8.B ELECTRIC / GFCI GFCI tested and working, test monthly for safety.

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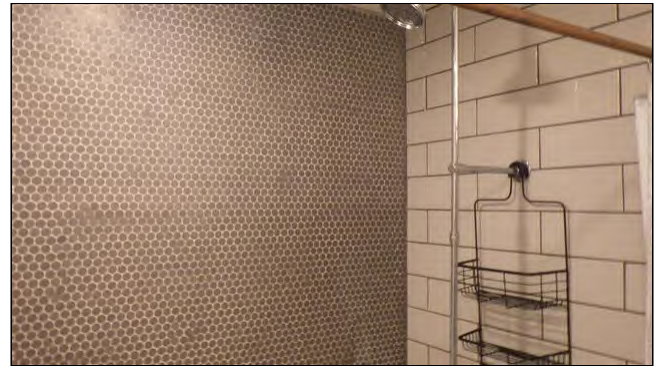
5.0.B SINK(S) (Picture 1)



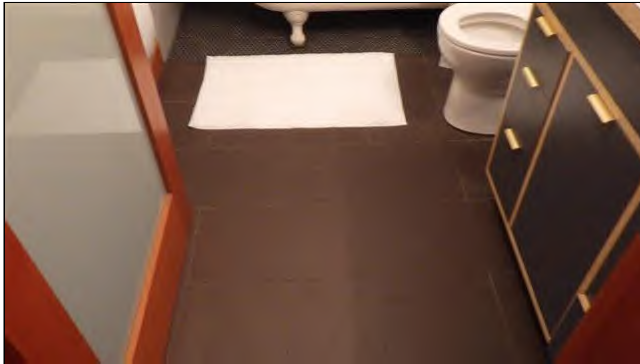
5.1.B TOILET (Picture 1)



5.2.B BATHTUB (Picture 1)



5.3.B WALL TILE (Picture 1)



5.6.B FLOOR(ING) (Picture 1)



5.7.B VENTILATION (Picture 1)



5.7.B VENTILATION (Picture 2)



5.8.B ELECTRIC / GFCI (Picture 1)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120° F (49° C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

Electric Wiring - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately.

Moisture/Mold Conditions - Chronic water leakage/seepage promote conditions promote the growth of mold and mildew. Some mold/mildew spores can be harmful. Any potential mold or mildew conditions should be addressed immediately. A certified technician/laboratory can sample and analyze air quality and suspect mold conditions to determine the nature of the contamination and corrective measures that may be needed.

Caulking/Grouting - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

Room Heaters - No determinations were made regarding adequacy of, or need for, the supplemental bathroom heating unit.

6. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls).** Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

VENTILATOR:

Exhaust Fan

FREESTANDING RANGE/OVEN:

Approx 2 yrs old

REFRIGERATOR:

approx 10 yrs old

DISHWASHER:

Approx 5 yrs old

SPECIAL LIMITATIONS:

Cabinet/Storage

Finish Materials

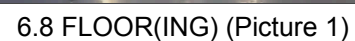
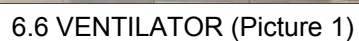
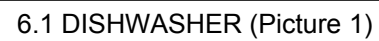
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●						6.0 PLUMBING / SINK Double stainless steel sinks with single faucet and wand. Maintain caulking seals as needed.
			●			6.1 DISHWASHER Appliances are not evaluated as part of a standard home inspection. The dishwasher was tested (rinse cycle only) as a courtesy and found to be functional at the time of inspection. This appliance may be beyond manufacturers warranty period. Obtain all documentation/warranties available.
			●			6.2 COOKING UNIT Appliances are not evaluated as part of a standard home inspection. The free standing range/oven was tested as a courtesy and found to be functional at the time of inspection. This appliance may be beyond manufacturers warranty period. Obtain all documentation/warranties available.
			●			6.3 COOKING UNIT #2 Evaluation of microwaves is not included in a standard home inspection. The cooking adequacy of these units can vary. Follow manufacturers guidelines; check periodically for leakage and other malfunctions. Obtain all documentation/warranties available.
			●			6.4 FRIDGE Appliances are not evaluated as part of a standard home inspection. The fridge was checked as a courtesy and found to be functional at the time of inspection. This appliance may be beyond manufacturers warranty period. Obtain all documentation/warranties available.
			●			6.5 WASHER/DRYER Washer/dryer are not evaluated as part of a standard home inspection. Neither the laundry equipment, the utility hook-ups (water, electric and gas) or the function of any shut-off/control valves are evaluated as part of a standard inspection. Proper operation of all appliances should be confirmed prior to subject removal. The third most common cause of house fires are dryer vents. It is recommend that these vents are not longer than 6' and are made of smooth metal pipe (flexible is an acceptable current building practice). Recommend regular cleaning and upgrading as necessary for safety.
●						6.6 VENTILATOR Tested and working
●						6.7 WALLS / CEILING Mixed materials present.
●						6.8 FLOOR(ING) Concrete flooring with in floor heating which is functional time of inspection but not visible for evaluation. Obtain all documentation/warranties present.
●						6.9 ELECTRIC / GFCI GFCI tested and working, test monthly for proper function.
●						6.10 COUNTERTOP Maintain seal at wall/backsplash as necessary to prevent water penetration.

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

European hinges and roller drawers, adjust/maintain as needed.

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.





6.8 FLOOR(ING) (Picture 2)



6.9 ELECTRIC / GFCI (Picture 1)



6.9 ELECTRIC / GFCI (Picture 2)



6.11 CABINETRY (Picture 1)

NOTE: Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Appliances - Appliance evaluations are outside the scope of a standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer. Review WATER TEMPERATURE comments and Bathroom Section.

Appliance Utilities - Appliance inspections do not include evaluation of the adequacy or capacity of any utility or utility connections or compliance with code or manufacturer requirements. Upgrades to water, waste, gas or electric lines may be required to meet specifications of any particular appliance; especially when a new or larger capacity appliance is added.

Cooking Appliances - Cooking adequacies, anti-tip features, self-cleaning cycles and other accessories are not evaluated as part of a home inspection.

Microwaves - Evaluation of these units is not included in a standard inspection. The cooking adequacy of these units can vary. Follow manufacturer's guidelines; check periodically for leakage or other malfunctions.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Electric/GFCI - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

Cabinetry/Countertop - Assessment is limited to a check of visible counter areas and a representative number of cabinet components. All cabinetry should be checked when clear of storage or obstruction prior to closing on house.

Laundry Equipment - Neither the laundry equipment nor the utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection. Personal concerns related to any laundry equipment or hook-up needs of new equipment should be assessed by a qualified tradesman.

Carbon Monoxide - Gas burning appliances can produce carbon monoxide (CO). CO detection monitors should be used if gas-burning equipment is present.

Sinks/Faucets - Feasibility of faucet repairs will decrease with age. Clean aerators periodically. Sink replacement needs due to cosmetic wear may be discretionary.

Dryer Venting - Dryer vents should be ducted directly to the exterior to prevent moisture-related conditions and potential fire concerns due to lint buildup. Plastic flex duct is generally considered unacceptable. Advise the use of metal ducts and regular cleaning of all ducts.

7. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

PREDOMINANT CEILINGS:

Wood Frame

PREDOMINANT WALLS:

Wood Frame

PREDOMINANT FLOORS:

Wood Frame

Slab

PREDOMINANT WINDOWS:

Wood frame

w/Double Glazing

DETECTOR(S):

Battery

Hard-Wired

DETECTOR LOCATION(S):

Multiple areas

SLAB CONSTRUCTION:

Ground Level

FIREPLACE(S):

Wood Stove

SPECIAL LIMITATIONS:

Area Rugs

Finish Materials

Furnishing/Storage

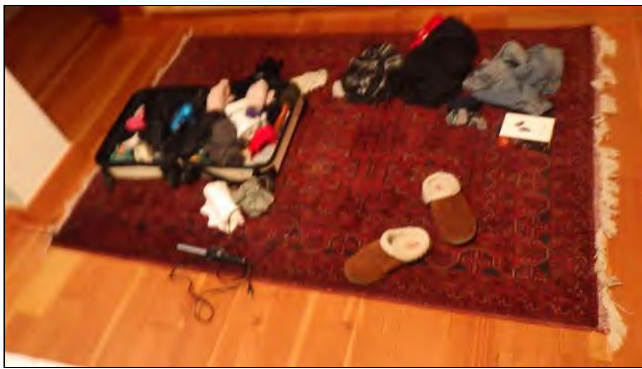
Stove/Insert

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●					7.0 CEILINGS Mixture of ceiling finishes present.
●					7.1 WALLS Except as noted: Mixture of wall finishes present. Limited evaluation due to storage/furniture present. It appears as though this home has undergone renovation/addition; no evaluation was made as to the suitability of such work or whether it was approved by local authorities, obtain any documentation/permits available. No assessment of concealed construction was made.
●					7.2 FLOORS Mixture of floor finishes present. Large area rugs present limiting visual evaluation; these may lead to discolouration of flooring. See the floor slab comments.
●					7.3 WINDOWS See the exterior window comments.
●					7.4 ROOM DOORS Functional at the time of inspection.
●					7.5 PATIO / DECK DOORS(S) Except as noted: French doors at the rear. Maintain weather seals as necessary to prevent drafts. Unable to determine if all vacuum seals are intact, clean windows and check condition.
●					7.6 STAIRS Wood stairs present.
		●			7.7 RAILINGS No handrails present; recommend adding for safety.
●					7.8 DETECTORS Battery and hard wired units (one with CO detection) and a plug in CO detector noted. Recommend testing the detectors monthly for safety. Manufacturers generally recommend that these units be replaced after approx 10 years.
				●	7.9 FIREPLACE #1 Wood stoves are not evaluated as part of a standard inspection. Unit may need to be WETT inspected prior to use. Obtain all documentation and warranties available. Recommend regular cleaning to prevent creosote build-up. See the chimney comments.

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

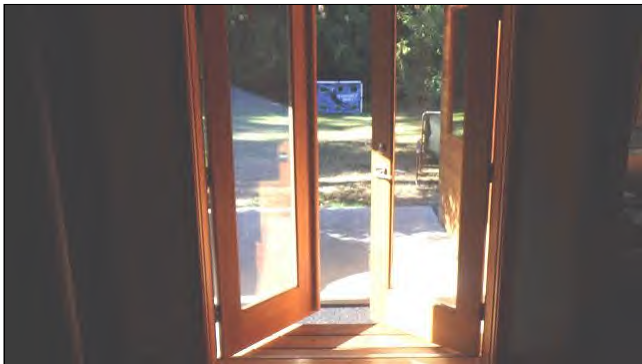
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



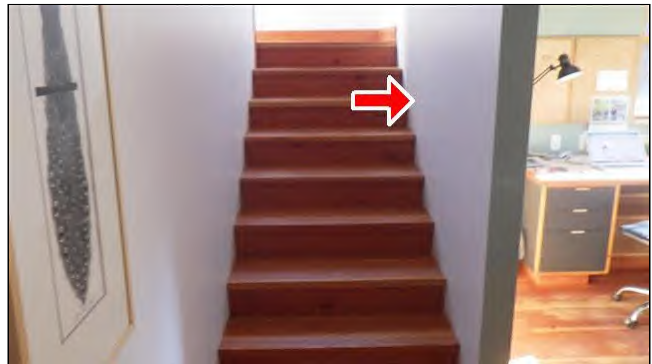
7.2 FLOORS (Picture 1)



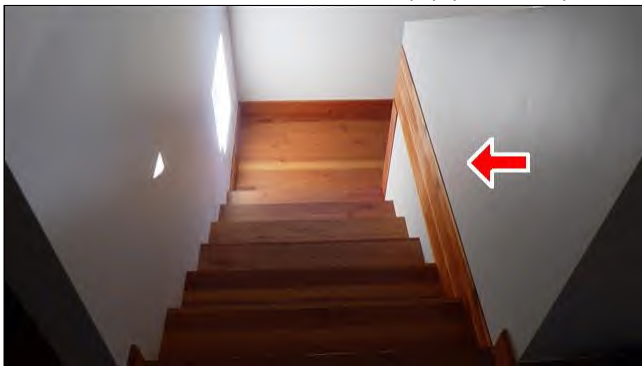
7.2 FLOORS (Picture 2)



7.5 PATIO / DECK DOOR(S) (Picture 1)



7.6 STAIRS (Picture 1)



7.6 STAIRS (Picture 2)



7.8 DETECTORS (Picture 1)



7.8 DETECTORS (Picture 2)



7.8 DETECTORS (Picture 3)



7.8 DETECTORS (Picture 4)



7.9 FIREPLACE #1 (Picture 1)

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Structural Components - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

Indoor Air Quality/Molds - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, outgassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms—most are results of excess moisture conditions. A home inspection does not include assessment of potential health of environmental contaminants or allergens. If leakage occurs of detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

Windows and Doors - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated.

Insulated Glass - Insulated (double or triple glaze) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when house is clear of drapes, window coverings, etc. and the view of the windows is unobstructed is advised.

Auxiliary Systems - A standard home inspection does not include evaluation of any auxiliary house component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, home entertainment unit, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

Security/Safety Systems - A standard home inspection does not include evaluation of the adequacy of any existing security or safety system or the need for one. Each owner should perform his/her own assessment of the systems that may be desired or required, or arrange to have a qualified specialist perform such an evaluation.

Smoke/CO Detectors - Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most houses, particularly if an attached garage of fuel burning units are present.

Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

Pet/Pests - No determination was made regarding any damage and/or lingering odors/waste that may exist from pest infestation or household pet activity, unless specifically noted. Such conditions may not surface or become apparent for some time or until carpeting or other obstructions are removed. If pets have been kept in the house, there are likely some resultant conditions or residue.

Walls/Ceiling Conditions - Cracks and nail pops occur in wall/ceiling surfaces due to construction methods, material, framing movement, and other factors. Minor surface conditions can generally be repaired, but the need for periodic repair should be anticipated. If cracks are large, recurring, or appear to increase in magnitude, there is likely an underlying structural concern that may need to be addressed.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Inspection Limitations - Due to typical design restrictions, any inspection of the fireplace, stove and inserts is limited; internal components, flue, flue connectors, etc., are generally not visible. Furthermore, any inspection is of the physical condition only, and does not include code/fire safety compliance assessment or an operational check of flue/vent drafting. Unit and venting deficiency may represent fire/safety concerns. Flue inspections should be performed by a qualified chimney sweep or competent specialist.

Stove and Inserts - Fireplace inserts and free-standing stoves have specific installation requirements based on manufacturer recommendations, unit design and local regulations. It is not possible to fully evaluate these units as part of a standard inspection. Regular cleaning is recommended. Obtain additional information from the manufacturer and local authorities on requirements or approvals.

Creosote/Cleaning - All solid fuel units should be cleaned regularly (before heavy soot or creosote buildup occurs). Do not use any unit with significant buildup; heavier buildup may exist in areas not observable.

Unit/Vent Clearance - Adequate clearances from combustible materials must be provided; use suitable heat shields where appropriate. Required clearances will vary depending on unit and type venting.

8. FOUNDATION / SUBSTRUCTURE

The inspection of the substructure and foundation is limited to readily visible and access elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element descriptions provided are for general informational purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, or evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.

BASEMENT:

Ground level

FOUNDATION WALLS/PIERS:

Concrete

Where Visible

FLOOR STRUCTURE:

Not visible

INSULATION:

Not Determined

VAPOR RETARDER:

Not Determined

SPECIAL LIMITATIONS:

Finish Materials

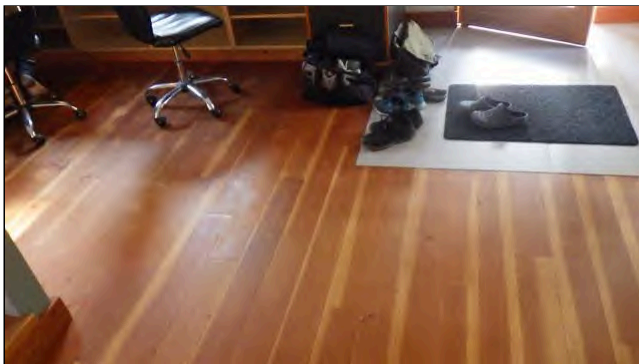
Storage/Belongings

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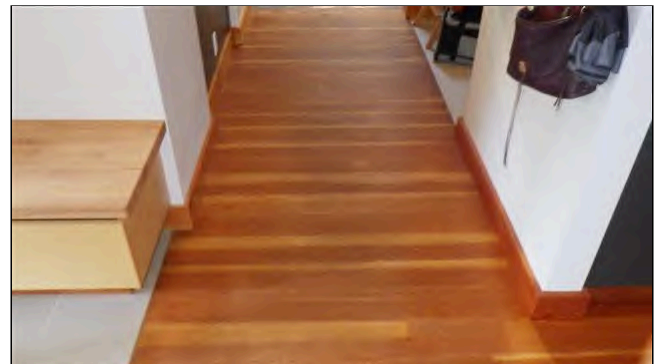
					● 8.0 FOUNDATION WALLS
					The exterior walls are covered with finish materials/storage and are not visible to inspect. See the exterior foundation and the floor slab comments.
					● 8.1 FLOOR (SLAB)
					The slab is covered with finish materials/storage, no visual evaluation possible. No evidence of water penetration at time of inspection. No visible defects at time of inspection. Unable to determine thickness of concrete, suitability of bearing sub-surface or whether proper frost protection depth was achieved.

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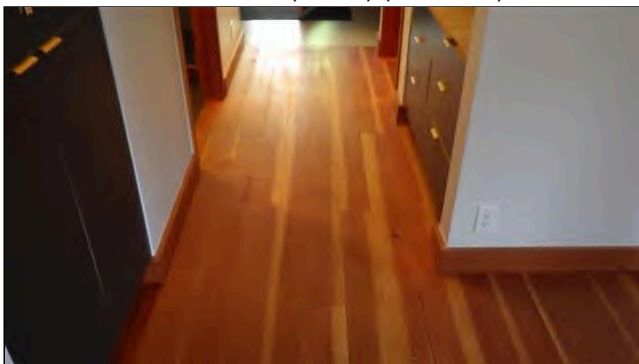
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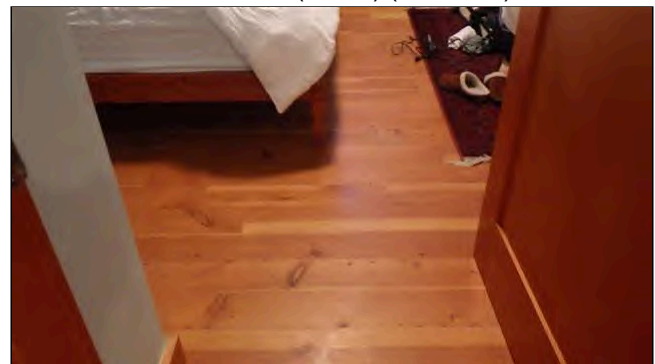
8.1 FLOOR (SLAB) (Picture 1)



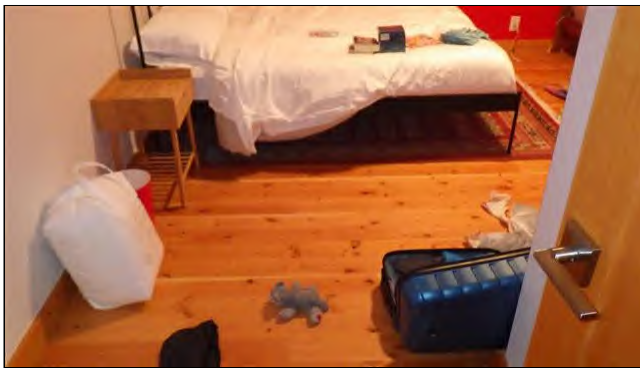
8.1 FLOOR (SLAB) (Picture 2)



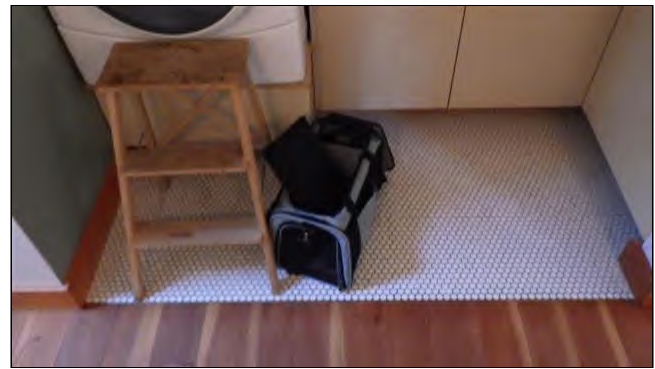
8.1 FLOOR (SLAB) (Picture 3)



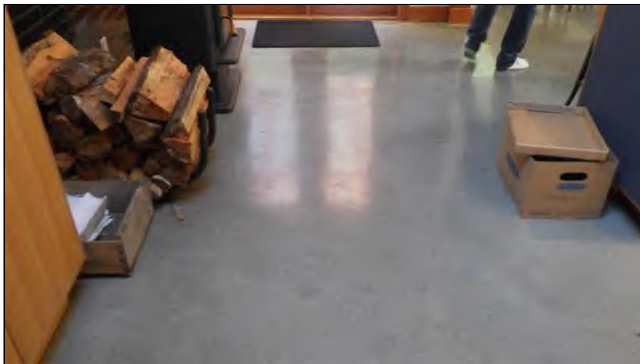
8.1 FLOOR (SLAB) (Picture 4)



8.1 FLOOR (SLAB) (Picture 5)



8.1 FLOOR (SLAB) (Picture 6)



8.1 FLOOR (SLAB) (Picture 7)



8.1 FLOOR (SLAB) (Picture 8)



8.1 FLOOR (SLAB) (Picture 9)



8.1 FLOOR (SLAB) (Picture 10)

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage. A wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Inspection Limitations - The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visual components. Design and adequacy factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

Finished Areas - Inspection of structural components and other house elements may be restricted by the presence of finished surfaces and materials. No assessments are made of the suitability of renovations or finish work. Local building officials should be contracted to verify compliance with permit and inspection requirements, including fire safety, egress, and clearance issues.

Seismic Considerations - Seismic construction requirements are generally not evaluated within the scope of a standard inspection. It would be advisable to have a qualified specialist inspect any house in areas with a moderate to high earthquake potential for seismic construction and prior earthquake effects. It is usually not possible to readily determine whether masonry foundations, chimneys or other elements have been properly reinforced.

Insulation/Vapor Retarders - Assessment of the presence of a vapor retarder (barrier) is often restricted by insulation or finish materials. In colder climates, a retarder is critical and should be provided between the house and unconditioned areas such as the attic. If not installed or installed improperly, it should be corrected or conditions monitored for moisture concerns.

9. ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-fault Circuit-interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

SERVICE LINE:

Overhead

ENTRANCE LINE:

Not determined

SERVICE DISCONNECT(S):

*Estimated 200 amps
Single Main*

DISTRIBUTION PANEL:

*Circuit Breaker
Location: Hallway
w/Sub Panel(s)*

HOUSEHOLD (120 VOLT) CIRCUITS:

*Copper wire
Where visible*

MAJOR APPLIANCE (240 VOLT) CIRCUIT(S):

*Copper wire
Where visible*

GFCI:

At Receptacle(s)

SPECIAL LIMITATIONS:

*Finish Materials
Storage/Furniture*

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●					9.0 SERVICE / ENTRANCE LINE Trim branches back to prevent damage to the service line. Drip loop noted.
				●	9.1 SERVICE GROUNDING PROVISIONS Unable to see entire connection to evaluate.
				●	9.2 MAIN DISCONNECT(S) Did not remove the cover for the main disconnect for safety reasons. 200 amp main disconnect noted.
●					9.3 DISTRIBUTION PANEL Except as noted: Panel in the lower hallway has spare breakers, room for expansion and a surge protector noted. Doubled up neutrals noted; typically an individual terminal should be provided for the connection of each branch-circuit neutral conductor, have corrected by a qualified electrician.
				●	9.4 SUBPANEL(S) 60 amp subpanel for generator back-up present. No evaluation of this system performed, have evaluated by a qualified electrician as desired. Obtain any documentation available. Sub-panel at the outbuilding is not evaluated as part of a standard inspection. Have evaluated by a qualified electrician as desired.
●					9.5 DEVICES Representative sampling tested and working.
●					9.6 WIRING / CONDUCTORS Except as noted above.
●					9.7 GFCI TEST Except as noted at the ensuite. Recommend testing GFCI's monthly for safety. Recommend GFCI's at all hazardous areas.

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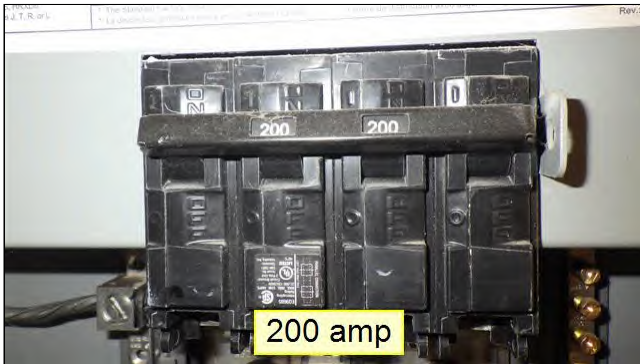
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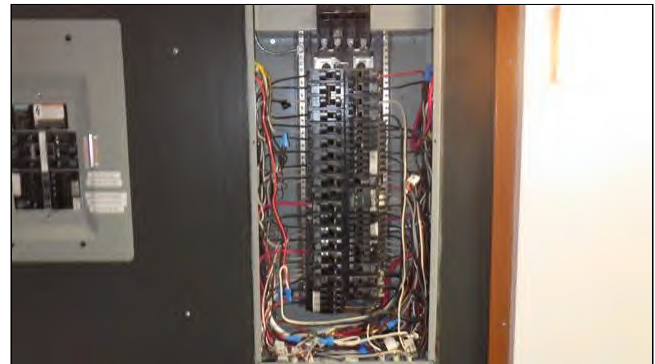
9.0 SERVICE / ENTRANCE LINE (Picture 1)



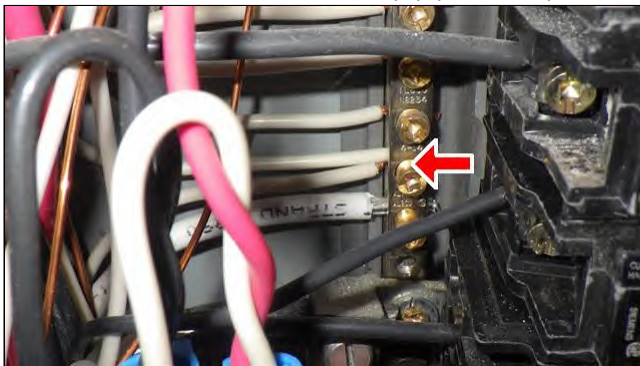
9.0 SERVICE / ENTRANCE LINE (Picture 2)



9.2 MAIN DISCONNECT(S) (Picture 1)



9.3 DISTRIBUTION PANEL (Picture 1)



9.3 DISTRIBUTION PANEL (Picture 2)



9.4 SUBPANEL(S) (Picture 1)

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

Panel/Circuit Wiring - Aluminum wiring is common on service feeders and major appliance circuits. All aluminum connections should be checked periodically. If HOUSEHOLD CIRCUITS are listed as aluminum wiring, review any inspector comments and ALUMINUM (120 V) WIRING comments below. The operation or adaptability of any 240 volt dedicated appliance circuit for use with a particular appliance was not determined.

GFCI - Ground-Fault Circuit-Interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

Panel Circuit Labeling - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

Auxiliary/Low Voltage Systems - Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc.) is not performed as part of a standard home inspection.

House Service Line - The service line must have adequate clearance above the ground and from other objects (trees, poles, etc.) and must be maintained in a weathertight condition.

System Ground - All systems require a ground rod or other suitable grounding provision including a jumper over any water meter. Questionable grounding

provisions should be checked/confirmed.

Light Fixtures/Switches - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

Site Lighting/Wiring - Advise check of all site lighting components to ensure proper wiring procedures/operation.

10. HEATING SYSTEM

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

SYSTEM TYPE:

*Fuel: Electric
Hot Air
Heat Pump (HP) See COOLING Section*

ESTIMATED AGE:

10 to 15 years

DESIGN LIFE:

30 to 40 years

GENERAL DISTRIBUTION:

Individual Room Supply

SPECIAL LIMITATIONS:

*Finish Materials
HP Heat Mode Only*

S F P N A N I

●						10.0 HEATING UNIT See the cooling section of the report for comments regarding the heat pumps.
●						10.1 HEATING UNIT #2 All accessible electric heaters tested and functional at time of inspection.
●						10.2 DISTRIBUTION SYSTEM Heaters located in individual rooms.
●						10.3 THERMOSTAT Wall mounted thermostats

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



10.1 HEATING UNIT #2 (Picture 1)



10.1 HEATING UNIT #2 (Picture 2)



10.1 HEATING UNIT #2 (Picture 3)



10.1 HEATING UNIT #2 (Picture 4)

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air

provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Central Heating Systems - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

Auxiliary Equipment - Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, etc.) are not evaluated unless specifically indicated.

Heat Pumps - This system is designed to operate all year to provide cooling and heating. Most heat pumps have supplemental heating systems for cold weather (<40 degrees F or 5 degrees C). Due to design, anticipate low air flow/temperatures from registers. Also review pertinent HEATING SYSTEM comments. Identification of the presence of a Heat Pump unit (versus Central Cooling) is sometimes difficult; no verification of system type is made as part of the standard inspection.

Combustion Air - All fuel-burning units require adequate air supply for proper combustion and to prevent backdrafting concerns at this or other units. Combustion air may be supplied by room air, room vents or direct ducting from the exterior.

Radiant Heating - Radiant heating systems utilizes piping located below the floor or slab, or if electric, cables in the ceiling. System evaluation is not possible as part of a standard inspection. Piping will be susceptible to leakage as it ages; replacement with baseboard units may eventually be required. The condition of any radiant system should be assessed by a specialist.

LP Gas/Tanks - Servicing and leasing of LP (propane) gas equipment is often provided by local suppliers. Recommend contacting the homeowner and supplier for information on the current fuel supply issues and system condition.

11. COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

SYSTEM TYPE:

Air Source
Split-System Heat Pump

SYSTEM MAKE:

Fujitsu

SYSTEM LOCATION:

Lower Level
Outside
Upper Level

ESTIMATED AGE:

0-2 yrs

DESIGN LIFE:

15 to 20 years

GENERAL DISTRIBUTION:

Individual Room Supply

SPECIAL LIMITATIONS:

Finish materials
Power off to unit

S F P N A N I

●					11.0 COOLING SYSTEM Heat pump operated in heating mode at time of inspection due to outdoor temperature/current thermostat setting. See the outdoor unit comments below and the heating section. Recommend annual servicing by a qualified heating/cooling technician.
●					11.1 OUTDOOR UNIT The lower rear unit is functional in heat mode at time of inspection. The upper unit is off at the time of inspection, no functional evaluation possible, confirm proper function as necessary. Obtain all documentation/warranties present. Recommend regular servicing for optimal efficiency.
●					11.2 INDOOR BLOWER / FAN See the outdoor unit comments above.
●					11.3 CONDENSATE PROVISIONS One condensate line to the drainage system and one condensate line to the exterior noted.
●					11.4 THERMOSTAT Programmable remote control thermostats noted. No evaluation of programming performed. Obtain any manuals present. Recommend keeping spare batteries on hand.

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11.1 OUTDOOR UNIT (Picture 1)



11.1 OUTDOOR UNIT (Picture 2)



11.1 OUTDOOR UNIT (Picture 3)



11.1 OUTDOOR UNIT (Picture 4)



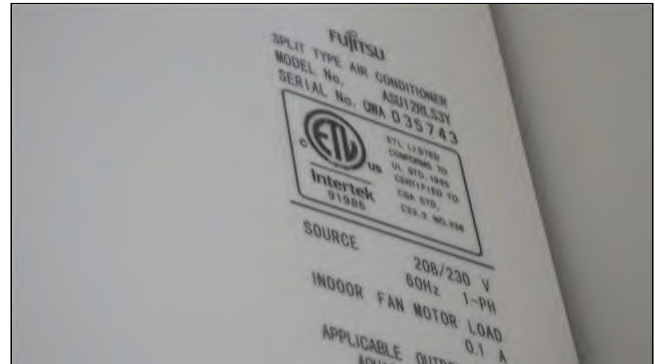
11.2 INDOOR BLOWER / FAN (Picture 1)



11.2 INDOOR BLOWER / FAN (Picture 2)



11.2 INDOOR BLOWER / FAN (Picture 3)



11.2 INDOOR BLOWER / FAN (Picture 4)



11.3 CONDENSATE PROVISIONS (Picture 1)



11.3 CONDENSATE PROVISIONS (Picture 2)



11.4 THERMOSTAT (Picture 1)



11.4 THERMOSTAT (Picture 2)

NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Do not assume inadequate cooling or other system problems are related to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Central Cooling - Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool/cold weather operation/evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant.

Heat Pumps - Heat pumps are designed to operate all year to provide cooling and heating. Most heat pumps have supplemental heating systems for cold weather (<40 degrees F or 5 degrees C). Due to design, anticipate low air flow/temperatures from registers. Also review pertinent HEATING SYSTEM comments. Identification of the presence of a Heat Pump unit (versus Central Cooling) is sometimes difficult; no verification of system type is made as part of the standard inspection.

Single Mode HP Operation - Due to system design factors, only a single mode operational test of a Heat Pump may be performed. While many of the same components function in both the heating and cooling modes, evaluation of the reversing valve function may not be possible, particularly if unit can only be operated in the cooling mode.

Maintenance/Service - Regular cooling system maintenance is important. Due to the numerous causes of any system malfunction, assessment by a qualified cooling serviceman is advisable. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Condensate back up or leakage can lead to mold growth.

Outdoor Unit - The outdoor unit base should be maintained in a reasonably level position. The coils will require periodic cleaning; clearance from vegetation/obstructions should also be provided.

Refrigerant Tubing - The tubing should be kept insulated and protected from physical damage. If any damage/leakage is noted, a thorough inspection should be performed by a service company.

Supplemental Heat (HP) - Generally, supplemental heating with heat pump systems is provided by electric resistance coils; seasonal or design impediments may limit ability to assess operation.

Condensate Removal - All condensate must be properly discharged to the exterior or a suitable drain with an air gap. Condensate lines and pumps, if present, should be checked for proper flow regularly.

12. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a pressure test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER PIPING:

PEX
Where visible

DRAIN/WASTE LINES:

Plastic
Where visible

WATER SHUT-OFF LOCATION:

At pressure tank

GAS SHUT-OFF LOCATION:

At the tank

WATER TREATMENT SYSTEM:

Not Inspected

SPECIAL LIMITATIONS:

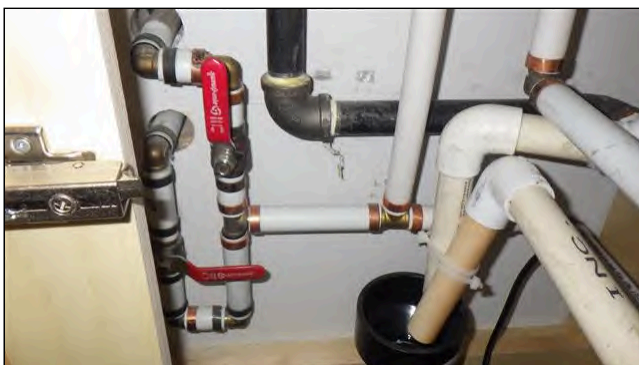
Finish Materials
Inaccessible areas

S F P N A N I

				●	12.0 WATER PIPING PEX piping where visible, most area's are covered with finish materials making visual evaluation impossible. The main water shut-off is at the pressure tank. Private water supply systems and waste disposal systems are not evaluated as part of a standard home inspection. These systems should be evaluated by a qualified specialist as required. No evaluation of water treatment system performed, these systems should be evaluated by a qualified specialist as necessary.
●					12.1 WATER FLOW AT FIXTURES No water volume or quality evaluation was performed. All fixtures operated at time of inspection with some pressure reduction noted when multiple fixtures in use.
				●	12.2 DRAIN / WASTE PIPING Drain lines are mostly covered with finish materials making visual evaluation impossible, plastic pipe where visible. Septic systems are not inspected as part of a standard inspection. Recommend inquiring about any recent records or having system cleaned and inspected prior to subject removal.
●					12.3 FIXTURE DRAINAGE Functional drainage noted through out the home at time of inspection.
●					12.4 EXTERIOR FAUCET(S) Long stem hose bibs noted. Functional at time of inspection.
				●	12.5 GAS PIPING Main shut-off is at the tank. Propane tanks are not evaluated as part of a standard home inspection. Recommend confirming whether these are leased or owned tanks and obtaining any documentation/ contracts available.

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



12.0 WATER PIPING (Picture 1)



12.0 WATER PIPING (Picture 2)



12.0 WATER PIPING (Picture 3)



12.0 WATER PIPING (Picture 4)



12.0 WATER PIPING (Picture 5)



12.2 DRAIN / WASTE PIPING (Picture 1)



12.2 DRAIN / WASTE PIPING (Picture 2)



12.4 EXTERIOR FAUCET(S) (Picture 1)



12.4 EXTERIOR FAUCET(S) (Picture 2)



12.5 GAS PIPING (Picture 1)

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., older polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Water Supply/Waste Disposal - Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard home inspection. Advise obtaining documentation/verification of type systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

Shut Off/Location - Confirm and label gas and water shut-off valve locations. Provide full access at all times.

Auxiliary Systems - A standard home inspection does not include assessment of any water filter or treatment system, irrigation system, outdoor plumbing, backflow preventers (anti-siphon devices), fire sprinklers or similar systems.

Water Treatment Systems - Periodic water analyses are recommended to determine if water filtration and treatment systems are needed, or, if a unit is present, to determine if it is operating properly. Obtain information on conditions, usage and maintenance from the owner, installer or service company.

Plastic Piping - Certain types of plastic piping systems have exhibited material or above normal installation defects resulting in premature leakage, particularly polybutylene (PB) piping. If PB piping has leaked as a result of inherent deficiencies, remedial needs may be covered under a special PB pipe repair program administered by the Consumer Plumbing Recovery Center or other group. Contact the CPRC, the manufacturer or a qualified plumber or for assessment of the system and possible remedies.

Backflow Preventer - These device are required in many areas, on exterior hose bibs (faucets) and at other threaded faucets such as laundry sinks to prevent water supply contamination.

Clean Outs - All clean out covers must be secured in place at all times. Missing covers may allow water or gas backup or seepage.

Floor Drains - The termination point or function of any floor drains is not determinable within the scope of a home inspection. Any drains connected to the sanitary system should have a permanent seal/cap. Floor drains are subject to backup and overflow.

Private Water Supply - Private water supply systems are not evaluated within the scope of a standard home inspection. If reported/determined to exist, advise arranging for an evaluation, including water analyses. No evaluation of well yield/recovery/capacity is performed as part of a house inspection.

Private Waste Disposal - Private Sewage (Waste Disposal) Systems are not evaluated within the scope of a standard home inspection. If reported/determined to exist, advise pumping and check of system as a precaution. Obtain documentation from owner and/or qualified specialist on system condition.

13. WATER HEATER

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

WATER HEATER TYPE:

Fuel: LP - Propane
On demand
Tankless

WATER HEATER LOCATION:

Hall closet

SYSTEM MAKE:

Rinnai

ESTIMATED AGE:

0-1 year

DESIGN LIFE:

15 to 20 years

ESTIMATED CAPACITY:

On demand
Tankless

SPECIAL LIMITATIONS:

Finish Materials

S F P N A N I

●						13.0 WATER HEATER The on demand unit is functional at the time of inspection, obtain all documentation/warranties present.
●						13.1 VENT CONNECTOR Plastic vent noted.
●						13.2 GAS / FUEL LINES AT UNIT Fuel shut off valve noted.
●						13.3 SAFETY VALVE PROVISIONS The TPRV drain tube has been extended to a drain.

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



13.0 WATER HEATER (Picture 1)



13.1 VENT CONNECTOR (Picture 1)



13.2 GAS / FUEL LINES AT UNIT (Picture 1)



13.3 SAFETY VALVE PROVISIONS (Picture 1)

NOTE: Maintain hot-water supply temperatures at no more than about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

Relief Valves - All standard water heaters require temperature-pressure relief valves (TPRV). These units are not operated during a standard home inspection but should be checked regularly for proper operation.

Water Temperatures - Hot water temperature generally should not exceed approximately 120°F (48°C) at any fixture. Elevated temperatures should be corrected. Monitor and adjust as required. Anti-scald devices are available as a safety measure.

On-Demand Systems - There is often little or no storage capacity with these systems and water temperatures and volume may be marginally acceptable, particularly as the system ages. A mixing valve is needed with some systems to temper the water temperature. Regular coil cleaning will be required. For some systems, a supplemental or separate heater is often required.

Tankless Heater - Tankless heaters will often only supply adequate temperature hot water for limited periods due to little or no storage capabilities. Consider installing a supplemental unit as needs dictate.

LP Water Heaters - Special precautions are necessary with this unit. Obtain information from LP supplier on unit condition, maintenance, fuel storage, etc. Tanks are often leased units.

T&PRV Discharge - Valve discharge should be through a drain line to a readily visible area so that it can be monitored. The lines should not be reduced below valve opening size (3/4 inch), or restricted in any way. Metal piping is recommended for the drain line; if plastic is allowed, only high temperature plastic is acceptable.

Seismic Restraint - Restraining straps are generally required on heaters in active seismic zones. Straps should secure the unit to the structure. Contact a local plumber or the building department for current requirements for seismic protection.

SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1. ROOFING

1.1 ROOFING #2

Fair

Torched on roof present at the rear, these roofs are more prone to leakage than a steeper pitched roof, monitor for wear and ponding. Keep roof clean to prevent water ponding and encourage proper drainage. No evidence of leaks at the time of inspection. Recommend obtaining all documentation/warranties present for the roof.

1.9 RAIN GUTTERS / EAVETROUGHES

Fair

The gutters are partially filled with debris; clean for proper function. Seal joints and corners as required to prevent drips. No gutters present at the upper front left and right; you may wish to add to properly control the roof run-off.

1.10 DOWNSPOUTS / ROOF DRAINS

Fair

Built-in drains present are partially blocked with debris; clean for proper function. Recommend extending the downspouts to splashpads where appropriate to move water away from the foundation. Neither the presence of nor integrity of clean-outs, underground lines nor free flow of water through such lines is determined as part of a standard home inspection.

3. SITE ELEMENTS

3.3 GROUND SLOPE AT FOUNDATION

Fair

Grade should slope away from the foundation at fifteen degrees to move water away from the foundation, adjust as needed to prevent water penetration issues.

5(A) . ENSUITE BATH

5.8.A ELECTRIC / GFCI

Fair

Outlet is not GFCI protected, recommend upgrading for safety.

7. INTERIOR ELEMENTS

7.7 RAILINGS

Poor/Defective

No handrails present; recommend adding for safety.

9. ELECTRIC SYSTEM

9.0 SERVICE / ENTRANCE LINE

Fair

Trim branches back to prevent damage to the service line. Drip loop noted.



REGIONAL
DISTRICT
OF NANAIMO

BUILDING INSPECTION SERVICES

FINAL INSPECTION REPORT - APPROVED

Pursuant to the requirements of the building bylaws of the Regional District of Nanaimo this Building is hereby granted a final approval.

Street Address: 1115 JEANETTE AVE

Legal Description: LOT 2, SECTION 18, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 22078

Class of Occupancy: C Residential occupancies

Comments: Addition to SFD

Building Permit Number: PR20100000496

Date Issued: Monday, March 31, 2014.

Inspector: Luc Stefani

IMPORTANT NOTICE

This permit is not a warranty that the subject building or any part of the building complies with all regional and provincial regulation covering zoning and building construction or that the building or any part of the building is without defect. Conformity to the regulations is the responsibility of the owner. Owners are reminded that a new **PERMIT** is required prior to change in **class of occupancy**.

This CERTIFICATE must be affixed to a conspicuous and permanent place in the said building and shall not be removed.



Proudly serving Gabriola since 1968

ATTACHMENT 8

April 04, 2023

Islands Trust
700 North Road
Gabriola, B.C.
V0R 1X3

To Whom It May Concern,

Re: Fire code compliance inspection - 1115 Jeanette, Gabriola, B.C.

This is to confirm that I carried out an inspection at the above noted address. Based on my inspection, I find that the home meets the requirements of the B.C. Fire Code for the purpose of a Temporary Use Permit (TUP).

If you have any questions, please do not hesitate to contact me.

Yours truly,

Will Sprogis,
Fire Chief
GVFD

ATTACHMENT 9

Welcome to your Airbnb stay! As a responsible guest, we kindly request that you take a few steps to conserve water during your visit. Water is a valuable resource, especially on islands like this one, where water conservation is essential. Here are some tips and information to help you save water and make a positive impact on the environment and this beautiful island.

1. **Use Water Only When Necessary**
The first step in conserving water is to be mindful of your usage. Avoid leaving the water running while brushing your teeth or shaving, and take shorter showers instead of baths. Also, please consider not flushing the toilet after urinating.
2. **Check for Leaks**
Leaks can waste a significant amount of water over time. Check the faucets, showerheads, and toilets for leaks and report them immediately to the host.
3. **Reuse Towels**
Please consider reusing towels and linens during your stay to reduce the amount of water used for laundry.
4. **Don't Waste Water**
When using the sink or shower, make sure that you don't waste water. Try to use only the necessary amount of water required for your activity.
5. **Fix Dripping Taps**
Dripping taps can waste a lot of water over time. Please inform the host of any dripping taps and ensure they are fixed as soon as possible.
6. **Be Mindful of Appliances**
Washing machines and dishwashers use a lot of water, so try to only use them when full. In addition, avoid running appliances during peak water usage hours.
7. **Help Conserve Water Outdoors**
If the Airbnb has a garden or outdoor area, avoid overwatering the plants and make sure to turn off outdoor faucets when not in use.

By following these tips, you can help conserve water and make a positive impact on the environment during your stay, as well as on this beautiful island. Thank you for your cooperation and enjoy your time here at the Airbnb.

Welcome to our Airbnb! We want you to have a safe and enjoyable stay, especially when using our indoor woodstove. Here are some important fire safety tips to keep in mind:

1. Only use seasoned and dry firewood. Wet or green wood can create more smoke and creosote buildup, which can increase the risk of a chimney fire.
2. Keep the area around the woodstove clear of any flammable materials, such as furniture and clothing. Maintain a safe distance of at least 3 feet from the stove.
3. If you need to remove the ash, please do so into the metal bucket provided. Ashes can remain hot for hours and should be disposed of carefully.
4. Do not burn household garbage. Only burn wood in the woodstove.
5. In case of a chimney fire, call 911 immediately and evacuate the building. Do not attempt to put out the fire yourself.
6. A fire extinguisher is located to the left of the woodstove. Make sure you know how to use it before operating the woodstove.
7. Smoke detectors are located in the bedrooms and back hallways.

By following these fire safety guidelines, you can enjoy the cozy ambiance of our indoor woodstove without compromising your safety. Thank you for choosing our Airbnb, and have a wonderful stay!

Please enjoy our cozy backyard fire pit! We're glad you're here and hope you have a great stay. We understand that relaxing by the fire is a great way to unwind, so we've provided a safe and comfortable environment for you to do just that. To ensure the safety of everyone, we've created a fire safety plan that we ask you to follow during your stay. By adhering to these guidelines, you can enjoy a peaceful and relaxing evening around the fire without any worries.

1. Use the fire pit provided: Do not attempt to build your own fire pit. Use the provided fire pit, which has been designed and installed with safety in mind.
2. Use proper fuel: Use only seasoned firewood as fuel. Do not use any flammable liquids such as gasoline, lighter fluid, or kerosene to start or revive the fire.
3. Monitor the fire: Always keep an eye on the fire, and never leave it unattended. Avoid leaving children or pets unattended around the fire pit.
4. Keep a fire extinguisher nearby: In case of an emergency, a fire extinguisher is available, which is located in the wood shed.
5. Keep water nearby: In addition to a fire extinguisher, keep a bucket of water nearby to extinguish the fire.
6. Extinguish the fire properly: Use the water or fire extinguisher to completely extinguish the fire before leaving the area.

We hope you have a great time around the fire pit, and please don't hesitate to contact us if you have any questions or concerns. Enjoy your stay!

Welcome to your Airbnb stay! We hope you have a comfortable and enjoyable time during your visit. As you may know, this property uses a residential septic system to handle wastewater. It's important to use the system properly to avoid any problems or damage.

Here are some guidelines to help you use the septic system properly:

1. Use the toilets for human waste and toilet paper only. Do not flush any other items down the toilet, including feminine hygiene products, paper towels, wipes, or anything else. These items can clog the system and cause backups.
2. Do not pour any grease, oil, or chemicals down the drain. These substances can harm the bacteria that break down the waste in the septic tank, causing the system to work less efficiently.
3. Minimize the use of harsh chemicals when cleaning. Harsh cleaning chemicals can also harm the bacteria in the septic tank, making it less effective.
4. Be mindful of the amount of water you use. Excessive water usage can overload the system and cause backups. Try to spread out water usage throughout the day, and avoid using multiple water-using appliances at the same time (for example, don't run the dishwasher and washing machine at the same time).

We hope these guidelines help you use the septic system properly and avoid any issues during your stay. If you have any questions or concerns, please don't hesitate to contact us. Thank you for your cooperation!

Welcome to our Airbnb! We hope you have a wonderful stay. In order to help us maintain a clean and sustainable home, we ask that you follow these guidelines for recycling, garbage, empties, and compost.

Recycling:

Please separate your recycling from your garbage.

Glass bottles, jars, and drink containers should be placed in the provided bin marked "Glass".

Cardboard and other recyclables should be placed in the blue bin labeled "Recycling".

Please do not put any food waste or Styrofoam in the recycling bin.

Please rinse out any containers or bottles before placing them in the recycling bin.

Garbage:

Please do not put any recyclables, compost, or hazardous waste in the garbage bin.

If the garbage bags are full, please tie them up and put them in the black bin outside the garage door.

Empties:

Please collect all empties (cans, bottles, etc.) and place them in the provided bin marked "Empties".

This bin will be taken to the recycling depot for proper disposal.

Compost:

We have a composting bucket under the kitchen sink.

Please use it for all food waste, including fruit and vegetable scraps, eggshells, coffee grounds, and tea bags.

If you prefer not to use the composting bucket, please place all food waste in the garbage.

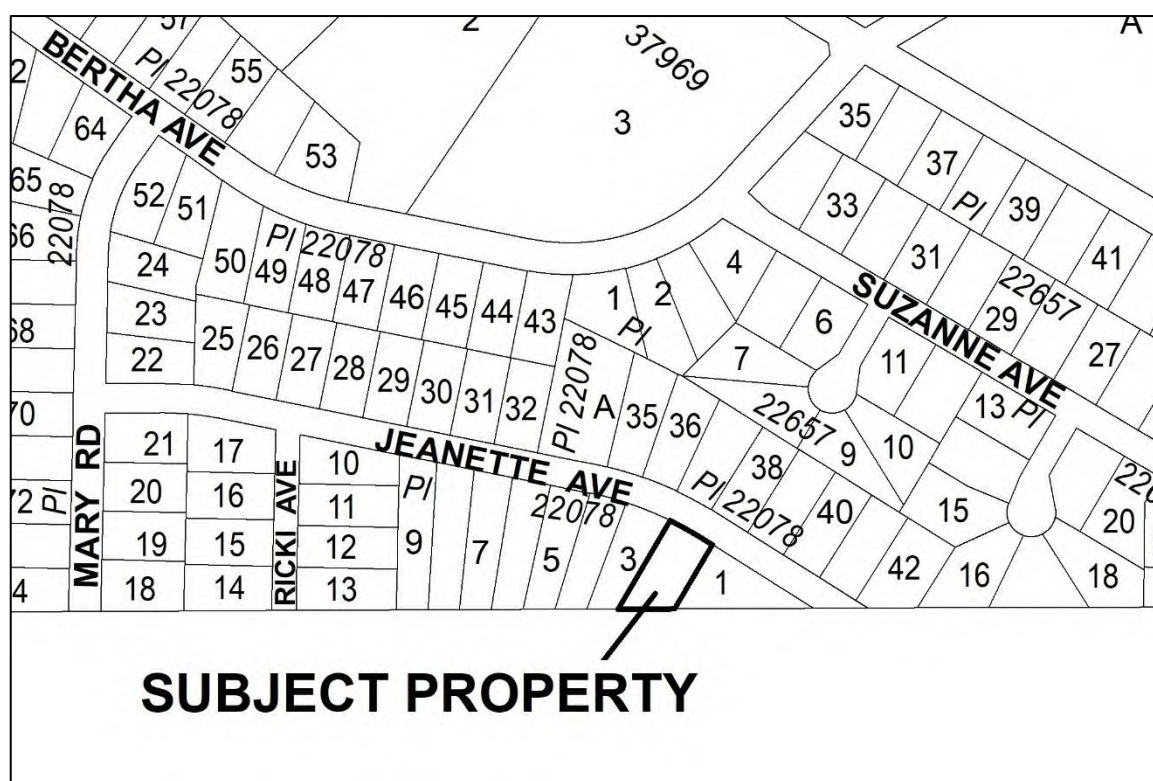
Thank you for helping us keep our home clean and sustainable. If you have any questions or concerns, please do not hesitate to reach out to us.

NOTICE is hereby given pursuant to Section 494 of the *Local Government Act* that the Gabriola Island Local Trust Committee (LTC) will be considering a resolution allowing for the issuance of a Temporary Use Permit. The proposed permit would apply to PID: 003-347-788, LOT 2, SECTION 18, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 22078. This property is located at **1115 Jeanette Avenue, Gabriola Island, BC.**

The purpose of the proposed permit is to permit the operation of a **commercial vacation rental** within the single family dwelling (principal residence) on the subject property.

The establishment of this use would be subject to the conditions specified in the attached proposed permit.

The general location of the subject property is shown on the following map:



A copy of the proposed permit may be inspected at the Islands Trust Office, 700 North Road, Gabriola Island, BC V0R 1X3 between the hours of 8:30 a.m. to 4:00 p.m. Monday to Friday inclusive, excluding statutory holidays, and on the Islands Trust website <https://islandstrust.bc.ca/island-planning/gabriola/current-applications/> commencing **October 12, 2023** and continuing up to and including **October 25, 2023**.

Enquiries or comments should be directed to Margot Thomaidis, Planner 2 at (250) 247-2204, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: northinfo@islandstrust.bc.ca before **4:00 p.m., October 25, 2023**.

The Gabriola Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the business meeting to be held at **10:30 am, October 26, 2023, at the Gabriola Arts and Heritage Centre. 476 South Rd, Gabriola, BC.**

Written comments made in response to this notice will also be available for public review.



Islands Trust

NOTICE
GB-TUP-2023.3

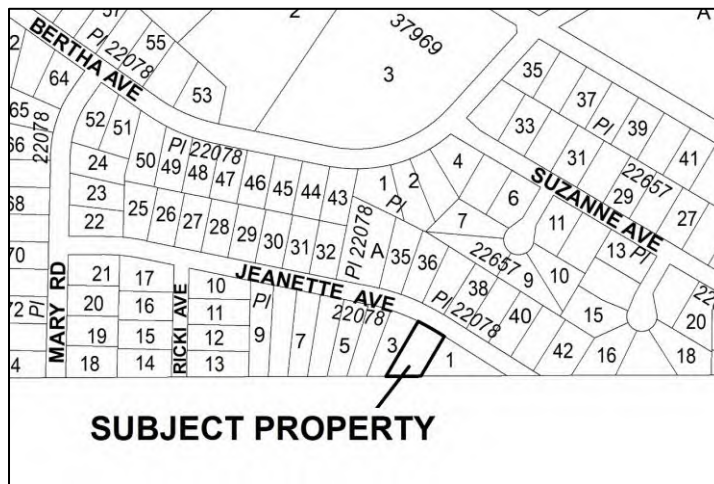
GABRIOLA ISLAND LOCAL TRUST COMMITTEE

NOTICE is hereby given pursuant to Section 494 of the Local Government Act that the Gabriola Island Local Trust Committee (LTC) will be considering a resolution allowing for the issuance of a Temporary Use Permit. The proposed permit would apply to PID: 003-347-788, LOT 2, SECTION 18, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 22078. This property is located at **1115 Jeanette Avenue, Gabriola Island, BC.**

The purpose of the proposed permit is to permit the operation of a **commercial vacation rental** within the single family dwelling (principal residence) on the subject property.

The establishment of this use would be subject to the conditions specified in the attached proposed permit.

The general location of the 4 is shown on the following map:



A copy of the proposed permit may be inspected at the Islands Trust Office, 700 North Road, Gabriola Island, BC V0R 1X3 between the hours of 8:30 a.m. to 4:00 p.m. Monday to Friday inclusive, excluding statutory holidays, and on the Islands Trust website <https://islandstrust.bc.ca/island-planning/gabriola/current-applications/> commencing **October 12, 2023** and continuing up to and including **October 25, 2023**.

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Written comments made in response to this notice will also be available for public review.

Nadine Mourao, Deputy Secretary

PROPOSED

ATTACHMENT 11

	GABRIOLA ISLAND LOCAL TRUST COMMITTEE TEMPORARY USE PERMIT GB-TUP-2023.3 (Moore) 1115 Jeanette Avenue, Gabriola Island
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To: Adrian Moore and Nina Turczyn

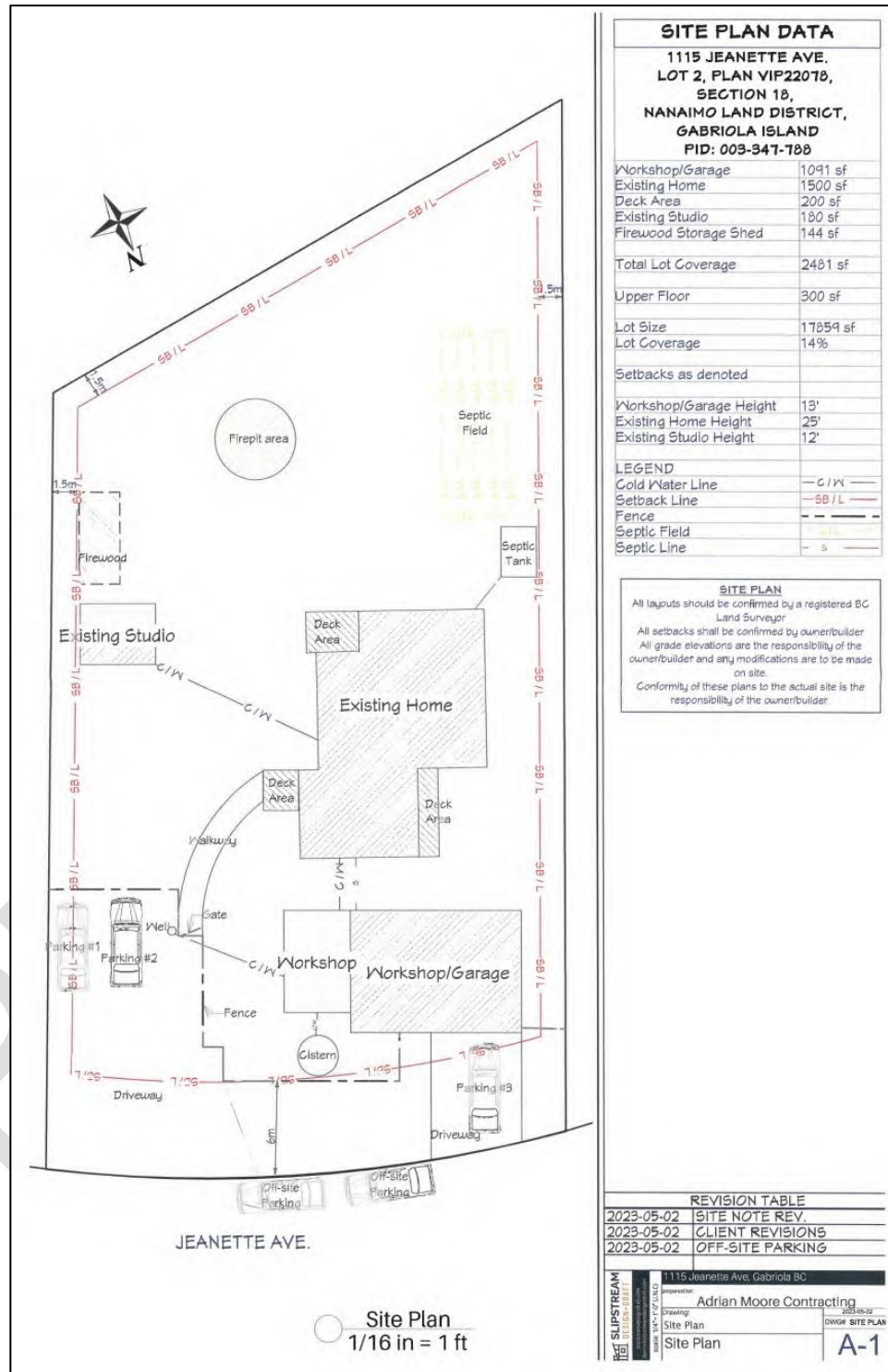
1. This Permit applies to the land described below:
PID 003-347-788
LOT 2, SECTION 18, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 22078
2. **This Permit expires on October 26, 2026.**
3. Pursuant to Section 493 of the *Local Government Act*, this Permit is issued for the purpose of permitting the use of a commercial vacation rental within the single family dwelling (principal residence) on the subject property.
4. The use may be carried out subject to the following conditions:
 - 4.1 the single family dwelling and subject property must maintain a residential appearance, and any existing vegetative screening or fencing must not be removed;
 - 4.2 parking for a minimum of two vehicles for the commercial vacation rental use must be provided on the property;
 - 4.3 the owner or an operations manager must reside on Gabriola Island and be available by telephone 24 hours per day, seven days per week. Any changes to contact information must be provided to the Islands Trust within seven (7) working days;
 - 4.4 neighbours within a 100 metre radius of the commercial vacation rental must be provided with at least one resident contact phone number, and a copy of the temporary use permit;
 - 4.5 information must be posted for guests pertaining to: noise bylaws, water conservation, fire safety, storage of garbage, septic care, First Nations historical use of the area, control of pets (if pets are permitted) and information to remind guests that they are in a residential area;
 - 4.6 a supply of water in the amount of 227 litres (50 imperial gallons) per paying guest must be provided for the duration of the permit;
 - 4.7 the maximum number of bedrooms in the single family dwelling for the commercial vacation rental is 3;
 - 4.8 the maximum number of guests that may stay in the commercial vacation rental is 2 per bedroom, for a maximum of 6 guests at any given time;
 - 4.9 the owner submit a copy of the property insurance for the subject property;
 - 4.10 the maximum number of signs advertising the commercial vacation rental is restricted to one, with a maximum area of 0.3 square metres, and is to be made of wood and not illuminated;
 - 4.11 the rental or provision of motorized personal watercraft to guests is prohibited;
 - 4.12 the use of recreational vehicles and camping for the overnight accommodation of guests is prohibited; and
 - 4.13 the holder of the Permit will be responsible for any violation of the conditions of this Permit. For the purpose of investigating a complaint, the Islands Trust Bylaw Investigations Officer may enter the property between the hours of 9:00 am and 5:00 pm on any day without prior consultation.
5. It is the responsibility of the landowner to obtain any required authorization under the *Water Sustainability Act* or any other relevant legislation pertaining to groundwater.
6. All in accordance with Schedules "A" and "B" attached to and forming part of this permit, as signed and dated by the Deputy Secretary of Islands Trust.
7. This is not a Building Permit, nor does it relieve the Permittee from the need to secure all other approvals necessary for the proposed development.

AUTHORIZING RESOLUTION PASSED BY THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE THIS XXth DAY OF XX, 2023.

Deputy Secretary, Islands Trust

Date Issued

PROPOSED
GABRIOLA ISLAND LOCAL TRUST COMMITTEE
GB-TUP-2023.3 (Moore)
SCHEDULE "B" – Site Plan



File No.: GB-DP-2021.1 (Centre Stage Holdings)

DATE OF MEETING: October 26, 2023

TO: Gabriola Island Local Trust Committee

FROM: Sonja Zupanec, Island Planner
Northern Team

SUBJECT: **Development Permit Application**
Applicant: Centre Stage Holdings
Location: PID: 003-134-806 NORTH EAST 1/4 OF SECTION 3 GABRIOLA ISLAND
NANAIMO DISTRICT EXCEPT PARCEL A (DD 77326I) AND EXCEPT PLANS
EPP19453 AND EPP66666

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee approve issuance of Development Permit GB-DP-2021.1.

REPORT SUMMARY

This report is to introduce a Development Permit (DP) application for consideration by the Gabriola Island Local Trust Committee (LTC). The purpose of the DP application is for proposed tree removal within **Development Permit Area No. 6 – Steep Slopes (DP-6)** as the owners prepare to subdivide the lot.

BACKGROUND

The subject property is 45 hectares (110 acres) in size as shown in Figure 1. The DP-6 (Steep Slopes) areas on the property includes two locations where the steep slopes exceed 80% grade. The applicant is proposing tree removal within the areas of DP-6 to prepare the parcel for subdivision. The applicant has an open application with the Ministry of Transportation and Infrastructure (MOTI) to subdivide the subject property and Islands Trust planning staff are awaiting an updated referral from MOTI prior to submitting a referral response. Further information about the subject property is contained within the 'Site Context' and 'Mapping' documents (Attachments 1 and 2). A Forest Stand Assessment (Attachment 5) identifies over 1900 trees to be removed on the subject property. A Geotechnical Hazard Assessment was prepared by Stantec in 2021 and is attached in full to this report as 'Attachment 6'. An updated memo from the geotechnical engineer was prepared by Lewkowich Engineering on July 10, 2023 (Attachment 7) and identifies low to very low risk to slope stability with the removal of ~1900 trees.

Pursuant to Section F.2.2 of the [Gabriola Island Land Use Bylaw No. 177](#) (LUB), a DP is required to be issued by the LTC prior to development activities occurring within DPA 6. Copies of the DPA Guideline Checklist and proposed DP are Attachments 3.



Figure 2 –Proposed Tree Removal Areas B and D

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement

The following Islands Trust Policy Statement (ITPS) directive policies are relevant to this application and are addressed through DPA 6 – Steep Slopes:

- 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.*
- 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.*

This application is compliant with the ITPS.

Official Community Plan

The subject property is designated **Resource (R)** in the [Gabriola Island Official Community Plan \(OCP\) Bylaw No. 166](#), and is located within **DP-6 – Steep Slopes**.

The objective of DPA 6 is:

To protect development from natural hazards, including terrain instability, erosion, land slippage, rock falls, subsidence, debris flows and flooding or changes to stormwater runoff due to development on or in proximity to lands with excessive slope conditions.

As reviewed the proposed development complies with the objectives and policies of the OCP.

Land Use Bylaw

The subject property is zoned as **Rural Residential 1 (RR1)** in the [Gabriola Island Land Use Bylaw \(LUB\) No. 177](#).

The guidelines for DPA 6 are contained within Section F.6.3 of the LUB, and the proposed development complies with applicable development permit area guidelines as analysed in Attachment 3.

Issues and Opportunities

Forest Stand Assessment Report

The report prepared by Diamon Head, May 26, 2023 (Attachment 5) contains a detailed description of the proposed tree removal within the steep slope areas. Approximately one thousand nine hundred (1900) trees greater than 15cm diameter at breast height, are proposed to be removed within forest stand areas B and D (Figure 2) in preparation for subdivision of the subject property into no more than 17 lots.

Geotechnical Hazard Assessment Report

The applicant submitted an assessment report prepared by Stantec in 2021 as part of their application for subdivision. The author reported there was low to no risk of slope instability due to tree removal in those areas. Staff requested the applicant submit updated correspondence from a geotechnical engineer that confirmed the tree removal referenced in the 2023 forest stand assessment, is consistent with the 2021 geotechnical report findings. The applicant has submitted this confirmation from which is included as a schedule in the draft development permit.

DP Guidelines

LUB Guideline F.6.3.2 states that there shall be no removal of trees or vegetation unless a geotechnical engineer recommends that such removal may occur without subjecting land in the escarpment area to increased slope instability. The geotech assessment has concluded there is low to no risk to the slope stability with the proposed tree removal. The draft DP (Attachment 4) is presented with the Forest Stand Assessment included as a schedule to the DP. This development permit area does not contain any guidelines to protect steep slope ecosystems (trees and understory vegetation) which are some of the rarest terrestrial habitats in the Trust Area.

Review and Update of DPA-6

Staff recommend a comprehensive review and update of the mapping, objectives and guidelines for DPA-6 Steep Slopes. The current DPA mapping does not accurately reflect the topography of the island nor is it a useable dataset that can be used in a geographic information system. The two guidelines currently in place for this DPA should be reviewed and updated to ensure that broad objectives around steep slope and sensitive slope ecosystems and/or heritage values are adequately protected. A staff recommendation to place a review and update of this DPA to the future project list has been included in page one of this report for LTC consideration.

Consultation

There is no public or agency consultation regularly associated with a DP application. In addition, there is no statutory notification required.

First Nations

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. The applicant is, through the subdivision application process, working with the province to ensure compliance with the Heritage Conservation Act (HCA). Tree removal within any archaeological sites may be subject to a site alteration permit under the HCA and the applicant has confirmed that no tree removal is intended to occur within the boundaries of the archaeological sites.

Rationale for Recommendation

The objectives and specific guidelines of the DPA have been met. The LTC cannot refuse to issue a DP for any other reason if it is deemed to be consistent with the guidelines as stated in the LUB.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendations on page 1:

Development Permit:

1. Request further information

The LTC may request further information prior to making a decision. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee request that the applicant submit to the Islands Trust
_____.

NEXT STEPS

If the LTC resolves to issue the Development Permit, the applicant may commence with the tree removal subject to any requirements from the Archaeology Branch.

Submitted By:	Sonja Zupanec, RPP, MCIP, Island Planner	October 19, 2023
Concurrence:	Renee Jamurat, RPP MCIP, Regional Planning Manager	October 19, 2023

ATTACHMENTS

1. Site Context
2. Mapping
3. Development Permit Area Guidelines Checklist
4. Draft Development Permit
5. Forest Stand Assessment Report, May 2023 (Diamond Head)
6. Geotechnical Hazard Assessment Report, May 2021 (Stantec)

7. Geotechnical Assessment Memo, July 2023

ATTACHMENT #1 – SITE CONTEXT GB-DP-2021.1 (CENTRE STAGE HOLDINGS)

LOCATION

Legal Description	NORTH EAST 1/4 OF SECTION 3 GABRIOLA ISLAND NANAIMO DISTRICT EXCEPT PARCEL A (DD 77326I) AND EXCEPT PLANS EPP19453 AND EPP66666
PID	PID: 003-134-806
Civic Address	n/a

LAND USE

Current Land Use	Vacant
Surrounding Land Use	North: Residential East: Residential South: Residential West: Residential

HISTORICAL ACTIVITY

File No.	Purpose
GB-DP-2001.2	To allow subdiv
GB-DP-2002.2	To amend GB-DP-
GB-DP-2021.1	PID: 003-134-80
GB-DVP-2005.1	Variance of lot
GB-RZ-2004.4	Transfer densit
GB-RZ-2005.3	The Donor land
GB-SUB-2001.1	To create 49 lo
GB-SUB-2012.1	Stokes, Carrier
GB-SUB-2013.2	Subdivision to
GB-SUB-2020.3	PID: 003-134-80

POLICY/REGULATORY

Gabriola Island Official Community Plan No. 166 Designations	Land Use Designation: R Development Permit Area: DP-6 Steep Slopes
Gabriola Island Land Use Bylaw No. 177	Zoning: RR1
Other Regulations	<i>Heritage Protection Act</i> – may require site alteration permit for vegetation removal or tree falling.
Covenants	- CA1193134 – statutory building scheme - CA1193140 – Restrictive Covenant for Lots 15, 16, 17, 18, 19, 21

	- CA2885907 – Restrictive covenant with the Gabriola Island Local Trust Committee to prevent subdivision of Lot 20 (VIP82759) if the maximum number of lots (49) in the site specific RR1 zone, is achieved through subdivision of the other associated parcels. MOTI File 2020-02192/GB-SUB-2020.2 proposes 3 lots. This subdivision file is for 17 lots, adding 20 more to the RR1 zone. There are 29 subdivided lots already in the RR1 zone. - DF43111 - EX113595 – Restrictive Covenant with the Gabriola Island Local Trust Committee to limit maximum number of lots to 49 in RR1 zone; maintain vegetation buffers; public access and protection of archaeological resources. - FB161960 – statutory building scheme - FB226277 – statutory right of way BC Hydro - FB226278 – statutory right of way Telus R12283 – undersurface rights
Bylaw Enforcement	GB-BE-2007.3 – Development Permit violation

SITE INFLUENCES

Islands Trust Conservancy	There are no ITC covenants or properties in the direct area. Referral to ITC is not required.
Regional Conservation Plan	Appendix II of the Regional Conservation Plan 2018-2027 estimated importance of habitat composition in the area of the subject property is MEDIUM .
Species at Risk	Islands Trust mapping indicates a recorded rookery on the subject property. An assessment by a registered professional biologist to determine the extent of the rookery and establish the necessary protective buffer to meet or exceed the requirements in the Gabriola Land Use Bylaw is required prior to any tree removal. The Great Blue Heron is a federally listed species at risk and protected under the <i>Migratory Birds Convention Act</i> and <i>BC Wildlife Act</i> and protected year round.
Sensitive Ecosystems	Islands Trust mapping indicates Coastal herbaceous ecosystems.
Hazard Areas	Schedule C of the Gabriola Island Official Community Plan indicates hazardous conditions on the property:  DP-6 ESCARPMENT, Slope > 80 % Islands Trust mapping indicates areas of moderate risk steep slopes on the subject property (orange).

	
	Please see Attachment 6 for more information.
Archaeological Sites	Remote Access to Archaeological Data (RAAD) indicates registered archaeological sites within the property or within 100 metres. Archaeological material is protected under the <i>Heritage Conservation Act</i>. A <i>Heritage Conservation Act</i> permit may be needed before tree removal can be undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	GHG emissions are expected as ~1900 trees are proposed to be removed.
Shoreline Classification	Not applicable
Shoreline Data in TAPIS	Not applicable



ATTACHMENT #3 – DEVELOPMENT PERMIT AREA GUIDELINES

GB-DP-2021.1 (Centre Stage Holdings)

DEVELOPMENT PERMIT AREA NO. 6 (DP-6 ESCARPMENT AREAS)

Development Permit Area 6 (Schedule C of the OCP) is designated according to Section 919.1(1)(b) of the Local Government Act. Escarpment areas are areas where a land slope of greater than 80 per cent exists. The British Columbia Soil Survey (1990) identified numerous areas of escarpment on Gabriola where the slope is greater than 80 per cent. These escarpment areas may not be suitable for development as they may be subject to erosion, land slip, rock falls or subsidence, or other hazards. The objective of this DPA is to protect development from natural hazards, including terrain instability, erosion, land slippage, rock falls, subsidence, debris flows and flooding or changes to stormwater runoff due to development on or in proximity to lands with excessive slope conditions.

Guideline	Complies	Planner Comments
F.6.3.1 There shall be no construction of buildings, septic tanks, drainage and deposit fields, irrigation or water systems unless a geotechnical engineer recommends that such construction may occur without subjecting land in the escarpment area to increased slope instability.	NA	The applicant is not proposing any construction, excavation or development of the parcel at this time.
F.6.3.2 There shall be no removal of trees or vegetation unless a geotechnical engineer recommends that such removal may occur without subjecting land in the escarpment area to increased slope instability.	YES	The applicant has provided a detailed tree assessment inventory and geotechnical engineer statement that low to very low risk to slope stability would be present with the removal of ~1900 trees.



Islands Trust

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT
GB-DP-2021.1**

To: Centre Stage Holdings

1. This Development Permit (the “Permit”) applies to the land described below:

PID: 003-134-806 NORTH EAST 1/4 OF SECTION 3 GABRIOLA ISLAND NANAIMO DISTRICT EXCEPT PARCEL A (DD 77326I) AND EXCEPT PLANS EPP19453 AND EPP66666

2. This Development Permit GB-DP-2021.1 authorizes the removal of select trees within Development Permit Area 6 (DPA 6) – Steep Slopes, subject to the following requirements and conditions:

- a) The timing of tree removal must be outside of the migratory bird nesting season if possible; or must avoid the peak season. If clearing must occur during the migratory bird nesting season for the area (March 15th to August 15th), a pre-clearing bird nest survey must be completed by a Qualified Environmental Professional prior to clearing to ensure no active nests are disturbed or damaged.
- b) Tree removal shall be limited to maintain slope stability and be consistent with the trees identified for removal in the Forest Stand Assessment report prepared by Diamond Head dated May 26, 2023 and attached to this permit as ‘Schedule A’.

3. The development shall be consistent with:

- Schedule ‘A’ – Forest Stand Assessment – Diamond Head (May 26, 2023)
- Schedule ‘B’ – Geotechnical Assessment Memo – Lewkowich Engineering July 2023
- Schedule ‘C’ – Geotechnical Hazard Assessment Report – Stantec Consulting Ltd. (May 20, 2021)

which are attached to and form part of this permit.

4. Any further development within designated Development Permit Area will require a new Development Permit, or a Development Permit Amendment.
5. This permit does not relieve the applicant from complying with the provisions of the Gabriola Island Land Use Bylaw.

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 approvals necessary for completion of the proposed development.

AUTHORIZING RESOLUTION PASSED BY THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE THIS ##th DAY OF MONTH, YEAR.

Deputy Secretary, Islands Trust

Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ##th DAY OF MONTH, YEAR , THIS PERMIT AUTOMATICALLY LAPSES.

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
GB-DP-2021.1

SCHEDULE 'A' Forest Stand Assessment Report

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
GB-DP-2021.1

SCHEDULE 'B' Geotechnical Assessment Memo

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
GB-DP-2021.1

SCHEDULE 'C' Geotechnical Hazard Assessment Report

Forest Stand Assessment

For:

Centre Stage Gabriola Subdivision Phase 2
Gabriola Island, BC



Submitted to:

Centre Stage Holdings Ltd
c/o Glenna Borsuk
Glenna.borsuk@gmail.com
Date: May 26, 2023

Submitted by:



The following Diamond Head Consulting staff conducted the on-site tree inventory and prepared or reviewed the report.

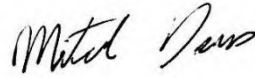
All general and professional liability insurance and staff accreditations are provided below for reference.

Reviewed by:



Conor Corbett
Registered Professional Forester (5105)
ISA Certified Arborist (PN-8429A)
ISA Tree Risk Assessment Qualified (TRAQ)
BC Wildlife and Danger Tree Assessor (P2722)

Project Staff:



Mitch Davis, TFT
ISA Certified Arborist (PN-9077A)
ISA Tree Risk Assessment Qualified (TRAQ)
BC Parks Wildlife and Danger Tree Assessor

Project Staff:



Riley Spear
ISA Certified Arborist (PN-9691A)
Forest Technician
Junior Forester

Please contact us if there are any questions or concerns about the contents of this report.

Contact Information:

Phone: 604-733-4886
Fax: 604-733-4879
Email: conor@diamondheadconsulting.com or mitch@diamondheadconsulting.com
Website: www.diamondheadconsulting.com

Insurance Information:

WCB: # 657906 AQ (003)
General Liability: Northbridge General Insurance Corporation - Policy #CBC1935506, \$10,000,000
Errors and Omissions: Lloyds Underwriters – Policy #1010615D, \$1,000,000

Scope of Assignment:

Diamond Head Consulting Ltd. (DHC) was retained to complete an assessment to supplement the development permit application by Centre Stage Holdings related to those of its lands located within escarpment areas having slopes greater than 80% in accordance with the Gabriola Island Land Use bylaw and the Gabriola Island Official Community Plan. This report provides stand descriptions of the on-site trees and speaks generally to the retention suitability and value of on-site trees. No other tree inventory or count has been undertaken. This report is produced with the following primary limitations, detailed limitations specified in Appendix 3:

- 1) Our investigation is based solely on visual inspection of the trees during our last site visit. This inspection is conducted from ground level. We do not conduct aerial inspections, soil tests or below grade root examinations to assess the condition of tree root systems unless specifically contracted to do so.
- 2) The scope of work is primarily determined by site boundaries and local bylaws. Only trees specified in the scope of work (escarpment areas and adjacent steep and moderately steep slopes >80%) were assessed.
- 3) Beyond two years from the date of this report, the client must contact DHC to confirm its validity because site base plans and tree conditions may change beyond the original report's scope. Additional site visits and report revisions may be required after this point to ensure report accuracy for the development application process.

The client is responsible for:

- Reviewing this report to understand tree value on the site.
- Understanding that we did not assess trees off the subject property and therefore cannot be held liable for actions you or your contractors may undertake in developing this property which may affect the trees on neighboring properties.
- Obtaining a timber mark if logs are being transported offsite.
- Ensuring the project is compliant with the development permit conditions.

DRAFT

Table of Contents

1.0	Introduction	1
1.1	Site Overview	1
1.2	Report Purpose.....	1
2.0	Process and Methods	1
2.1	Tree Stand Identification.....	1
3.0	Findings: Land Cover and Tree Stands	2
3.1	Tree Stands.....	2
4.0	Steep Slope Tree Removals	14
5.0	Discussion	15
5.1	Forest cover.....	15
5.2	Steep Slope Removals.....	15
Appendix 1	Steep Slope Removal Estimates	16
Appendix 2	Tree Health and Structure Rating Criteria	17
Appendix 3	Report Assumptions and Limiting Conditions	18

List of Tables

Table 1. Attributes of Stand Type A.....	4
Table 2. Attributes of Stand Type B.....	6
Table 3. Attributes of Stand Type C.....	7
Table 4. Attributes of Stand Type D.....	9
Table 5. Attributes of Stand Type E.....	11
Table 6. Attributes of Stand Type F.....	12
Table 7. Total area and removals, by species and stand type, across the steep slope areas.....	14
Table 8. Stems removed on steep slopes in Stand Type B by species and size class if 50% removed.	16
Table 9. Stems removed on steep slopes in Stand Type D by species and size class if 50% removed.....	16

1.0 Introduction

1.1 Site Overview

The development site is one parcel of land, totaling approximately 45 hectares, located near the southern coast of Gabriola Island. The site is bounded on the east by Lackehaven Drive, the west by Oyster Way and on the south by Lois Lane.

The subject site was historically harvested, at varying intensities and timeframes, evidenced by the presence of old forest roads, old skid trails, and old growth and second growth stumps. Trees on the site are recovering from that harvesting, in various states of regeneration. The site slopes to the south, bisected in the lower section by a 20m high rock bluff with steep to moderately steep colluvial slopes. Most of these colluvial slopes have slope gradients of <80%. Numerous small bedrock outcrops occur throughout the colluvial slopes. There is an additional distinct slope area in the NW portion of the site. An access road network runs through the northern and southern part of the property that partitions the continuous forest cover. The dominant canopy trees on site are estimated to be approximately 70 years old, with the exception of some older trees. The maximum height of the trees on site is 30 metres. Figure 1 shows the site and surrounding area.



Figure 1. Development site on Carrier Road and adjacent land uses.

1.2 Report Purpose

The proposed development consists of preparing the site for a new subdivision and road network. In support of these activities, selective tree removal is proposed in escarpment areas of the site. As per the geological hazard review for the site, some of the treed areas identified for removal are on rock bluffs which meet the escarpment criteria (slopes greater than 80%) documented in the Gabriola Island Land Use bylaw and the Gabriola Island Official Community Plan. As such, the Islands Trust has requested additional information including a qualified professionals report addressing the effects of the selective tree removal within the DP area. The purpose of this Forest Stand Assessment is to provide information on trees proposed for removal, including species, height, diameter, location, and an estimate of quantity of trees for removal.

In preparing this report, we reviewed the following information:

- Site Plan for Northeast ¼ of section 3, except parcel A (DD 773261), J.D Anderson and Associates., January 11, 2023.
- Geological Hazard Review. Centre Stage Gabriola Subdivision Phase 2 - Gabriola, BC. Stantec Consulting Ltd. May 20, 2021.

2.0 Process and Methods

Mitch Davis, ISA Cert. Arborist, and Riley Spear, ISA Cert. Arborist, of DHC visited the site on March 29th and 30th, 2023. Conor Corbett, ISA Cert. Arborist and Registered Professional Forester, provided oversight and data analysis. The following methods and standards are used throughout this report.

2.1 Tree Stand Identification

Prior to the site visit, satellite imagery of the on-site forest cover was reviewed to map preliminary tree stands. The site was walked, and each stand identified during desktop review was visited. Based on differences in forest cover and composition six different stand types were delineated. In each stand data was collected including species composition by height, diameter at breast height (DBH) and stand density. The general health and structural integrity of stands was assessed visually and assigned to one of five categories: *excellent*; *good*; *moderate*; *poor*; or *dying/dead*. Descriptions of the health and structure rating criteria are given in Appendix 2. Health and structure rating criteria follow the Guide for Plant Appraisal, 10th edition, published by the International Society of Arboriculture

3.0 Findings: Land Cover and Tree Stands

3.1 Tree Stands

Most of the site is occupied by forest cover, most of which is estimated to be at most 70-80 years of age, with scattered large diameter trees retained from previous generations observed in the central portion of the property surrounding the bluff. Most trees were measured to be 18 and 25 metres in height with the maximum observed tree height at 30 metres. Most trees were found to be between 15 and 35cm DBH. Stand density varies between 630 and 960 stems per hectare, slightly higher than mature forests in the region which typically have densities of less than 600 stems per hectare. The tree characteristics are typical of coastal Douglas-fir forests composed of a mix of native coniferous and deciduous trees, mostly Douglas-fir (*Pseudotsuga menziesii*), Arbutus (*Arbutus menziesii*), bigleaf maple (*Acer macrophyllum*) and red alder (*Alnus rubra*), with paper birch (*Betula papyrifera*) and grand fir (*Abies grandis*) also scattered throughout.

Stands in the forest were stratified into distinct stand types. These stand types are forests with similar characteristics. Six stand types were identified on the site and are discussed in the following sections individually. Stand types are mapped in Figure 2.



Figure 2. Stand types within forested areas.

Stand Type A – Semi-mature, previously thinned mixedwood stand

This stand type occupies the northwestern quarter of the development site. This area has very little structural development as a result of previous thinning operations. The overstory is typical of young, second/third growth, coastal Douglas fir forests with moderate stem density. These stands typically have a single story of Douglas-fir dominated overstory. Arbutus typically grow in canopy gaps between the fir trees and deciduous plants such as Oregon grape and salal prevail in the shrub layer. The dominant species found in Stand Type A is Douglas fir (*Pseudotsuga menziesii*) with patches of arbutus (*Arbutus menziesii*) distributed throughout. An overall moderate health and structure rating was exhibited in stands of this type. Minimal signs of decay or health issues were observed, however, overstory trees were identified as having relatively poor stem height to width ratio, likely due to density. Stands with these characteristics can be more susceptible to windthrow if new forest edges are created during clearing operations. If left undisturbed, this stand type will likely reach a similar species and structural composition as Stand Type D.

Table 1. Attributes of Stand Type A

Stand Type A	Semi-mature, thinned mixedwood stand
Species (%)	Douglas fir (63%), Arbutus (37%)
Structure description	Single-storied uniform stands indicative of being cleared in the past. Little to no understory and a sparse shrub layer of Oregon grape and salal.
DBH (range)	7-100 cm
Overstorey height (range)	15-30 m
Overstory density	960 stems per hectare
Crown Closure (%)	20-40%
Health and structure rating	Moderate



Photo 1. Typical stand conditions and structure for Stand Type A.

Stand Type B – Multistoried deciduous stand

This stand type occupies the least amount of forest area throughout the site. It is represented by the small strip of forest area on rock bluff and steep colluvial slopes as well as gentle to level slopes at the base of the bluff which separates the two Type A stands. This has allowed the stand to develop multiple overstory layers. There is a higher deciduous component in this forest, and its composition is typical of coastal deciduous forests. Exclusion of less advantageous and suppressed stems has resulted in multiple canopy layers and a lower stem density than surrounding stand types. Besides the natural exclusion of mature trees reaching the end of their life expectancy, no other health or structural issues were observed. A dense shrub layer exists in this stand type of oregon grape (*Mahonia aquifolium*) and salal (*Gaultheria shallon*).

Table 2. Attributes of Stand Type B

Stand Type B	Multistoried, deciduous stand at the base of slope in NW corner
Species (%)	Arbutus (42%), Red alder (26%), Douglas fir (16%) Bigleaf maple (11%), Paper birch (5%)
Structure description	Multistoried deciduous stand at the base of slope. Overstory dominated by pioneer deciduous species with a dense shrub layer of Oregon grape and salal.
DBH (range)	16-100cm
Overstory height (range)	8-30 m
Overstory density	630 stems per hectare
Crown Closure (%)	20-40%
Health and structure rating	Moderate

Stand Type C –Semi-mature mixedwood stand

This stand occupies the northeastern quarter of the site. This stand type is characterized by a two-layer mixedwood overstory that favors pioneer deciduous species, predominately arbutus (*Arbutus menziesii*). Douglas fir (*Pseudotsuga menziesii*) is also a large component of the upper most canopy layer. A dense mixedwood understory layer comprised of a 50% Douglas fir and 50% arbutus exists at a density of 1050 stems per hectare. A patchy shrub layer of Oregon grape, salal and spurge laurel (*Daphne laureola*) is present. This stand exhibits above average stem density due to its more recent disturbance and semi-maturity. This has caused poor taper in some of the overstory trees and exclusion of suppressed trees has begun. No other health issues were observed in this stand type.

Table 3. Attributes of Stand Type C

Stand Type C	Semi-mature mixedwood stand
Species (%)	Arbutus (51%), Douglas fir (30%), Red alder (11%), Bigleaf maple (8%)
Structure description	A two-storied mixedwood stand dominated by pioneer deciduous with a dense mixedwood understory of Douglas fir and arbutus at 1050 stems/ha and a moderately dense shrub layer with Oregon grape, salal, and splurge laurel.
DBH (range)	14-44cm
Overstorey height (range)	14-30m
Overstory density	925 stems/ha
Crown Closure	20-40%
Health and structure rating	Moderate



Photo 3. Typical stand conditions and structure for Stand Type C.

Stand Type D – Mature, more mature coniferous stand

This stand represents the second growth forest area running along steep to moderately steep slopes including some areas, primarily the rock bluffs, that equal or exceed 80% slope gradient that meet escarpment criteria under the relevant Gabriola Bylaw. Due to the steep grade of this area, minimal disturbance has occurred and allowed this stand type to grow naturally. Forest structure and composition is typical of coastal Douglas fir forests recovering from logging. This stand is characterized by a multistoried overstory, dominated by mature second growth Douglas fir. Patches of mature arbutus grow in canopy gaps and exist in the upper canopy layers. An understory composed exclusively of Douglas fir was recorded at a density of 600 stems per hectare. This stand type constitutes some of the oldest second growth forests found onsite and exhibits and overall moderate health and structure rating.

Table 4. Attributes of Stand Type D

Stand Type D	Mature, second growth coniferous stand
Species (%)	Douglas fir (81%) Arbutus (19%)
Structure description	Mature coniferous stand with multiple stories, a Douglas fir understory at 600 stems/ha exists with a minimal shrub layer.
DBH (range)	14-100cm
Overstorey height (range)	12-30m
Overstory density	800 stems/ha
Crown Closure (%)	40-60%
Health and structure rating	Moderate



Photo 4. Typical stand conditions and structure for Stand Type D.

Stand Type E – two-storied, semi-mature, thinned, coniferous stand

This stand occupies the southernmost portion of the site. It is characterized by a relatively young, two-layered overstory of 90% Douglas fir and grand fir, with individual bigleaf maple and arbutus growing in canopy gaps. This stand type has a very sparse understory of approximately 50 stems per hectare of grand fir. An overstory density of 675 stems per hectare is comparatively lower than similar stand types on this site. Skidder trails and access roads suggest the forest in this stand type was at one point harvested for timber or thinned. Other than natural exclusion of suppressed trees, no other forest health issues were observed in this stand type and the forest health and structure rating throughout this stand type is moderate.

Table 5. Attributes of Stand Type E

Stand Type E	Two-storied, semi-mature, thinned, coniferous stand
Species (%)	Douglas fir (78%), Grand fir (11%), Bigleaf maple (7%), Arbutus (4%)
Structure description	Two-storied semi-mature coniferous stands with very little understory (approx. 50 grand fir stems/ha) and sparse patches of a deciduous shrub layer.
DBH (range)	13-60cm
Overstorey height (range)	15-30m
Overstory density	675 stems/ha
Crown Closure	20-40%
Health and structure rating	Moderate

Stand Type F – Single storied, thinned, mature deciduous stand

This stand occupies the central forested area below the bluff and constitutes the majority of the onsite forest. This stand type is characterized by a single layer of mature pioneer deciduous species dominated by mature bigleaf maple, patches of red alder, and scattered arbutus, all at a low density of 425 stems per hectare. Understory in this stand type is exclusively bigleaf maple, also at a low density of approximately 75 stems per hectare. Like Stand Type E, skidder trails and access roads within this stand type, along with the low density of overstory and minimal understory suggest this stand type was historically harvested. Active woodpecker feeding cavities were observed in large mature maple stems, indicative of decay. However, this decay is likely due to mature trees reaching the end of their life expectancy and not from other health related issues. The overall health and structure rating throughout this stand type is moderate. Patchy splurge laurel, sword fern (*Polystichum munitum*) and blackberry (*Rubus bifrons*) grow on the surface to create a shrub layer.

Table 6. Attributes of Stand Type F

Stand Type F	Single storied, thinned, mature deciduous stand
Species (%)	Bigleaf maple (65), Red alder (24), Arbutus (12)
Structure description	Single storied, mature pioneer deciduous species with a sparse deciduous understory and a patchy deciduous shrub layer.
DBH (range)	17-250 (multistemmed) cm
Overstorey height (range)	10-30m
Overstory density	425 stems/ha
Crown Closure	<20%
Health and structure rating	Moderate



Photo 6. Typical stand conditions and structure for Stand Type F

4.0 Steep Slope Tree Removals

There is a total of approximately 8.5 hectares of forest located on steep to moderately steep colluvial slopes within which there are areas meeting escarpment criteria. (as per the May 20, 2021 Stantec Geological Hazard Review) throughout the property. Selective tree removal will occur on these steep slopes as part of this development. The total quantities are to be determined, but will not exceed 50% of the total stems >15 cm where those tree removals overlap with escarpment areas, which comprises a small portion of the overall 8.5 ha area. 50% has been used as an upper limit calculation, although in some areas this exceeds the likely actual removals.

There are two rock bluffs onsite that constitute the steep slope areas (refer to the Geological Hazard Review for locations). The lower and more significant rock bluff and associated colluvial slopes runs through most of Stand Type D. The smaller upper rock bluff and colluvial slopes run across the northwest corner of the site and encompasses most of Stand Type B.

Selective tree removal will occur in Stand Type B and D and consists largely of Douglas-fir. The remainder of the removals will consist of a mix of deciduous species arbutus, bigleaf maple, red alder, and paper birch. A total of approximately 1937 stems >15 cm DBH will be removed. Appendix 1 shows a full breakdown of removals by species, size class, and stand type.

Table 7. Total area and removals, by species and stand type, across the steep slope areas.

Stand Type	Steep Slope Overlap (ha)	Stand Type	Total Removals >15cm DBH (stems/ha)
B	0.9	B	175
D	4.3	D	1762

5.0 Discussion

5.1 Forest cover

In general, the forest cover on this site is typical of second/third growth coastal Douglas fir forests. Stand Type D is the most well-developed stand type within the site. It consists of multiple layers of undisturbed conifer overstory and conifer understory. Stand Types A and C are both semi mature mixedwood stands that are dominated by Douglas fir and arbutus. However, Stand Type C has more structural development in the form of a well-developed understory. Stand Type B and F are both mature pioneer deciduous stand types but differ in their structural complexity and density. Stand type F has less than half the overstory density Stand Type B does and much larger, open grown trees. Stand Type E is relatively immature, conifer dominant, and contains the only grand fir found on site.

5.2 Steep Slope Removals

Selective tree removal occurring around escarpment areas will take place within the rock bluffs and associated colluvial slopes in Stand Type B and D. Approximately 1937 stems >15 cm DBH will be removed using a guideline of 50% removal where these stands overlap with the escarpment areas. Only a portion of the removals will occur where forest cover is on steep slopes, likely substantially less than the 50% threshold used in this report.

Most of the removed trees will be Douglas-fir, followed by a mix of native deciduous species arbutus, bigleaf maple, red alder, and paper birch. Size classes range up to 75+ cm DBH. However, a large majority of tree removals by numbers will be in the smaller size classes, with only a small amount of larger trees to be removed. Detailed tree counts can be found in the tree removal estimates in Appendix 1.

Appendix 1 Steep Slope Removal Estimates

Table 8. Stems removed on steep slopes in Stand Type B by species and size class if 50% removed.

	DBH Class (cm)	total stems	Stems/plot	Stems/ha	Removal (stems/ha)	Removal in steep slopes
Arbutus	10	4	1	133.3	67	63
	15	3	1	100.0	50	47
	20+	1	0	33.3	17	16
					Total	127
Bigleaf Maple	15	1	0	33.3	17	16
	30	1	0	33.3	17	16
					Total	32
Douglas Fir	15	2	1	66.7	33	32
	20	1	0	33.3	17	16
					Total	47
Paper Birch	20	1	0	33.3	17	16
					Total	16
Red Alder	10	4	1	133.3	67	63
	20	1	0	33.3	17	16
					Total	79
					Grand Total >15 cm DBH	175

Table 9. Stems removed on steep slopes in Stand Type D by species and size class if 50% removed.

	DBH Class (cm)	total stems	Stems/plot	Stems/ha	Removal (stems/ha)	Removal in steep slopes
Arbutus	15	1	0.25	25	13	53
	25	3	0.75	75	38	160
	35+	3	0.75	75	38	160
					Total	374
Douglas Fir	10	2	0.5	50	25	107
	15	3	0.75	75	38	160
	20	3	0.75	75	38	160
	25	6	1.5	150	75	321
	30	3	0.75	75	38	160
	35	2	0.5	50	25	107
	40	4	1	100	50	214
	45+	5	1.25	125	63	267
					Total	1496
					Grand Total >15 cm DBH	1762

Appendix 2 Tree Health and Structure Rating Criteria

The tree health and structure ratings used by Diamond Head Consulting summarize each tree based on both positive and negative attributes using five stratified categories. These ratings indicate health and structural conditions that influence a tree's ability to withstand local site disturbance during the construction process (assuming appropriate tree protection) and benefit a future urban landscape.

Excellent: Tree of possible specimen quality, unique species or size with no discernible defects.

Good: Tree has no significant structural defects or health concerns, considering its growing environment and species.

Moderate: Tree has noted health and/or minor to moderate structural defects. This tree can be retained, but may need mitigation (e.g., pruning or bracing) and monitoring post-development. A moderate tree may be suitable for retention within a stand or group, but not suitable on its own.

Poor: Tree is in serious decline from previous growth habit or stature, has multiple defined health or structural weaknesses. It is unlikely to acclimate to future site use change. This tree is not suitable for retention within striking distance of most targets.

Dying/Dead: Tree is in severe decline, has severe defects or was found to be dead.

Appendix 3 Report Assumptions and Limiting Conditions

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covers only those Conditions and trees at the time of inspection. The inspection is limited to visual examination of such Conditions and trees without dissection, excavation, probing or coring. While every effort has been made to ensure that any trees recommended for retention are both healthy and safe, no guarantees, representations or warranties are made (express or implied) that those trees will not be subject to structural failure or decline. The Client acknowledges that it is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree, or groups of trees, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure and this risk can only be eliminated if the risk is removed. If Conditions change or if additional information becomes available at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification of Conditions change or additional information becomes available.

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- 9) Loss or alteration of any part of this report invalidates the entire report.



Geological Hazard Review

Centre Stage Gabriola Subdivision
Phase 2 - Gabriola, BC

May 20, 2021

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GEOLOGICAL HAZARD REVIEW

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Table of Contents

ABBREVIATIONS	III
1.0 INTRODUCTION.....	1
1.1 PROJECT UNDERSTANDING	1
2.0 PHYSICAL SETTING AND SITE DESCRIPTION.....	2
2.1 PHYSICAL SETTING.....	2
2.2 GEOLOGICAL SETTING	2
3.0 GEOLOGICAL HAZARD ASSESSMENT.....	4
3.1 INTRODUCTION.....	4
3.2 METHODS	4
3.3 RESULTS.....	7
3.3.1 Steep Slope – Geological Hazard Descriptions	7
3.3.2 Residential Lot Descriptions	8
3.3.3 Existing Developments	15
4.0 DISCUSSION AND RECOMMENDATIONS	16
4.1 RECOMMENDED SETBACKS SUMMARY	17
4.2 LIFE-THREATENING OR CATASTROPHIC EVENTS	17
5.0 LIMITATIONS	19
6.0 CLOSURE.....	20
7.0 REFERENCES.....	21
LIST OF TABLES	
Table 1 Recommended Setback Summary	18
LIST OF FIGURES	
Figure 1 Waypoint Locations (2020–2021 Field Reviews).....	5
LIST OF APPENDICES	
APPENDIX A STATEMENT OF GENERAL CONDITIONS	A.1
APPENDIX B SUBDIVISION DRAWING.....	B.1
APPENDIX C REFERENCE REPORTS	C.1
APPENDIX D LANDSLIDE ASSESSMENT ASSURANCE STATEMENTS.....	D.1



Abbreviations

APEGBC	Association of Professional Engineers and Geoscientists of British Columbia
BC	British Columbia
EGBC	Engineers and Geoscientists of British Columbia
ha	hectare
JEA	J. E. Anderson & Associates
masl	metres above sea level
MOTI	Ministry of Transportation and Infrastructure
PLA	preliminary layout approval
SL	strata lots



GEOLOGICAL HAZARD REVIEW

Introduction
May 20, 2021

1.0 INTRODUCTION

As requested by Centre Stage Holdings Ltd. (Centre Stage), Stantec Consulting Ltd. (Stantec) has carried out a geological hazard review and assessment of Phase 2 of a proposed rural subdivision on Gabriola Island for the purpose of a development permit and subdivision applications by Centre Stage. The legal description of the property is: The North East $\frac{1}{4}$ of Section 3, Gabriola Island, Nanaimo District, except Parcel A (DD 773261) and except Part in Plans EPP 19453 and EPP6666. The PID number is PID 003 134 806. A preliminary layout approval (PLA) was issued for 24 lots in Phase 2, but with a different lot layout than the current application. Five lots along the northern side of Phase 2 were subdivided and sold, so the footprint of the current proposal is smaller than the original. A geological hazard assessment was carried out for the original Phase 2 subdivision proposal by Golder Associates Ltd. (Golder 2010). The author of this Stantec report was the author of the original Golder report and was asked by Centre Stage to provide an updated report. At the request of Ministry of Transportation and Infrastructure (MOTI), the original Golder report is included in Appendix C. Similarly, a technical memo requested by Centre Stage (Stantec 2020), which addressed the question of change or lack of change in the geological conditions and hazards on the subdivision site between 2010 and 2020 is also included as in Appendix C. The Golder, May 19, 2010, report was registered with the Victoria Land Title Office as a covenant in favour of MOTI under document number CA2923794 on December 19, 2012.

1.1 PROJECT UNDERSTANDING

It is Stantec's understanding, based on discussions with Centre Stage, that the current report should focus on information relating to the proposed subdivision and development permit application.

Under the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC now EGBC) Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in British Columbia (APEGBC 2010) the legislation requires that a Professional Engineer or Professional Geoscientist indicate whether the residential development will be "safe" from the effects of landslides. As outlined in the APEGBC guidelines, the Approving Authority, in this case MOTI, is responsible for rural subdivisions, defines an annual probability of 1/10,000 for catastrophic or life-threatening landslide as its level of safety and an annual probability of occurrence of 1/475 years (10% probability in 50 years) for individual landslide hazards (damaging events). The report addresses the relevant geological hazard criteria outlined in the MOTI 2015 document "Subdivision Preliminary Layout Review – Natural Hazard Risk" (Anon 2015).



GEOLOGICAL HAZARD REVIEW

Physical Setting and Site Description
May 20, 2021

2.0 PHYSICAL SETTING AND SITE DESCRIPTION

2.1 PHYSICAL SETTING

The proposed 19 lot subdivision occupies south to southwest facing slopes on the southwest side of Gabriola Island. The upper slopes of the property are accessed from Bonnie View Road; the mid slopes from the west end of Carrier Road; and the lower slopes from Lois Lane. All these roads are accessed from South Road (see J.E. Anderson & Associates drawing in Appendix B).

The hillside occupied by the proposed subdivision is generally forested, but there has been some local clearing and road building, including old logging trails and roads. The area has been logged in the past; the current forest cover is a mix of second and third growth timber with some areas of thick brush and/or blackberry patches. A shallow borrow pit is located on the mid slope, downslope and approximately south-southeast of the west end of Carrier Road.

Elevations on the property range from about 30 m above sea level (asl) to about 160 metres above sea level (masl). Rock bluffs and moderately steep to steeply sloping colluvial (talus) slopes occur as two distinct elongate bands on the upper slope and lower mid slope of the property. These rock bluffs and the colluvial (talus) slopes below them are subject to periodic rockfall, which comprises the geological hazard on the property. The rock bluffs trend west-northwest and generally range from about 5 m to 20 m high. The southeast end of the lower mid slope is primarily a colluvial slope interspersed with small, discontinuous bedrock outcrops.

The proposed subdivision plans (Appendix B) show a single lot above the upper rock bluff. There are strata lots on the gently to moderately sloping area between the upper bluff and the lower mid slope rock bluff and fee simple lots on the gently sloping lower slopes downslope of the lower mid slope rock bluff and colluvial slope.

2.2 GEOLOGICAL SETTING

Gabriola Island like all of British Columbia was glaciated during the last glaciation. The land surface was significantly depressed due to the weight of the overlying glacial ice. Following glacial retreat sea level in the area was likely in the range of 120–140 metres above current sea level¹. Over time the land surface rebounded to its current elevation. Consequently, as well as typical glacial and post-glacial materials (e.g., morainal material (till), glaciofluvial sediments and colluvium), there are local areas of glaciomarine materials and/or marine sediments. Morainal material is present on gently and moderately sloping areas on the upper, mid, and lower slopes of the proposed subdivision, glaciofluvial and/or glaciomarine gravels are present on the mid slopes and some lower slopes and fine-textured glaciomarine or marine sediments

¹ Clague, 1981, Figure 5 shows a maximum post-glacial sea level elevations of 150 m asl near Courtney, 140 masl near Parksville, 75 m asl near Victoria, and 180 masl near or on the Sechelt peninsula. Clague (1981) states that “Emergence of the isostatically depressed coastal lowlands of Vancouver Island and mainland British Columbia was rapid” and cites Mathews et al., 1970, that present sea level may have been attained between 10,000 and 11,000 years ago on eastern Vancouver Island. The highest elevation on this property where we have identified surficial materials that are potentially marine or glaciomarine sands and gravels is about 125 m asl; however, these materials could also be glaciofluvial in origin.



GEOLOGICAL HAZARD REVIEW

Physical Setting and Site Description
May 20, 2021

may occur locally on the lower slopes of the subdivision. Rock bluffs and colluvial (talus) slopes below the bluffs form the steeper slopes on the hillside.

The steep rock bluffs on the upper and lower mid slopes of the proposed subdivision comprise sandstones and conglomerates of the Geoffrey Formation, while the gently sloping lower slopes are underlain by shales, siltstones and minor sandstones of the Northumberland Formation. These two formations are part of the Cretaceous Nanaimo Group (Muller and Jeletzky, 1970, Packard Jr., 1972).



3.0 GEOLOGICAL HAZARD ASSESSMENT

3.1 INTRODUCTION

The scope of work for this project comprised a desktop review of the relevant Golder report for the original subdivision layout, some confirming field work for the new lot layout, and composition of a geological hazard report which address the new lot layout and meets the criteria in APEGBC *Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC* (APEGBC, 2010). The scope of work includes reviewing the geological hazard zones within and around the property that may pose a hazard to the proposed subdivision and displaying them on the subdivision drawing. Also, as appropriate to propose mitigation to reduce those hazards.

3.2 METHODS

Stantec's geological hazard review and assessment included a desktop review of the original Golder geological hazard report for the property and field work to confirm the geological hazards present on the property. As noted in Section 1.0, Stantec also conducted a field review of the site to determine if there were apparent changes in the geological hazards and geologic conditions on the property since the 2010 Golder report was written (Appendix C). The field work involved a series of walking traverses that comprised:

- Traverses along the crest of the sandstone and conglomerate bluffs and the steep colluvial slopes.
- Traverses along the interface between the base of the rock bluffs and the top of the steep colluvial slopes below the rock bluffs.
- Traverses across the mid slopes of the steep colluvial slopes and along the base of these colluvial slopes, including the rockfall shadow areas beyond the toe of the colluvial slopes. As part of this set of traverses Stantec confirmed the apparent rockfall shadow angles documented in the 2010 Golder report using the same methods documented in the 2010 Golder report (see Appendix C and below).
- Traverses through the areas where residential development (construction) is likely. That is areas outside the identified steep slopes and geological hazard zones.

Figure 1 shows the GPS waypoints taken during field traverses in 2020 and 2021; these waypoints give a general sense of the areas through which Stantec carried out traverses and where the time on the ground was focused. However, not all areas traversed are represented by waypoints.



GEOLOGICAL HAZARD REVIEW

Geological Hazard Assessment
May 20, 2021

Figure 1 **Waypoint Locations (2020–2021 Field Reviews)**



NOTE: Due to scale and plotting limitations most waypoints, but not all waypoint numbers show on Figure 1. In some cases, waypoint numbers hide or are displaced away from the associated waypoint. North is at the top of the figure. The figure is not to scale; contours are at 10 m intervals.



GEOLOGICAL HAZARD REVIEW

Geological Hazard Assessment
May 20, 2021

The rockfall shadow angle noted above, defines the furthest distance that visible rockfall fragments are found out from the toe of a colluvial slope. The minimum slope angle from the furthest out rock fragments from the toe of the colluvial slope to the crest of the colluvial slope is measured and recorded (i.e., the base of the rock bluff where the colluvial slope begins is the crest of the colluvial slope). Within the proposed Phase 2 subdivision and in the Phase 1 subdivision to the northwest the rockfall shadow angle is about 22 degrees. The rockfall shadow angle is then used to define a maximum rockfall shadow line along the base of the colluvial slope, including areas where rockfall is either not present or is not at the maximum distance from the toe of the colluvial slope. This method (Evans and Hungr 1993) provides a conservative estimate of how far rockfall fragments may travel from the toe of a colluvial slope.

This approach is typically applied where the ground at the base of the colluvial slope is relatively level. Where the ground beyond the toe of the colluvial slope was not level then an extensive search was made to identify and locate probable rockfall fragments and those fragments furthest from the toe of the colluvial slope were then used to define the rockfall shadow line. In the absence of rockfall fragments this line is based primarily on the minimum hillslope angle where the suspect rockfall fragments were found, which in this area is a slope angle of about 20 percent (11 degrees). Note that a conservative approach to identifying rockfall fragments on these sloping areas was used. Some weathered sandstone rockfall fragments are subangular with rounded edges and some subangular sandstone fragments may also be glacial erratics; however, these were assumed to be rockfall out of an abundance of caution.

This second approach was used for the rockfall shadow line below the lower rock bluff as most slopes were inclined rather than level. Occasional rocks (derived from glacial and post-glacial deposits) that were not sandstone or conglomerate were not considered rockfall. Previous human activity on the hillside, notably logging (e.g., during yarding activity), may have displaced some rockfall fragments. In sloping areas this displacement would most likely have been downslope rather than upslope creating a more conservative interpretation of rockfall travel distance. The rockfall fragments from the upper rock bluff are sandstone, those from the lower mid slope rock bluff are a mix of sandstone and conglomerate fragments with sandstone predominating. The rockfall fragments generally range in size from about 0.05 to 5 m along the long axis of the fragments.



GEOLOGICAL HAZARD REVIEW

Geological Hazard Assessment
May 20, 2021

3.3 RESULTS

3.3.1 Steep Slope – Geological Hazard Descriptions

Two areas of rockfall hazard are present within the proposed subdivision. These rockfall areas comprise the two rock bluffs² and associated colluvial slopes, one on the upper slopes of the proposed subdivision and one on the lower mid slopes of the proposed subdivision. The dashed top of slope and dashed (red) rockfall shadow lines on the J. E. Anderson & Associates (JEA) drawing in Appendix B define the top of the often near-vertical rock bluffs and/or associated moderately steep to steep³ colluvial slopes, respectively. The rockfall shadow lines are generally located a short distance downslope of the toe of the steep colluvial slopes.

Within the bounds of the top of slope lines and the rockfall shadow lines at the base of the two rock bluffs and associated colluvial slopes the probability of damaging rockfall likely exceeds the MOTI 1 in 475 year (10% probability in 50 years) for individual landslide hazards (a damaging event). Two instances of recent rockfall are recorded in the 2010 Golder report. One of these rockfall fragments was a tabular piece of sandstone greater than or equal to 1+ m long and approximately 0.5 m wide, leaning against a second growth conifer (T. Rollerson, personal observation). Both these fragments stopped part way down a colluvial slope and did not reach the rockfall shadow zone or the rockfall shadow angle line.

The distribution of rockfall fragments on these slopes suggests that rockfall occurs both as small events comprising one to several rock fragments and as larger events that include numerous individual rock fragments. In either case, there may be fragmentation of individual rocks as they travel downslope.

Weathering processes (e.g., freeze thaw action) and seismic activity can result in rockfall. Seismic events of less magnitude than the 475-year seismic event can generate rockfall. Dislodged rock fragments are often observed in areas of windthrown trees on steep slopes following strong winds.

The lower mid slope rock bluff is much longer west to east than the upper bluff. Both bluffs and associated colluvial slopes trend roughly WNW-ESE; this orientation being controlled by a distinctive, near-vertical joint surface that trends (strikes) at approximately 300 degrees.

Both rock bluffs and the colluvial slopes below are subject to rockfall. There is a larger rockfall accumulation below the 20 m high rock bluff on the lower east side of strata Lot 7 (SL7) that may have moved as a small rock avalanche for a slope distance of about 90 m; stopping on the gentle slopes at the base of the colluvial slope and within the rockfall shadow zone (i.e., about 25 m out from the toe of the colluvial slope and greater than or equal to 20 m upslope of the rockfall shadow line). There are old growth Douglas Fir stumps on this feature and the soil development is comparable to that on the colluvial slopes to the west, suggesting that the feature is quite old. This feature is also immediately east of known First Nations burial sites located within accumulations of large, rockfall blocks at the toe of the colluvial slope.

² These rock bluffs and limited portions of the associated colluvial slopes would meet the escarpment criteria (slopes greater than 80%) documented in the Gabriola Island Land Use bylaw and the Gabriola Island Official Community Plan.

³ The terminology for slope angles follows the usage in the Terrain Classification System for British Columbia (TCSBC), Howes and Kenk (1997), as follows: plain (or level) 0-5%, gentle 6-26%, moderate 27-49%, moderately steep 50-70% and steep >70%. The surficial material terminology used in this report also follows that in and as defined by the TCSBC.



GEOLOGICAL HAZARD REVIEW

Geological Hazard Assessment
May 20, 2021

The visible weathering and disintegration of the rock fragments within these rockfall accumulations is similar to or perhaps not as advanced as that on the suspect rock avalanche. Radiocarbon dates from the burial sites nearest to the suspect rock avalanche range in age from 2170 ± 70 to $3240^4 \pm 50$ years before present (the first date is from Skinner 1991 as cited in Curtin 2002 and the second date is Curtin 2002). These dates suggest a minimum age for the suspect rock avalanche of about 3300 years, since the rockfall accumulations would have been in place for some time before the first burials occurred.

3.3.2 Residential Lot Descriptions

There are three generally gently to locally moderately sloping areas proposed for residential development. These are described below. Some of the lots as laid out do extend down the rock bluffs and steep colluvial slopes. These steeper areas are described as appropriate for individual lots. In the interest of brevity, where terrain and geomorphic conditions are comparable, we have combined descriptions for two or more lots.

3.3.2.1 Area Above the Upper Bluff

The first area is located mainly above the upper bluff and comprises a single lot, Part A upper, with a surface area of 1.04 ha (lot A is split into two portions, a small one on the upper slope, and a larger one on the lower slope of the proposed subdivision).

Part A upper includes a portion of the eastern end of the upper sandstone bluff (see JEA drawing in Appendix A). The portion of the lot above the upper bluff is proposed for siting a residence. The sandstone bluff is not suitable for residential construction. To provide a safe building site there should be a minimum setback, above the top of slope (rock bluff) line, of 15 m upslope or north of the top of slope line (the rock bluff in this area ranges from about 10 m to 15 m high). The upper portion of the lot is generally mantled with shallow veneers⁵ of weathered bedrock⁶ and morainal material. The morainal materials may be deeper locally. There are also a few small areas of gently sloping or weakly ridged, weathered, and fractured sandstone exposed at the surface. Slope angles on the short south-facing slope immediately above the upper bluff range from 20–40%, while the slopes on the longer north-facing slope that runs down to Bonnie View Road average about 10%.

The portion of Part A upper above the recommended 15 m setback is considered safe for residential construction.

⁴ This is a conventional C-14 age corrected with reference to the measured C13/C12 ratio.

⁵ The term veneer is used to indicate material (soil) depths generally less than 1 m deep above bedrock unless otherwise noted. The term blanket infers surficial material depths greater than a metre.

⁶ Weathered bedrock is surficial material (or residual soil) formed of decomposed or disintegrated bedrock in situ by processes of chemical and/or mechanical weathering (Howes and Kenk 1997). In this area these materials generally consist of angular rock fragments in a matrix of sand, silt, and possibly minor clay.



GEOLOGICAL HAZARD REVIEW

Geological Hazard Assessment
May 20, 2021

3.3.2.2 Area Between the Two Bluffs and Above the Strata Road Extension to Carrier Road

The second area considered comprises strata lots (SL) SL1 to SL5 that are located above the strata road extension to Carrier Road. These lots range from 1.01 to 3.07 ha in size (Appendix B).

Strata Lots SL1, SL2, and SL3

Strata lots SL1, SL2 and SL3 are located primarily on gently sloping (10–20%), well to imperfectly drained, morainal materials. Along the top edge of SL3 slope angles range from 15–30%. A small, near-level area of glaciofluvial or glaciomarine gravels is present in the southwest corner of SL 3.

Strata lots SL1, SL2 and SL3 are considered safe for residential construction.

Strata Lot SL4

Strata lot SL4 is mainly located on gently sloping (10–20%), well drained morainal materials. A small, near-level terrace composed of glaciofluvial and/or glaciomarine gravels is present along the lower boundary of the lot at the extension to Carrier Road. The upper slopes of SL4 comprise a small area of morainal materials sloping at 30 to 50% and the extreme eastern end of the upper sandstone bluff and associated rubbly blocky colluvial slope. The bluff is near-vertical and ranges from 1–5 m high; the colluvial slope has slope angles of 50–60%.

The bluff and colluvial slopes in the NW corner of the lot are considered unsafe for residential development.

A 10 m setback towards the SSW and SE from the rockfall shadow line in the NW corner of SL4 is recommended. The remainder of SL4 is considered safe for residential development, although the 30–50% morainal slopes and old road fill slopes in the upper part of the lot are unlikely to be suitable for residential development.

Strata Lot SL5

Strata lot SL5 extends from strata lot SL4 to the western boundary of the proposed subdivision. The upper WNW trending slope of SL5 begins at the base of the upper rock bluff and comprises a blocky colluvial slope extending downslope from the base of the rock bluff and out to the rockfall shadow boundary. Slope angles on the colluvial slope generally range from 60–70%, but locally there are slopes as gentle as 50% and as steep as 80%. The bluff above the colluvial slope effectively ends about 50 m from the western property boundary; but persists as a few low (1–2 m high), discontinuous, steep, sandstone outcrops. This western portion of the slope is primarily colluvial; occasional 1–2 m diameter rockfall fragments are present on the colluvial slope, below the discontinuous sandstone outcrops. Consequently, the rockfall shadow line extends along the base of this slope to the western property boundary.



GEOLOGICAL HAZARD REVIEW

Geological Hazard Assessment
May 20, 2021

South-southwest for about 80 m from the toe of the colluvial slope the surface of SL5 comprises a low, weakly ridged to undulating bedrock surface mantled with a complex of morainal materials and shallow veneers of weathered bedrock. Slope angles in this area generally range from 0–20%. A very small, WNW trending wetland is present in the west-central part of this area. A small, undulating area of glaciofluvial and/or glaciomarine sands and gravels⁷ occurs in the SE corner of the lot.

From the west end of the Carrier Road extension, the SL5-SL6 boundary runs WNW along the top of a low, discontinuous rock scarp and colluvial slope (approximately 3–6 m high) for about 140 m. The SL5-SL6 boundary then descends slightly and continues WNW near and along the base of a gently to moderately sloping, 3–5 m high slope composed of well drained, weathered bedrock with occasional small sandstone outcrops for about 75 m to the western property boundary.

Stantec recommends a minimum setback 10 m SW of the rockfall shadow line along the upper slopes of SL5 to ensure that the potential residential building site within this lot is safe from rockfall. South of the 10 m setback from the rockfall shadow line SL5 is considered safe for residential development.

3.3.2.3 Character of the Strata Lots SL6–SL13 Below the Carrier Road Extension

Strata lots SL6 to SL13 extend downslope from the Carrier Road extension to the top of slope line and then down the lower mid slope bluff and colluvial (talus) slope to a greater or lesser degree. The following paragraphs describe the nature of these strata lots, upslope of the top of slope line. These lots, range in area from 1.01 to 2.04 ha. A subsequent section describes their character below the top of slope line.

Strata Lot SL6

Trending WNW along and immediately below the upper boundary of SL6 with SL5 is a low (3–6 m high), discontinuous bedrock scarp and colluvial slope that runs WNW about 140 m from the west end of Carrier Road. There is an accumulation of apparent rockfall fragments at the base of this slope. However, a review of site photographs taken 20 December 2006, indicates that most or all, of these rock fragments result from preliminary subgrade construction near the west end of the extension of Carrier Road and associated land clearing activities. This slope extends further WNW to the western property/lot boundary as a gently to moderately sloping, 3–5 m high slope of weathered bedrock with occasional very small sandstone outcrops. From this WNW trending bedrock and colluvial slope south and southwest to the top of slope line SL6 consists of near level to gently sloping surfaces mantled with shallow veneers of well drained weathered bedrock, and blankets and veneers of well drained morainal materials. These gentle slopes are interrupted midway to the top of slope line by a short (approximately 100 m long), WNW trending, mixed colluvial and weathered bedrock surface ranging from 1–10 m high, having a slope gradient of 40–50%.

⁷ The surface of some of the apparent glaciofluvial deposits may have been re-worked by wave action during higher sea-levels at the end of the last (Fraser) glaciation. Some of these deposits may actually be glaciomarine beaches rather than glaciofluvial deposits.



GEOLOGICAL HAZARD REVIEW

Geological Hazard Assessment
May 20, 2021

Between the top of slope line and the recommended setback (20 m) for SL6, there are several low, discontinuous, (0.5 to 3 m high) bedrock-controlled scarps. Between the scarps are near-level, to gently sloping steps or terraces, mantled with shallow soil veneers comprised variously of weathered bedrock, morainal materials and glaciofluvial or glaciomarine sands and gravels.

The top of the low, discontinuous bedrock scarp described above at the top of SL6 is composed of weathered and fractured sandstone that is being excavated and crushed for local use, so the height of parts of this scarp will decrease with time. This work (and the work to create the turnaround at the end of the Carrier Road extension) is being done with an excavator mounted hydraulic rock hammer and an excavator mounted bucket crusher, not explosives⁸.

The portion of SL6 upslope of the 20 m setback from the top of slope line at the top of the lower mid slope rock bluff is considered safe for residential development and has reasonable building sites within the lot setback lines.

Strata Lots SL7, SL8, SL9, SL10 and SL11

From the recommended setback lines to within a short distance of Carrier Road, strata lots SL7, SL8, SL9, SL10 and SL11 are located on gently sloping, glaciofluvial and/or glaciomarine sands and gravels. There may also be local areas of morainal materials, the surface of which may have been washed by marine wave action (e.g., SL7). In some areas these materials comprise shallow veneers overlying an irregular to glacially smoothed and gently ridged bedrock surface. Locally small areas of rubbly, weathered bedrock may replace the glaciofluvial and/or glaciomarine surface.

The relatively short (20–50 m long) upper slopes of strata lots SL7, SL8, SL9, SL10 and S11, immediately below the Carrier Road extension, comprise a complex of gently to moderately (10–35%) sloping, well drained, glaciofluvial or glaciomarine sands and gravels and moderately sloping (30–40%), well to rapidly drained, rubbly weathered bedrock slopes that abut the fill slopes of the recently constructed Carrier Road extension. Occasional sandstone fragments and small isolated bedrock outcrops are present along these slopes and small areas of morainal materials may also occur locally (e.g., SL11). Some of the rock fragments may have rolled naturally, been pushed, or dragged short distances by earlier logging activities, and some result from the upslope road construction. Some of the rock fragments will have been exposed by natural processes such as tree mortality and windthrow. Some of these slopes may not be suitable for residential construction due to slope angle constraints, the presence of near surface bedrock, and proximity to Carrier Road.

Between the top of slope line along the top of the lower mid slope bluff and the recommended setback lines for SL7 east to and including SL11, there can be low (0.5 to 2 m high), discontinuous, bedrock scarps. Between the scarps there are near-level to gently sloping steps or terraces, mantled with shallow soil veneers comprised variously of weathered bedrock, morainal materials and glaciofluvial or glaciomarine sands and gravels.

⁸ The equipment in use is a Van Ed Equipment V25 rock hammer mounted on a Caterpillar 311, 13-ton excavator and a MB 70 bucket crusher attached to a 25-ton excavator.



GEOLOGICAL HAZARD REVIEW

Geological Hazard Assessment
May 20, 2021

Strata lots SL7 to SL11 upslope of the top of slope line setbacks are considered safe for residential development and have suitable building sites within the lot setback lines. SL 7 and SL 8 have recommended setbacks of 20 m from the top of slope line and SL 9 to SL11 have recommended setbacks of 10 m from the top of slope line. The bedrock bluff, colluvial slopes and mixed colluvial and bedrock slopes below the top of slope line (see below) are subject to periodic rockfall and are considered unsafe for residential construction.

Strata Lots SL12 and SL13

The upper slopes of strata lots SL12 and SL13 immediately below the Carrier Road extension are mantled with well to imperfectly drained morainal blankets and veneers. Slope angles on these slopes range from 10-15%. The mid and lower portions of these two lots above the top of slope line generally comprise near-level to gently sloping, well drained, glaciofluvial or glaciomarine sands and gravels. In the case of strata lot SL13, a shallow borrow pit has been excavated into the sands and gravels for local use.

Strata lots SL12 and SL13 above the top of slope line setbacks are considered safe for residential construction and have reasonable building sites within the lot setback lines.

Recommended upslope setback distances from the top of slope line to provide safe building sites 10 m for strata lots SL12 and SL13. The bedrock bluff, colluvial slopes and mixed colluvial and bedrock slopes below the top of slope line (described below) are subject to periodic rockfall and are considered unsafe for residential construction.

3.3.2.4 Character of the Strata Lots SL6 to SL13 Below the Lower Mid Slope Bluff Top of Slope Line

Strata lot SL6 extends downslope over the rock bluff and onto the colluvial slope below the bluff. The western end of the lower boundary of strata lot SL6 begins at the toe of the colluvial slope and ascends east across the colluvial slope. The eastern end of the lower boundary of SL6 is about 10 m below (south of) the toe of the sandstone and conglomerate bluff. The bluff is near-vertical and averages about 20 m high across the entire width of strata lot SL6. The blocky rubbly colluvial slopes below the bluff average 70–80% at and below the base of the bluff; but decrease further downslope to 60–70% near the base of the slope. The bluff and the colluvial slope are subject to periodic rockfall. The rock fragments forming the colluvial slope here and along the slope further east (SL7 and SL8), range in size from sand particles to large sandstone and conglomerate blocks several meters across.

Strata lots SL7 and SL8 also extend down and past the base of the 20 m high conglomerate and sandstone bluff and onto the top of the steep (approximately 70–80%) colluvial slopes. The lower boundaries of strata lots SL7 and SL8 are approximately 10 m and 5 m below the base of the bluff, respectively. The base of the bluff retreats upslope, at the SL8–SL9 boundary. The bluff is subject to periodic rockfall.

From the SL8–SL9 boundary the lower boundary of SL9 gradually ascends then descends a rubbly colluvial slope along the base of an approximately 10 m high, dominantly conglomerate bluff from west to east to the SL9–SL10 boundary. The bluff is subject to periodic rockfall.



GEOLOGICAL HAZARD REVIEW

Geological Hazard Assessment
May 20, 2021

The lower slopes of SL10 extend from 60 m to 40 m south and downslope of the top of slope line. The slope below the top of slope line formed of a mix of well to rapidly drained, rubbly colluvium and discontinuous bedrock outcrops. Average slope angles range from 50–60% in much of this area; but may increase to 70-80% locally and approach 90 degrees on some bedrock scarps. These mixed colluvial and bedrock slopes are subject to periodic rockfall.

The lower slopes of strata lot SL11 extend about 17 m south and downslope from the top of slope line at the SL10–SL11 property boundary, from that point the lower property boundary ascends to about 2 m south and downslope of the top of slope line at the SL11–SL12 property boundary. In this area the slopes below the top of slope line comprise a mix of rubbly colluvium and discontinuous bedrock outcrops. Average slope angles range from 70-80% in much of this area; but may increase to 90% locally and can approach 90 degrees on some small bedrock scarps. These slopes are subject to periodic rockfall.

The lower slopes of strata lot SL12 extend from about 2 to 20 m downslope from the top of slope line on slopes composed of a mix of discontinuous, steeply sloping bedrock outcrops and rubbly colluvial materials. Slope angles on this slope generally average 70–80%. The slope is subject to periodic rockfall.

The lower slopes of strata lot SL13 extends 20 to 50 m downslope of the top of slope line at the west and east ends of the lot, respectively. The top of slope line ends about 55 m east of the SL12–SL13 property line. Immediately below the top of slope line there is a sandstone bluff ranging from about 3 to 10 m high, and below that a slope composed of rubbly colluvium and discontinuous bedrock outcrops, which has slopes averaging 70% immediately below the bluff and 50% further downslope. These slopes are subject to periodic rockfall. The slope east of the end of the top of slope line is underlain by well drained morainal materials. The slope gradient on these morainal slopes averages about 20%. These morainal slopes extend a short distance into the rockfall zone below the east end of the bluff.

The portions of strata lots SL6 to SL13 below the lower mid slope bluff top of slope line are subject to periodic rockfall; consequently, these areas are considered unsafe for residential development.

3.3.2.5 Character of the Lots Below the Lower Mid Slope Rock Bluff

Lots B to F range from 1.01 to 1.10 ha in area, while Part A lower (Part AL) has an area of 16.71 hectares (ha).

Part A Lower

The eastern and central parts of Part AL on and below the lower bluff, comprise a mix of colluvial, morainal, glaciofluvial, and glaciomarine slopes. Slope angles vary considerably within Part AL. At the eastern end of Part AL slope angles range from 5% at the southern (lower) property boundary and 20% to 25% below the lower boundary of strata lot SL13 and are 10-15% in the narrow portion of Part AL along the eastern boundary of SL13. The eastern end of Part AL below strata lot SL13 is mantled with well to moderately-well drained morainal materials, while the lower slopes on the eastern portion of the lot are primarily level to gently sloping glaciofluvial gravels and sands, likely reworked by wave action during the higher stand of sea level at the end of the last glaciation.



GEOLOGICAL HAZARD REVIEW

Geological Hazard Assessment
May 20, 2021

The lower slopes along the central portion of Part A_L are primarily composed of near-level to gently sloping (5–15%) glaciofluvial or glaciomarine sands and gravels, possibly with minor areas of morainal material; locally, there are small areas covered with a cobble lag⁹, suggestive of wave action. Conversely, the mid and upper slopes in the central portion of the lot are primarily colluvial with some discontinuous bedrock outcrops and average slope angles ranging from 60–80% although immediately below SL9 the slope angles on the colluvial slopes range from 30–50%. The colluvial slopes below the conglomerate bluff at the base of strata lot SL9 have slope angles ranging from 30–40%; but increase to 50–60% near the SL9–SL10 property boundary.

The upper west side of Part A_L comprises a gently sloping glaciofluvial terrace that abuts the toe of the steep blocky colluvial slope. The surface of the terrace may have been reworked by wave action. Slope angles range from 5% to 10% on the gently sloping terrace tread and are moderately sloping (30–40%) along a short (5–10 m long), downslope terrace scarp. The lower portion of Part A_L along the western property boundary (upslope of Lots E and F) is a gently sloping, morainal surface similar to Lots B to F, described below, with slope angles ranging from 5% to 10%.

The northern part of the western slopes of Part A_L that lie along the base of the colluvial slope are within the mapped rockfall shadow zone. Similarly, the upper and mid slopes of the central and most of the eastern portion of Part A_L are also within the rockfall and rockfall shadow zone; however, the extensive lower slopes of the western, central, and eastern portions of the lot lie downslope of the rockfall shadow line. The last roughly 50 m wide section of the eastern portion of Part A_L lies east of the rockfall shadow line.

The colluvial and mixed bedrock and colluvial slopes within Part A_L are subject to periodic rockfall and are considered unsafe for residential construction.

The gently sloping to near-level areas in the mid and lower slopes of Part A_L, downslope of a 20 m downslope setback from the rockfall shadow line are considered safe for residential development.

Lots B, C, D, E, F

Lots B to F are located on the gently sloping, lower slopes of the proposed subdivision. Slope angles within Lots B to F generally range from 5% to 10%. The area is mantled with well to moderately well drained, veneers and blankets of morainal materials, there may be local areas of imperfectly drained soils. In some areas the surface of the morainal materials may have been modified by wave action. Sandy gravelly or gravelly sandy glaciomarine sediments may occur locally along the upper slopes of some of these lots. The area is underlain by shales, siltstones, and minor sandstones of the Northumberland Formation. Small exposures of these rocks may occur locally in areas where the overlying soils are shallow.

These lots are well downslope of the areas of rockfall hazard below the lower mid slope bluff, so are considered safe for residential development.

⁹ Lag – as in a gravel lag; a residual accumulation of rock fragments; produced by the removal of finer particles, by wind, stream, or wave action (modified from Thomas and Goudie 2000).



GEOLOGICAL HAZARD REVIEW

Geological Hazard Assessment
May 20, 2021

3.3.3 Existing Developments

There are a number of features or installations present within the proposed subdivision, both recent and historical. These include:

A gravel surfaced strata road extension of Carrier Road including two turnarounds. Preliminary gravel, crushed rock, or native material surfaced driveways to access individual lots. Old logging roads and trails. Two septic tank and septic field installations, one in SL 5 and one in lot E. A borrow pit developed in glaciofluvial (possible glaciomarine) sands and gravels on the mid slopes of SL13 and some hydraulic hammer and excavator removal of sandstone bedrock for crushing along the top of SL6. A number of wells have also been drilled and there are a numerous old, shallow tests pits that were excavated to evaluate soil condition suitability for septic fields.

Except for the old logging roads and trails and a few, old septic field test pits none of these features or installations are located on the steep slopes or within the rockfall shadow zones. There are short sections of old logging roads or trails within the rockfall shadow zones below both the upper rock bluff and colluvial slope and the lower rock bluff and colluvial slope. There are a few, old, septic field test pits along an old logging road or trail on the gentle slopes below the lower bluff that are within the lower rockfall shadow zone.



4.0 DISCUSSION AND RECOMMENDATIONS

Setbacks from the top of slope lines of equivalent distances to bluff heights at affected lots from top of slope lines are recommended in the 2010 Golder report ensure that residences are safely back from potential top of slope rock fragment detachments. We generally concur with these setbacks; but have made some adjustments as the new lot outlines vary from those in the original Golder report, all 5 m setbacks have been changed to 10 m setback recommendations. To mitigate rockfall hazard, a 10 m setback for residential construction from the rockfall shadow lines below the upper slope bluff and 20 m below the lower mid slope bluff are recommended to provide an extra measure of safety. The rockfall shadow line below the lower mid slope bluff was defined primarily by the hillslope angle and a ground search for the locations of the furthest downslope identifiable rockfall fragments¹⁰. Consequently, since this may be a less certain approach for identifying a rockfall shadow line than the rockfall shadow angle method described in Section 3.2 we recommend a setback distance of 20 m downslope of the rockfall shadow line on the hillside below the lower mid slope bluff, to provide a reasonable measure of protection for residential construction.

Only rarely do rockfall fragments reach the rockfall shadow lines, most rockfall fragments stop on the colluvial slopes above the toe of the colluvial slope and only limited numbers occur within the rockfall shadow zones.

If a future lot owner wishes to build a residence closer to the top of slope lines or to the rockfall shadow lines than the setbacks outlined in this report recommend, then Stantec recommends a detailed lot-specific geotechnical hazard assessment be carried out by a qualified professional engineer or geoscientist (APEGBC 2010) to establish a safe building envelope and if necessary, design protective works to mitigate the hazard. Similarly, if an owner wishes to use blasting to develop a site for a residence then Stantec recommends the owner engage a geotechnical engineer to ensure that no adverse effects will result from blasting; especially with respect to the sandstone and conglomerate bluffs and associated colluvial (talus) slopes in the area.

The slopes within the proposed subdivision have been logged, primarily by clearcutting, one or more times. Old growth stumps are visible in various areas including on the steep colluvial slopes, below the rock bluffs. June 5, 1991, BC government air photos show recent second growth, clearcut harvesting on the moderate and gently sloping areas of the property, but not on the steeper slopes. Some of the old growth Douglas Fir stumps on the colluvial slopes below the lower mid slope bluff show evidence of either wildfire or prescribed burning, while the second growth¹¹ on these slopes does not show evidence of fire. Inspection of the steeper slopes on the property, comprising bedrock, mixed bedrock and colluvium, and

¹⁰ This was partly because much of the land at the base of the lower mid slope bluff continues moderately- to gently-sloping. In areas where the ground is level or almost level, the forest is dense, so it is very difficult to see through the forest to identify the top of the colluvial (talus) slope with certainty. Consequently, it was not possible to use the rockfall shadow angle to locate a rockfall shadow line. So even where the ground was level it was necessary carry out a search for probable rockfall fragments to define the rockfall shadow line.

¹¹ Stantec cored several second growth Douglas Fir trees on the colluvial slope below the lower mid slope bluff and found a maximum tree age of about 70 years, so it was likely in the late 1940s or early 1950s that the original logging occurred on these steep slopes.



GEOLOGICAL HAZARD REVIEW

Discussion and Recommendations

May 20, 2021

colluvial materials alone, shows no visible evidence of post-logging landslide activity¹². Consequently, it is Stantec's professional opinion that there is a low to very low likelihood that selective removal of trees on these steeper slopes would adversely affect slope stability.

4.1 RECOMMENDED SETBACKS SUMMARY

Table 1 on the following page summarizes the recommended lot setbacks above the top of slope and below the rockfall shadow lines to create safe building sites. In all relevant cases the slope area between the setbacks for top of slope line and setbacks for the rockfall shadow line for both the upper bluff and colluvial slope and the lower mid slope bluff and colluvial slope are considered unsafe for residential construction.

4.2 LIFE-THREATENING OR CATASTROPHIC EVENTS

We found no physical evidence of life-threatening or catastrophic¹³ events having a probability of 1 in 10,000 years (i.e., occurring since the end of the last glaciation) that reached the proposed lot areas beyond the setback lines or the lots considered safe as summarized in Table 1 below. As noted above in Section 3.3.1 (para 2), the two rock bluffs (upper slope bluff and lower mid slope bluff) and associated colluvial slopes which are subject to rockfall are considered unsafe for residential development and would certainly fall within the 1/10,000 annual probability and very likely within an annual probability of occurrence of 1 in 475 years (10% probability in 50 years) for a damaging event. The recent rockfall fragments described above and many of the rockfall fragments present on the colluvial slopes and in the rockfall shadow zone are large enough to damage a residence or threaten life under the right circumstances.

¹² This is a common finding, along the BC Coast, typically in areas with wetter climates than Gabriola. Post-logging landslide frequencies on mixed bedrock and colluvial slopes and on colluvial slopes in these areas tend to be low or very low and negligible on bedrock slopes (Rollerson et.al., 2000, Millard, et al, 2002, Rollerson, et.al., 2002, Rollerson et.al., 2005).

¹³ The large rockfall event or small rock avalanche that Stantec found, and described above, would not, in Stantec's professional opinion, be considered a catastrophic event as it traveled only a short distance, about 25 m, beyond the toe of the talus slope, remaining within the mapped rockfall shadow zone (or ~230 m upslope of lots E and F). The distance from the top of the likely rockfall detachment zone on the rock bluff to the toe of the colluvial slope was about 60 m. The Ministry of Environment and Climate Change Strategy, Preliminary Strategic Climate Risk Assessment for British Columbia in Table 2, p 18 of that report, describes a consequence rating of catastrophic, as resulting in a loss of life of 100+ people or >25% of a single community; morbidity, disease, or hospitalization and 1000+ people affected or >25% of a single community, and months long disruption of daily life, among other factors.



GEOLOGICAL HAZARD REVIEW

Discussion and Recommendations
May 20, 2021

Table 1 Recommended Setback Summary

Lot	Top of Slope (ToS) Setback	Rockfall Shadow (RFS) Setback	Comment ¹
Part A upper	15 m	10 m	Area above ToS setback considered safe
SL1	N/A	N/A	Lot is considered safe
SL2	N/A	N/A	Lot is considered safe
SL3	N/A	N/A	Lot is considered safe
SL4	N/A ²	10 m	Area below RFS setback considered safe, the narrow sliver above the TOS is not.
SL5	N/A	10 m	Area below RFS setback considered safe
SL6	20 m	N/A	Area above ToS setback considered safe
SL7	20 m	N/A	Area above ToS setback considered safe
SL8	20 m	N/A	Area above ToS setback considered safe
SL9	10 m	N/A	Area above ToS setback considered safe
SL10	10 m	N/A	Area above ToS setback considered safe
SL11	10 m	N/A	Area above ToS setback considered safe
SL12	10 m	N/A	Area above ToS setback considered safe
SL13	10 m	N/A	Area above ToS setback considered safe
Part A lower	N/A	20 m	Area below RFS setback considered safe
B	N/A	N/A	Lot is considered safe
C	N/A	N/A	Lot is considered safe
D	N/A	N/A	Lot is considered safe
E	N/A	N/A	Lot is considered safe
F	N/A	N/A	Lot is considered safe
NOTES: ¹ The lot areas considered safe in this tabulation have suitable building sites within the lot setback lines. Note that the recommended setbacks are not included in the mapped Top of Slope and Rockfall Shadow lines, but are located above or below these lines respectively at appropriate distances. ² This setback is listed as N/A as the upper lot boundary at this location is only a metre or two above the top of slope line. RFS = Rockfall Shadow ToS = Top of Slope			



5.0 LIMITATIONS

The approaches with respect to rockfall travel distances and delineation of rockfall shadow hazard lines are described above in Section 3.2.

The descriptions of the spatial extent of various surficial material types and deposits on the property are not exact. Thick brush in some areas, time in the field, and relatively widely spaced ground traverses across the slopes on the property limit the exact delineation of the extent and location of these materials. The identification or separation of colluvial materials from morainal materials from glaciofluvial materials is reasonably straightforward; however, separation of gravelly sandy glaciofluvial deposits from gravelly sandy glaciomarine or marine deposits is not realistic at this level of investigation. Both glaciofluvial and glaciomarine deposits are typically heterogenous and can vary dramatically within short distances. For example, in the case of two test pits excavated some time ago on the lower slopes of the property and less than 10 m apart, one was dominantly sand and the other dominantly gravel.

The recorded slope angles are general averages determined with a hand-held clinometer, not surveying instruments, and do not account for local variations in slope angle over short distances. Distances given in the report are horizontal distances, not slope distances, derived from measurements of a KML version of the subdivision plan using the distance measuring tool in Global Mapper v21.0. Lot areas given in the report are taken from the subdivision drawing in Appendix B.



GEOLOGICAL HAZARD REVIEW

Closure
May 20, 2021

6.0 CLOSURE

This report was prepared for the exclusive use of Centre Stage Holdings Ltd. and their agents for specific application to the Centre Stage Gabriola Subdivision Phase 2. Any use of this report or the material contained herein by third parties, or for other than the intended purpose, should first be approved in writing by Stantec.

Use of this report is subject to the Statement of General Conditions included in Appendix A. It is the responsibility of Centre Stage Holdings Ltd., who is identified as “the Client” within the Statement of General Conditions, and their agents to review the conditions and notify Stantec should any of them not be satisfied. The Statement of General Conditions addresses the following:

- Use of the report
- Basis of the report
- Standard of care
- Interpretation of site conditions
- Varying or unexpected site conditions
- Planning, design, or construction

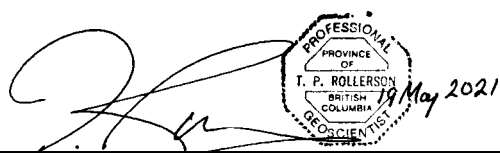
Landslide Assessment Assurance Statements can be found in Appendix D.

We trust that this report meets your present requirements. If you have questions or require additional information, please contact the undersigned.

Regards,

Stantec Consulting Ltd.

Reviewed by:



Terry Rollerson M.Sc., P.Geo., P.L.Eng.
Senior Terrain Scientist
Phone: (250) 327-4187
Terry.Rollerson@stantec.com

Sid Tsang P.Geo.
Principal, Geohazards and Geomorphology
Phone: (778) 835-9465
Sid.Tsang@stantec.com



GEOLOGICAL HAZARD REVIEW

References

May 20, 2021

7.0 REFERENCES

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GEOLOGICAL HAZARD REVIEW

References

May 20, 2021

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APPENDIX A

Statement of General Conditions

Appendix A STATEMENT OF GENERAL CONDITIONS

USE OF THIS REPORT: This report has been prepared for the sole benefit of the Client or its agent and may not be used by any third party without the express written consent of Stantec and the Client. Any use which a third party makes of this report is the responsibility of such third party.

BASIS OF THE REPORT: The information, opinions, and/or recommendations made in this report are in accordance with Stantec's present understanding of the site-specific project as described by the Client. The applicability of these is restricted to the site conditions encountered at the time of the investigation or study. If the proposed site-specific project differs or is modified from what is described in this report or if the site conditions are altered, this report is no longer valid unless Stantec is requested by the Client to review and revise the report to reflect the differing or modified project specifics and/or the altered site conditions.

STANDARD OF CARE: Preparation of this report, and all associated work, was carried out in accordance with the normally accepted standard of care in the state or province of execution for the specific professional service provided to the Client. No other warranty is made.

INTERPRETATION OF SITE CONDITIONS: Soil, rock, or other surficial material descriptions, and statements regarding their condition, made in this report are based on review of available literature, geologic and soils maps, third-party borehole records, and through interpretation of both aerial photography and LiDAR data. Classifications and statements of condition have been made in accordance with normally accepted practices which are judgmental in nature; no specific description should be considered exact, but rather reflective of the anticipated behaviour of materials or geomorphic processes. Extrapolation of in situ conditions can only be made to some limited extent beyond the existing borehole locations. The extent depends on variability of the soil, surficial materials, bedrock, soil moisture and groundwater conditions as influenced by geological processes, construction activity, and land use.

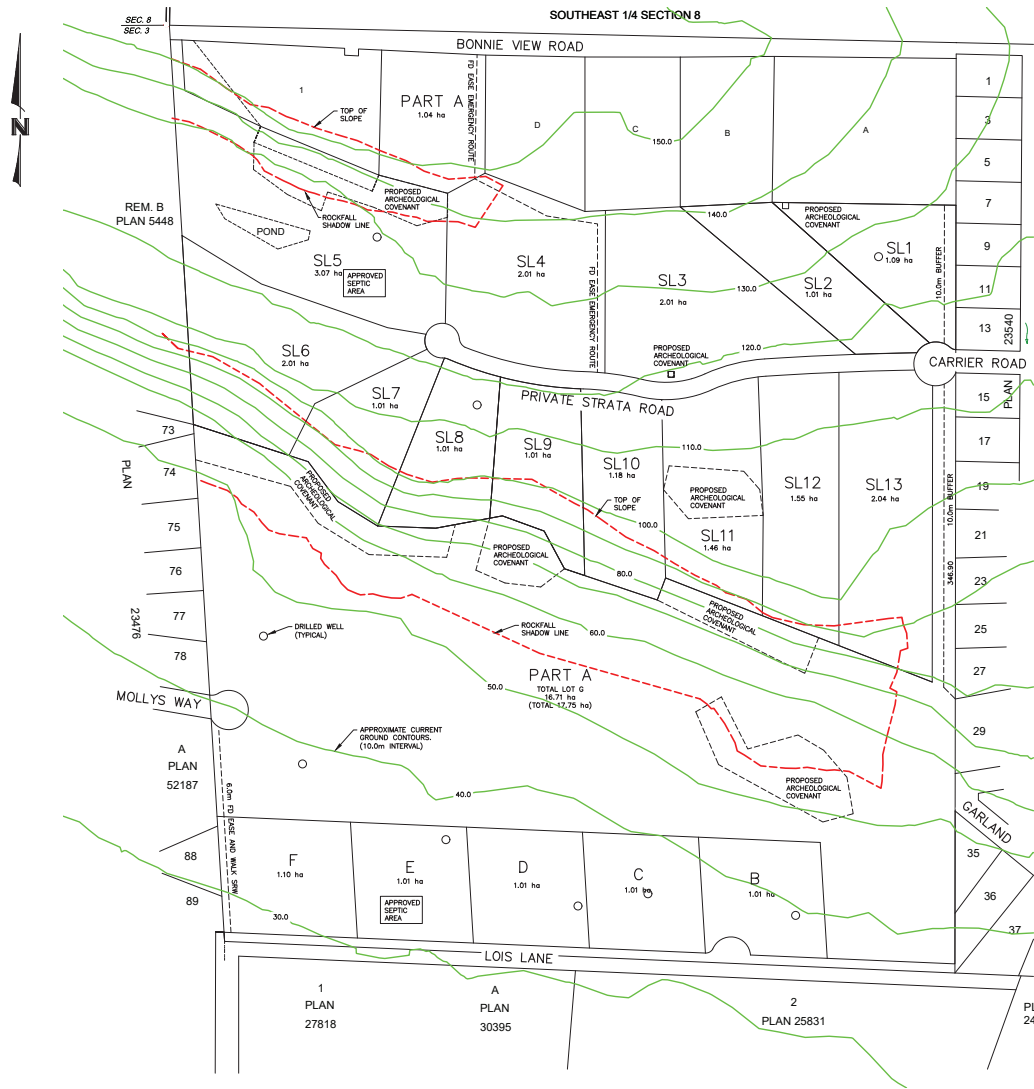
VARYING OR UNEXPECTED CONDITIONS: Should any site or subsurface conditions be encountered that are different from those described in this report, Stantec must be notified immediately to assess if the varying or unexpected conditions are substantial and if reassessments of the report conclusions or recommendations are required. Stantec will not be responsible to any party for damages incurred as a result of failing to notify Stantec that differing site or sub-surface conditions are present upon becoming aware of such conditions.

PLANNING, DESIGN, OR CONSTRUCTION: Development or design plans and specifications should be reviewed by Stantec, sufficiently ahead of initiating the next project stage (property acquisition, tender, construction, etc.), to confirm that this report completely addresses the elaborated project specifics and that the contents of this report have been properly interpreted. Specialty quality assurance services (field observations and testing) during construction are a necessary part of the evaluation of sub-surface conditions and site preparation works. Site work relating to the recommendations included in this report should only be carried out in the presence of a qualified geotechnical engineer or geoscientist; Stantec cannot be responsible for site work carried out without being present.



APPENDIX B

Subdivision Drawing



LEGAL DESCRIPTION	PART OF NORTH EAST 1/4 OF SECTION 3, EXCEPT PARCEL A (DD 773261)																																							
PROJECT DATUM	ELEVATIONS AND COORDINATES ARE LOCAL ONLY AND DO NOT RELATE TO ANY OTHER COORDINATE SYSTEM OR ELEVATION DATUM.	1	ISSUED FOR DEVELOPMENT PERMIT	MAY 17/21	CHECK	APPR.																																		

JEA J.E. ANDERSON & ASSOCIATES SURVEYORS -- ENGINEERS

1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1
TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660
E-MAIL: nanaimo@jeanderson.com

JURISDICTION MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE	CLIENT CENTRE STAGE HOLDINGS LTD
SCALE: 1:2000 HORIZ. VERT.	PROJECT GABRIOLA ISLAND
DESIGN: SS DRAWN: SS	SITE PLAN 86489 01 D1 M01 FILE 2013-02775 SHEET 1 OF 3

APPENDIX C

Reference Reports

To:	Glenna Borsuk, Don Gatley. Centre Stage Holdings Ltd 601 – 22 Mt Benson Str., Nanaimo, BC	From:	Terry Rollerson, P.Geo. 500 - 4730 Kingsway Burnaby, BC
File:	123314922	Date:	June 5, 2020

Reference: Centre Stage Gabriola Subdivision Phase 2 – Geological Hazard Review

At your request Stantec Consulting Ltd. (Stantec) has completed a review of a Golder Associates Ltd. (Golder) 2010 geological hazard report¹ and carried out a site reconnaissance of Centre Stage Holdings Ltd.'s Gabriola Subdivision Phase 2² to confirm or not that the geological conditions and hazards on site have not changed substantively since the Golder 2010 report was completed. The reason for the review is that the subdivision plan has been completely revised (i.e., size, location and number of lots) since the Golder 2010 report and so a new subdivision plan will be submitted for approval to the BC Ministry of Transportation and Infrastructure.

The geological hazard review comprised the following:

- A desktop review of the Golder May 19, 2010 report.
- A field reconnaissance of the hazard zones mapped by Golder for the original Phase 2 subdivision (Figure 1).
- A desktop visual inspection of the selectively logged steep slope area on the nearby Centre Stage Phase 1 Gabriola subdivision using a 2016 Google Earth image to see if there was any satellite visible post-logging landslide activity on those slopes. This slope was logged circa 2005.
- A brief field inspection of a selectively logged steep slope hazard zone in the Phase 1 subdivision to see if there was any ground visible, post-logging landslide activity that occurred between 2016 and 2020. This steep slope is located about 600 m west-northwest of the northwest corner of the proposed Phase 2 subdivision.

FIELD METHODS

There are two hazard zones mapped by Golder on the 2010 Phase 2 subdivision plan (Figure 1), one on the upper slope of the proposed Phase 2 subdivision (upper slope hazard zone) and one on the lower mid-slope of the proposed Phase 2 subdivision (mid slope hazard zone). Both the upper slope and mid slope hazard zones comprise a bedrock bluff and a steep to moderately steep colluvial slope below the bluff. The primary geological hazard on these slopes is rockfall.

Field reviews of these areas were carried out on May 22, 27 and 30, 2020. Figure 3 shows our traverse routes and waypoints (wp) for the May 27 and May 30 field reviews, we did not collect GPS data for a traverse on May 22, 2020.

¹ Geological Hazard Assessment Centre Stage Phase 2. May 19, 2010. Golder Associates Ltd. Provided by Centre Stage Holdings Ltd.

² See drawing by J.E. Anderson & Associates Dated June 3, 2020 (Figure 2).

June 5, 2020

Glenna Borsuk, Don Gatley.

Page 2 of 9

Reference: Centre Stage Gabriola Subdivision Phase 2 – Geological Hazard Review

During a pre-project site visit for the revised Phase 2 subdivision plan (Figure 2) on May 22, 2020 to discuss the scope of work, Terry Rollerson (Stantec) and Don Gatley (Centre Stage) walked the approximate location of the Top of Slope line of the mid slope hazard zone from east to west to see if there were any geological changes visible immediately below or above the Top of Slope line.

On May 27, 2020 Terry Rollerson and Don Gatley walked downhill from the west end of Carrier Road (Figures 2 and 3) to the east end of Top of Slope line of the mid slope hazard zone and then down to the base of the mixed sandstone and conglomerate bluff that forms the upper portion of the mid slope hazard zone (wp 03). We walked west-northwest along the base of the bluff for the full extent of the proposed Phase 2 subdivision (i.e., wp 03 to wp 11). We then turned and walked downslope and east-southeast along the lower portion of the colluvial slope and rockfall shadow that forms the lower portion of the mid slope hazard zone and then northeast to our starting point just east of the end of the Top of Slope line (i.e., wp 11 through 12, 13 and 03). This east to west and west to east return traverse allowed us to see both the face of the bluff and the colluvial slopes and blocky rockfall accumulations below the bluff.

To access the upper slope hazard zone, we walked west-northwest from the end of Carrier Road and then northwest through the mid slopes of the proposed subdivision to a point (wp 17) near the western end of the proposed subdivision at the base of the lower slopes of the upper slope hazard zone. From this point we walked east along the base of the blocky colluvial slope that forms the lower slopes of the upper slope hazard zone to the east end of the hazard zone. We then walked up and generally west along the Top of Slope line of the upper slope hazard zone from the east end of the line to the west end of the line (wp 14) within the currently proposed subdivision and then back to the east end of the line. From the east end of the hazard zone Terry Rollerson then traversed west along the base of the sandstone bluff that forms the upper slope of the upper slope hazard zone about half way to the west end of the hazard zone (wp 16) and then walked downslope and southeast through the colluvial slope to the base of the upper slope hazard zone at wp 17. A third short loop traverse was carried out by Terry Rollerson on May 30, 2020 to complete the base of bluff and rock fall shadow line traverses (i.e., wp 17 through 21). These two traverses allowed us to visually inspect the slope at and above the Top of Slope line as well as the sandstone bluff and the colluvial slopes and rockfall accumulations below the bluff.

A field inspection of the selectively logged Phase 1 subdivision steep slope hazard zone was carried out by Terry Rollerson on the afternoon of May 28, 2020, by walking from east to west and back along the private road that begins at the east end of Seymour Road and runs downslope through and along the base of the steep slope to access the strata lots within the Phase 1 subdivision. Most of the steep slope is visible from this private road. The east end of this steep, selectively logged slope is visible on Figure 3 west-northwest of wp 18.

Figure 1 Original 2010 subdivision layout with upper and mid slope hazard zones.

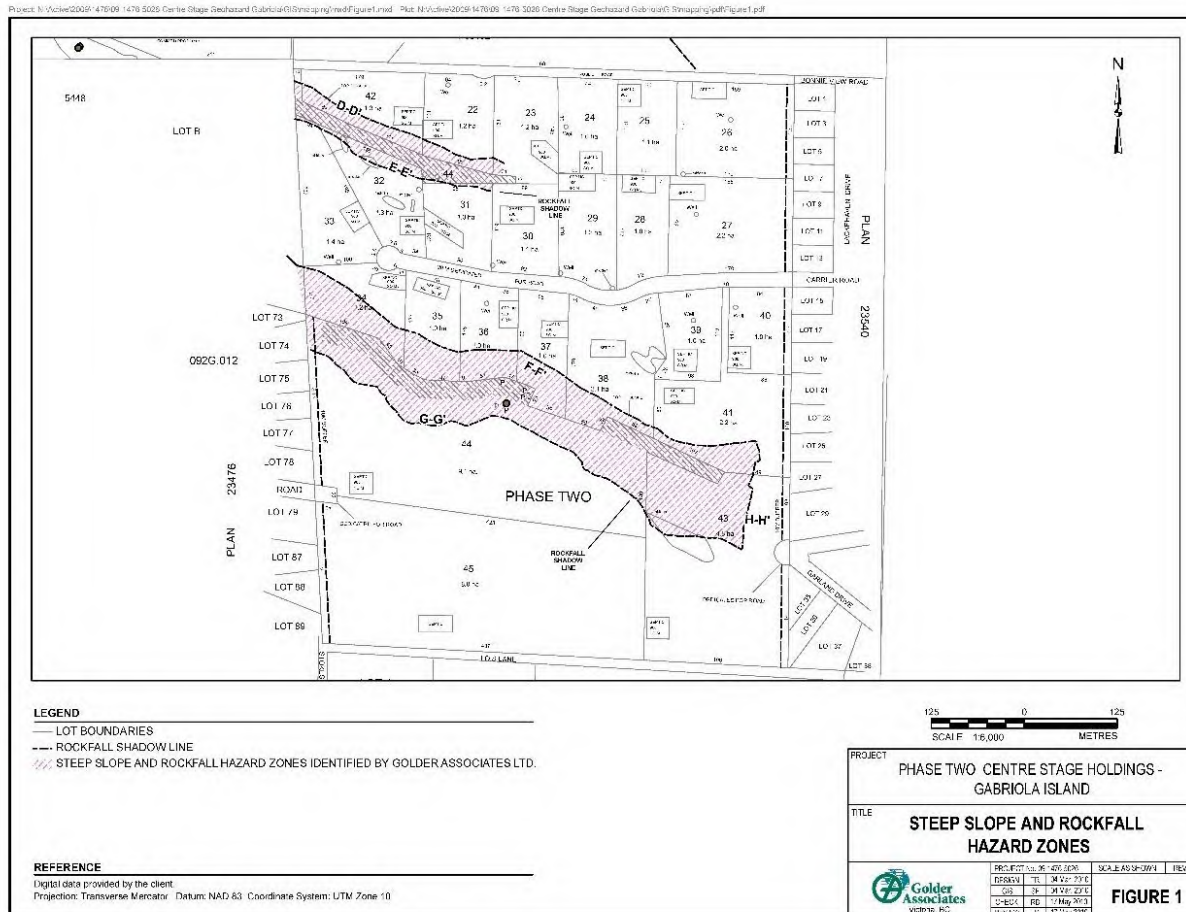
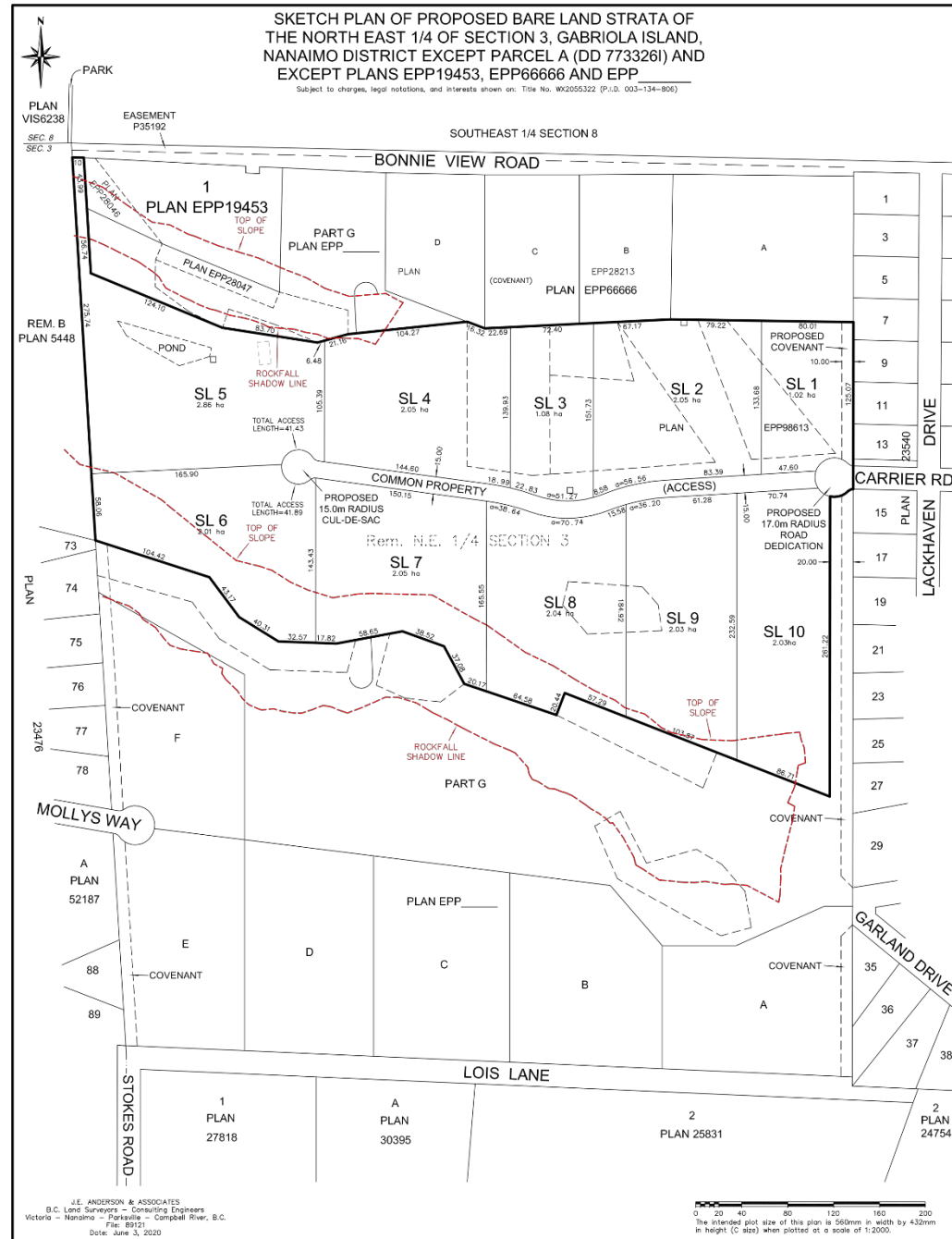


Figure 2 Proposed new subdivision layout with upper and mid slope hazard zones.



Drawing provided by Centre Stage Holdings Ltd.

Figure 3 Field Traverse GPS Tracks and waypoints - May 27 and 30, 2020



Notes: May 27 tracks – blue
May 30 track – red
North is towards the top of the figure.

RESULTS

Our traverses through the upper slope and mid slope hazard zones within the proposed Phase 2 subdivision revealed no visible changes in the geologic conditions and geologic hazards on site. That is we saw no freshly opened joints or ground cracks at or immediately north of the Top of Slope lines nor any evidence of fresh rockfall scars on the bluff faces or fresh rockfall fragments or freshly scarred trees on the colluvial slopes below the bluffs. We did not see any evidence of post-logging landslide activity on these slopes as a result of previous logging activity³.

Similarly, we did not see any evidence of post-logging landslide activity on the selectively logged steep slope in the Phase 1 subdivision either on the 2016 Google Earth satellite image or in the field on May 28, 2020.

CONCLUSIONS

Based on our desktop review and reconnaissance field observations, it is Stantec's opinion that the interpretations and conclusions reached by Golder in their 2010 geological hazard report with respect to hazard zones, setbacks, safe areas and the low likelihood of landslide activity following any selective logging that may occur on the steep slopes forming the hazard zones are still valid.

³ The Golder May 19, 2010 report documents that the hillslopes within the proposed Phase 2 subdivision have been logged one or more times in the past.

June 5, 2020

Glenna Borsuk, Don Gattley.

Page 7 of 9

Reference: Centre Stage Gabriola Subdivision Phase 2 – Geological Hazard Review

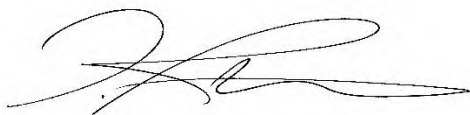
CLOSURE

This technical memorandum was prepared for the exclusive use of Centre Stage Holdings Ltd. Any use of this report or the material contained herein by third parties, or for other than the intended purpose, should first be approved in writing by Stantec.

Use of this memorandum is subject to the Statement of General Conditions provided in **Appendix A**. It is the responsibility of Centre Stage Holdings Ltd., who is identified as “the Client” within the Statement of General Conditions, and its agents to review the conditions and to notify Stantec should any of them not be satisfied.

The memo was prepared by Mr. Terry Rollerson, P.Geol. and reviewed by Mr. Sid Tsang, P.Geol. We trust that this memorandum meets your present requirements. If you have any questions or require additional information, please contact the author.

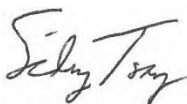
Stantec Consulting Ltd.



Terry Rollerson, M.Sc., P.Geol.
Senior Terrain Scientist

Phone: 250-327-4187
terry.rollerson@stantec.com

Reviewed by:



Sidney Tsang, P.Geol.
Senior Associate, Geohazards and Geomorphology

Phone: 604-235-1873
sid.tsang@stantec.com

APPENDIX A Statement of General Conditions

June 5, 2020

Glenna Borsuk, Don Gatley.

Page 9 of 9

Reference: Centre Stage Gabriola Subdivision Phase 2 – Geological Hazard Review

USE OF THIS REPORT: This report has been prepared for the sole benefit of the Client or its agent and may not be used by any third party without the express written consent of Stantec and the Client. Any use which a third party makes of this report is the responsibility of such third party.

BASIS OF THE REPORT: The information, opinions, and/or recommendations made in this report are in accordance with Stantec's present understanding of the project as described by the Client. The applicability of these is restricted to the site conditions encountered at the time of the investigation or study. If the proposed project differs or is modified from what is described in this report or if the site conditions are altered, this report is no longer valid unless Stantec is requested by the Client to review and revise the report to reflect the differing or modified project specifics and/or the altered site conditions.

STANDARD OF CARE: Preparation of this report, and all associated work, was carried out in accordance with the normally accepted standard of care in the state or province of execution for the specific professional service provided to the Client. No other warranty is made.

INTERPRETATION OF SITE CONDITIONS: Soil, rock, or other surficial material descriptions, and statements regarding their condition, made in this report are based on review of available literature, geologic and soils maps, third-party borehole records, and through interpretation of both aerial photography and LiDAR data. Classifications and statements of condition have been made in accordance with normally accepted practices which are judgmental in nature; no specific description should be considered exact, but rather reflective of the anticipated behaviour of materials or geomorphic processes. Extrapolation of in situ conditions can only be made to some limited extent beyond the existing borehole locations. The extent depends on variability of the soil, surficial materials, bedrock, soil moisture and groundwater conditions as influenced by geological processes, construction activity, and land use.

VARYING OR UNEXPECTED CONDITIONS: Should any site or subsurface conditions be encountered that are different from those described in this report, Stantec must be notified immediately to assess if the varying or unexpected conditions are substantial and if reassessments of the report conclusions or recommendations are required. Stantec will not be responsible to any party for damages incurred as a result of failing to notify Stantec that differing site or sub-surface conditions are present upon becoming aware of such conditions.

PLANNING, DESIGN, OR CONSTRUCTION: Development or design plans and specifications should be reviewed by Stantec, sufficiently ahead of initiating the next project stage (property acquisition, tender, construction, etc.), to confirm that this report completely addresses the elaborated project specifics and that the contents of this report have been properly interpreted. Specialty quality assurance services (field observations and testing) during construction are a necessary part of the evaluation of sub-surface conditions and site preparation works. Site work relating to the recommendations included in this report should only be carried out in the presence of a qualified geotechnical engineer or geoscientist; Stantec cannot be responsible for site work carried out without being present.

VICTORIA LAND TITLE OFFICE

Dec-19-2012 12:28:22.001

DECLARATION(S) ATTACHED
CA2923794 CA2923796LAND TITLE ACT
FORM C (Section 233) CHARGE

GENERAL INSTRUMENT - PART 1 Province of British Columbia

PAGE 1 OF 38 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Ronald Leonard
Morin UNYLGW

Digitally signed by Ronald Leonard
Morin UNYLGW
DN: c=CA, ou=Ronald Leonard Morin
UNYLGW, o=Lawyer, ou=Verify ID at
www.juricert.com/LKUP.cfm?
id=UNYLGW
Date: 2012.12.19 12:26:44 -0800

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Morin Law Corporation

Barristers and Solicitors

15245 18 Avenue

Surrey

BC V4A 1W9

Telephone: (604) 538-9887

LTO Client Number: 12023

File Number: Centre Stage R12694

Document Fees: \$217.50

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

003-134-806

**NORTH EAST QUARTER SECTION 3 GABRIOLA ISLAND NANAIMO DISTRICT
EXCEPT PARCEL A(DD77326I)**

STC? YES ☐

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

CENTRE STAGE HOLDINGS LTD. (INC. NO. 204577)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

SEE SCHEDULE

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

Ron Morin

Barrister & Solicitor

Notary Public

15245-18th Avenue

Surrey, BC, V4A 1W9

604-538-9887

Y	M	D
12	10	03

CENTRE STAGE HOLDINGS LTD.
by it Authorized Signatory
GLENN BORSUK

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM D**

EXECUTIONS CONTINUED

PAGE 2 of 38 pages

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

DEBBY FISHER

Commissioner for Taking Affidavits in BC

ISLAND Savings Credit Union
300-499 Canada Avenue
Duncan, BC, V9L 1T7

Y M D

12 10 11

ISLAND SAVINGS CREDIT UNION, by
its Authorized Signatory(ies)

Print Name: LISA VERWOLF

Print Name: JOY CISSOLD

GRACE MORIN

Barrister & Solicitor

Notary Public
15245-18th Avenue
Surrey, BC, V4A 1W9
604-538-9887

12 11 27

R.G.R. Legacy Holdings Ltd.
By its authorized Signatory

Ron Morin

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM D**

EXECUTIONS CONTINUED

PAGE 3 of 38 pages

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

STUART JOHNSON

Commissioner for Taking Affidavits in BC
2100 Labieux Road, Nanaimo, BC
V9T 6E9

Y M D

12 12 19

HER MAJESTY THE QUEEN IN THE
RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA, as represented
by the Minister of Transportation and
Infrastructure, by its authorized signatory
(ies)

Print Name: BOB WYLIE

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

FORM_E_V18

**LAND TITLE ACT
FORM E****SCHEDULE**

PAGE 4 OF 38 PAGES

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Covenant

Section 219

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Priority Agreement

granting Section 219 Covenant with one registration number less than this priority agreement priority over Mortgage CA1806610 and Assignment of Rents CA1806611. Part 2 Page 10 of 38 pages

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Priority Agreement

granting Section 219 Covenant with two registration numbers less than this priority agreement priority over Mortgage CA2841957. Part 2 Page 11 of 38 pages

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

**LAND TITLE ACT
FORM E**

SCHEDULE

PAGE 5 OF 38 PAGES

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

Part 8 Transferees

HER MAJESTY THE QUEEN IN THE RIGHT OF THE PROVINCE OF BRITISH COLUMBIA, as represented by the Ministry of Transportation and Infrastructure, having its offices at 2100 Labieux Road, Nanaimo, British Columbia

ISLAND SAVINGS CREDIT UNION, Incorporation number FI-29 having its head office at 499 Canada Avenue, Duncan B.C., V9L 1T7

R.G.R. LEGACY HOLDINGS LTD. Incorporation No. BC0775435 having a registered and records office at 15245-18th Avenue, Surrey, BC, V4A 1W9

TERMS OF INSTRUMENT—PART 2**SECTION 219 COVENANT – SAFE BUILDING SITE APPROVAL**

THIS AGREEMENT dated for reference June, 2012, is

BETWEEN:

CENTRE STAGE HOLDINGS LTD.,
a British Columbia company with offices at
2761 McBride Avenue, Surrey, BC V4A 3G3

(the "**Owner**")

AND:

**HER MAJESTY THE QUEEN IN THE RIGHT
OF THE PROVINCE OF BRITISH COLUMBIA,**
as represented by the Ministry of Transportation and
Infrastructure, 2100 Labieux Road, Nanaimo. B.C.
V9T 6E9

(the "**Province**")

GIVEN THAT:

- A. The Owner is the registered owner in fee simple of the Lot in the Gabriola Island Local Trust Area, British Columbia, legally described as follows:

PID: 003 134 806

North East Quarter, Section 3, Gabriola Island, Nanaimo District, Except Parcel A (DD77326I)

(the "**Lands**");

- B. The Owner wishes to subdivide the Lands into lots (the "Lots")
- C. Section 219 of the Land Title Act provides that a covenant in respect of the use of land or a building or that land is or is not to be built on in favour of the Crown or a municipality may be registered as a charge against title to the land; and

Page 7 of 38 Pages

D. As a condition to the Province consenting to the subdivision of the Lands, the Province requires the owner to enter into this Section 219 covenant (the "**Agreement**").

THIS AGREEMENT is evidence that in consideration of payment of \$1.00 by the Province to the Owner (the receipt of which is acknowledged by the Owner), and in consideration of the promises exchanged below, the Owner covenants and agrees with the Province in accordance with Section 219 of the Land Title Act as follows:

1. No Build Covenant

The owner will not nor will it permit any party to develop, build or construct or place on the Lands or any Lot or Lots, any building, structure or dwelling until safe building sites have been identified by a qualified Geo Technical Engineer and approved by the Provincial Approving Officer as per the recommendations of the Golder Associates Report on Geological Hazard Assessment (dated May 19, 2010) a copy of which attached hereto as Schedule "A".

2. Acknowledgment of Covenant Purpose

The Owner acknowledges and agrees that the Lands and Lots require identification of safe building sites before the construction of any building, structure or dwelling on the Lands or Lots is commenced.

3. Obligations

The parties agree that this Agreement creates only contractual obligations and obligations arising out of the nature of this document as a covenant under seal. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of, or any default under or in respect of, this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract and under the law pertaining to covenants under seal.

4. Indemnity

The Owner releases, and must indemnify and save harmless, the Province, and its' respective elected and appointed officials and employees, from and against all liability, actions, causes of action, claims, damages, expenses, costs, debts, demands or losses suffered or incurred by the Owner, or anyone else, arising from the granting or existence of this Agreement, from the performance by the Owner of this Agreement, or any default of the Owner under or in respect of this Agreement.

Page 8 of 38 Pages**5. No Public Law Duty**

Where Province is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the Province is under no public law duty of fairness or natural justice in that regard and agrees that the Province may do any of those things in the same manner as if it were a private party and not a public body.

6. No Effect on Laws or Powers

This Agreement does not affect or limit the discretion, rights or powers of the Province under any enactment (as defined in the Interpretation Act, R.S.B.C. 1996, c. 238, on the reference date of this Agreement) or at common law, including in relation to the use or subdivision of the Lots.

7. Covenants Run with the Lots

Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under Section 219 of the Land Title Act in respect of the Lots and this Agreement burdens the Lands and Lots and runs with them and binds the successors in title to the Lots. This Agreement burdens and charges all of the Lands and Lots and any parcel into which it is subdivided by any means and any parcel into which the Lots are consolidated. The Owner is only liable for breaches of this Agreement that occur in respect of the Lands or Lots while the Owner is the registered owner of that Land or Lot.

8. Waiver

An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

9. Severance

If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

10. Entire Agreement

This Agreement is the entire agreement between the parties regarding its subject.

11. Enurement

This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

12. Deed and Contract

By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

13. Registration in Land Title Office

The Owner agrees to do everything reasonably necessary, at the Owner's expense, to ensure that this Agreement is registered against title to the Lots with priority over all financial charges, liens and encumbrances registered, or the registration of which is pending, at the time of application for registration of this Agreement.

14. Further Assurances

The Owner must do everything reasonably necessary to given effect to the intent of this Agreement, including execution of further instruments.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the Land Title Act Form C or Form D's to which this Agreement is attached and which form part of this Agreement.

CONSENT AND PRIORITY AGREEMENT**OF****ISLANDS SAVINGS CREDIT UNION**

Islands Savings Credit Union, (the “**Chargeholder**”) is the holder of a mortgage and assignment of rents registered against the Land legally described in item 2 of the Form E to which this Agreement is attached, which mortgage and assignment of rents are registered in the Victoria Land Title Office under instrument numbers CA 1806610 and CA 1806611 respectively (collectively, the “**Charge**”).

In connection with the Section 219 Covenant (the “**Covenant**”) granted herein by Centre Stage Holdings Ltd. Her Majesty The Queen In The Right of the Province of British Columbia, as represented by the Minister responsible for the Ministry of Transportation (the “**Transferee**”), the Transferee requires the Chargeholder to grant the Covenant priority over the Charge.

This Consent and Priority Agreement is evidence that in consideration of payment to the Chargeholder of \$1.00 by the Transferee, the Chargeholder agrees with the Transferee as follows:

1. The Chargeholder consents to the granting and registration of the Covenant and the Chargeholder agrees that the Covenant binds its interest in and to the Land.
2. The Chargeholder grants to the Transferee priority for the Covenant over the Chargeholder’s right, title and interest in and to the Lots and the Chargeholder postpones 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.

As evidence of its agreement with the Transferee to be bound by this Consent and Priority Agreement, as a contract and as a deed executed and delivered under seal, the Chargeholder has executed and delivered this Agreement by executing the Land Title Act Form D to which this Agreement is attached and which forms part of this Agreement.

Page 11 of 38 Pages

CONSENT AND PRIORITY AGREEMENT

OF

R.G.R. LEGACY HOLDINGS LTD

R.G.R. Legacy Holdings Ltd. (the "**Chargeholder**") is the holder of a registered against the Land legally described in item 2 of the Form E to which this Agreement is attached, which mortgage is registered in the Victoria Land Title Office under instrument numbers CA 2841957 (the "**Charge**").

In connection with the Section 219 Covenant (the "**Covenant**") granted herein by Centre Stage Holdings Ltd. Her Majesty The Queen In The Right of the Province of British Columbia, as represented by the Minister responsible for the Ministry of Transportation (the "**Transferee**"), the Transferee requires the Chargeholder to grant the Covenant priority over the Charge.

This Consent and Priority Agreement is evidence that in consideration of payment to the Chargeholder of \$1.00 by the Transferee, the Chargeholder agrees with the Transferee as follows:

1. The Chargeholder consents to the granting and registration of the Covenant and the Chargeholder agrees that the Covenant binds its interest in and to the Land.
2. The Chargeholder grants to the Transferee priority for the Covenant over the Chargeholder's right, title and interest in and to the Lots and the Chargeholder postpones 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.

As evidence of its agreement with the Transferee to be bound by this Consent and Priority Agreement, as a contract and as a deed executed and delivered under seal, the Chargeholder has executed and delivered this Agreement by executing the Land Title Act Form D to which this Agreement is attached and which forms part of this Agreement.

SCHEDULE A

May 19, 2010



page 12
of 35

GEOLOGICAL HAZARD ASSESSMENT

Centre Stage Phase 2

Submitted to:
Centre Stage Holdings
2761 McBride Avenue
Surrey, BC
V4A 3G3

Report Number: 09-1476-5026/3000

Distribution:

2 Copies - Centre Stage Holdings
2 Copies - Golder Associates Ltd.

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capabilities
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GEOLOGICAL HAZARD ASSESSMENT CENTRE STAGE PHASE 2

Page 13
OF 38

Table of Contents

1.0 INTRODUCTION	1
2.0 LOCATION	1
3.0 WORK CARRIED OUT	2
3.1 Desk Review	2
3.2 Site Reconnaissance	3
3.3 General Assessment Methods	3
3.4 Fragmental Rock Fall Hazard Assessment Methodology	4
3.5 Bluff Top and Steep Slope Assessment Methodology	6
4.0 GENERAL SITE CONDITIONS AND BACKGROUND	7
4.1 Terrain and Soils	7
4.2 Timber Removal	8
4.3 Seismicity	9
5.0 GEOLOGICAL HAZARD ASSESSMENT	9
5.1 Terrain Descriptions and Geological Hazard Interpretations	9
6.0 SUMMARY CONCLUSIONS AND RECOMMENDATIONS	16
7.0 CLOSURE	17
 TABLES	
Table 1: Air Photo Review	2
Table 2: Bedrock Joint Characteristics Upper Bluff	10
Table 3: Bedrock Joint Characteristics Lower Sandstone and Conglomerate Bluff	13

FIGURES

Figure 1: Steep Slope and Rockfall Hazard Zones

Page 14
0838

GEOLOGICAL HAZARD ASSESSMENT CENTRE STAGE PHASE 2

1.0 INTRODUCTION

As requested, Golder Associates Ltd. (Golder) carried out a geotechnical hazard assessment for Phase 2 of a proposed rural subdivision application on the Northeast $\frac{1}{4}$ of Section 3 except Parcel A (DD773261) of the Gabriola Island Nanaimo District. Phase 1 of the development is located on the Southwest $\frac{1}{4}$ section of Section 8. The purpose of the assessment was to determine the potential presence of geotechnical hazards on and/or immediately adjacent to the site and determine if safe building envelopes exist for residential development on the various lots proposed for the site.

We base the assessment on information obtained from historical air photos, review of the subdivision map and field observations within and adjacent to the proposed subdivision. This report provides a preliminary assessment (zoning) of potential landslide hazards on the subject property, in this case rockfall from a series of sandstone and conglomerate bluffs and associated colluvial (talus) slopes. The report identifies areas where safe building envelope setbacks should be designated along the tops of the main bluffs and along the tops of longer mixed bedrock and colluvial slopes, or below designated rockfall hazard zones. Detailed geotechnical assessments are recommended if residential construction is proposed within recommended safe building envelope setbacks.

The report does not specifically address geotechnical conditions or construction issues associated with localized bedrock bluffs or scarps generally less than 5 metres high or short colluvial slopes associated with those smaller outcrops. The report does not address geotechnical conditions or construction issues related to foundation design.

This report follows an earlier evaluation of the possible effects of logging on slope stability on the steeper slopes within the property and recommendations related to forest harvesting practices that was carried out by Golder (see Golder, 18 January, 2006) and draws on some of the information in that earlier report.

The scope of work is limited to geomorphologic, geological and geotechnical issues associated with rural subdivision development. The work undertaken was limited to review of readily available site information, air photo interpretation, visual inspection of the site and examination of exposed soil and bedrock conditions. Subsurface geotechnical investigations were not carried out for this project. This assessment does not include any investigation, testing, or assessment of the potential presence or effect of soil or groundwater contamination at the site or the provision of bioscience services.

This report shall be read in conjunction with the limitations and considerations set out in 'Important Information and Limitations of this Report', which appears following the text. The reader's attention is specifically drawn to this information as it is essential that it is followed for the proper use and interpretation of this report. Section 3.3 (Methods) outlines additional limitations.

2.0 LOCATION

The proposed subdivision is located on a generally south-facing slope on the southwest side of Gabriola Island above False Narrows. The area is accessible from Carrier Road at the east end of the property and from Stokes Road on the south side of the property. We have attached a not-to-scale copy of an original 1:3000 scale subdivision map (dated 26 September 2006) showing the proposed subdivision produced by J.E. Anderson and Associates to this report (Figure 1).

Page 15
OF 38

GEOLOGICAL HAZARD ASSESSMENT CENTRE STAGE PHASE 2

3.0 WORK CARRIED OUT

The assessment included a desk review of background materials, foot and vehicle traverses and observations within the proposed subdivision, qualitative analysis of the field observations and report preparation.

3.1 Desk Review

The desk review included inspection of the preliminary subdivision plans, the topographical, geological and soils maps for the area. A series of historical air photos dating from the early 1960's were reviewed to check for the presence of air photo visible landslides or other landforms and terrain features that might indicate the presence of unstable or potentially unstable slopes.

The preparation of this report involved review of the following information:

- J.E. Anderson & Associates (REA) subdivision maps, scale 1:3000. File 85443 dated 21 December, 2005 and 31 August 2006.
- Soils map for Gabriola Island, scale 1:20,000, from Soil Survey Report 43. Soils of the Gulf Islands of British Columbia. Volume 4 Soils of Gabriola Island and lesser islands. 1990. British Columbia Soil Survey. Research Branch, Agriculture Canada. Authors: E.A. Kenney, L.J.P. van Vliet, and A.J. Green.
- A recent (circa 2005) colour orthophoto plotted at an approximate scale of 1:10,000, source unknown, provided by Centre Stage Holdings Ltd.
- Geological Survey of Canada Open File 463 Geology of Vancouver Island, J.E. Muller, 1977.
- Terrain Stability Assessment, Proposed Subdivision Gabriola Island, report by Golder Associates Ltd., 18 January 2006.
- The air photos reviewed are listed in Table 1.

Table 1: Air Photo Review

Year/Date	Flight line	Frame numbers
pre-1960	BC1437	24-26
pre-1960	BC1499	5-6
15 June 1962	BC5046	24-25
1967	15BC5261	90-92
30 June 1972	BC7407	47-49
30 June 1972	BC7409	134-136
22 July 1975	BC7754	290-293
July 1980	BCC249	204-205
1991	BCB91021	129-132, 68-66

GEOLOGICAL HAZARD ASSESSMENT CENTRE STAGE PHASE 2

page 16
08 38

3.2 Site Reconnaissance

As part of Golder's original terrain stability assessment work, Mr. Terry Rollerson P. Geo (Golder) made a preliminary site visit lasting about 2 hours, on 06 December 2005 in company with Mr. Vanstone and Mr. Don Gatley of Centre Stage Holdings Ltd. A second visit to inspect the steeper slopes within the subdivision area for about 7 hours was made on 29 December 2005 with Mr. David Vanstone of Centre Stage Holdings Ltd. These traverses are described in Golder (18 January 2006).

As part of the current scope of work, additional site visits by Mr. Rollerson were made in July 2006. These site visits occurred on July 11, 12, 13, and on July 15 – 27, 2006. Mr. Jeff Fillipone, P. Geo., (Golder) and Mr. Thor Simrose (Thor Simrose Contracting) accompanied Mr. Rollerson on July 12, 2006. Mr. Fillipone, Mr. Rollerson and Mr. Gatley also visited the property to inspect specific steep slope sites on 02 August 2006. The total cumulative field time for these visits amounted to about 40 hours including visits to both the Northeast ¼ of Section 3 except Parcel A (DD773261) and the Southwest ¼ section of Section 8 which was proposed for development earlier. Because of the time elapsed since the original fieldwork and the completion of the report Mr. Rollerson carried out additional site visits on the Northeast ¼ of Section 3 in February and March 2010.

The foot traverses within the subdivision concentrated on the steeper sections of the property including a series of steep sandstone and conglomerate bluffs, moderately to steeply sloping colluvial slopes intermixed with the bluffs and colluvial (talus) aprons formed at the base of the bluffs. These traverses ran roughly east southeast to east along the tops and bases of each of the main bedrock bluffs and along the bases of the dominant talus slopes. Limited foot and vehicle traverses occurred on the gently and moderately sloping portions of the property.

3.3 General Assessment Methods

The geological hazard assessment in large part follows the methodology outlined in the "Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia" (Association of British Columbia Professional Engineers and Geoscientists [APEGBC], 2006 as revised May 2008), but also takes direction from the "Guidelines for Terrain Stability Assessments in the Forest Sector" (APEGBC, 2003).

The field reconnaissance included a visual assessment of terrain features including surficial material and bedrock conditions, surface water conditions, vegetation, slope gradients and geomorphic processes encountered during our traverses through the property. Our assessment of the surficial material and bedrock conditions was based on visual examination of natural bedrock outcrops, natural surficial material and soil exposures and exposures along existing roads within the property. Our field observations reference lot numbers and topographic features. Much of the terminology used in this report to describe surficial materials (soils), slope processes and slope gradients follows Howes and Kenk, 1997. The terms blanket and veneer refer to surficial material mantles that are generally greater than one metre and less than one metre deep respectively. Basic measurements were made using clinometer, steel tape or hip chain, hand held laser rangefinder and geologic compass. In the assessment of geological hazards for Phase 2 no detailed slope stability analyses or subsurface investigations have been carried out.

page 17
08 38

GEOLOGICAL HAZARD ASSESSMENT CENTRE STAGE PHASE 2

Considering the lack of a comprehensive, long-term record of geological hazards in the area, hazard occurrences cannot be predicted by formal statistical analysis. Hence, a subjective assessment based on the opinion and judgement of knowledgeable professionals was used to rate the probability of occurrence, type and magnitude of significant geological hazards capable of affecting the site.

3.4 Fragmental Rock Fall Hazard Assessment Methodology

Fragmental rock fall¹ is characterized by the detachment of individual rock fragments from a steep rock slope and their gravitational downhill transport. There is evidence of previous fragmental rockfall from the steep sandstone and conglomerate bluffs on the property. Boulders of sandstone and conglomerate, 1 to 20 cubic metres in size, that appear to be derived from fragmental rockfall are located on the talus slopes and for a short distances out onto level or gently sloping areas beyond the lower edges of the talus aprons. On most bluffs there are potentially unstable blocks or slabs of sandstone or conglomerate. These blocks range in size from about 0.5 to 20+ cubic metres. Ongoing physical/chemical weathering process will continue to loosen and detach these blocks from the bluffs. Similarly, ground shaking during seismic events may result in future rockfall. Consequently, rockfall will continue to occur on these slopes and occasional blocks will likely travel downslope beyond the lower edges of the existing talus slopes.

Estimates of potential future rockfall runout distances are based on assessment of the distribution and extent of existing rockfall debris. There are at least two empirical methods that can be used to estimate rockfall runout distances and define rockfall hazard zones.

The rockfall runout method used for this study is described in Evans and Hungr (1993). Their study focused on 15 rockfall sites located in mountainous terrain in the southern interior of BC and coastal BC. The method relies on the determination of a "minimum rockfall shadow angle" defined as the angle between the top of a talus slope and the maximum limit of the rockfall shadow. The "rockfall shadow" is an area of scattered boulders located on level to gently sloping ground that extends beyond the lower edge of the talus slope. These boulders likely bounce and/or roll across the slopes beyond the lower edge of the main talus slope. Evans and Hungr found a minimum rockfall shadow angle of 27.5 degrees to be a reasonable first approximation of rockfall shadow limits. The method provides a maximum probable runout distance, which has not been exceeded at any of the 15 rockfall sites studied by Evans and Hungr and which does not require the determination of individual rockfall initiation and termination points.

A second empirical method, "rockfall fahrboschung" for estimating rockfall runout is dependent on the determination of the initiation and terminal points for individual rockfall events (see the description of a study by Onofri and Candian, 1971, in Evans and Hungr). The rockfall fahrboschung is the angle between the highest point on a rockfall source scar and the stopping point of the longest runout boulder for that particular rockfall. Onofri and Candian found this relationship to range from 28.4 to 40.7 degrees. Correlation of rockfall source scars with associated rockfall fragments, however, is not viable unless both the rockfall and the source scars are distinct and fresh (there are very few sites like this on Gabriola). Consequently, this approach was not suitable for the current study.

¹ The term landslides encompasses the term rockfall, but in the context of this report rockfall is considered separate from other types of landslides and the term landslide should be interpreted as referring to debris slides, debris avalanches and similar events and not rockfall.

Page 18

08 38

**GEOLOGICAL HAZARD ASSESSMENT
CENTRE STAGE PHASE 2**

Measurements of minimum rockfall shadow angles were made at a number of locations on the Gabriola site to confirm the Evans and Hungr 27.5 degrees minimum rockfall shadow angle. In the case of the subject property (and possibly elsewhere on Gabriola) the minimum rockfall shadow angles measured were consistently about 22 degrees. Consequently, a "Gabriola specific" minimum rockfall shadow angle of 22 degrees was adopted and applied to all determinations of rockfall shadow (hazard) zones where the slopes at the toe of the talus were relatively level. Minimum rockfall shadow angle lines were located (flagged) in the field by Golder and then ground surveyed by REA. The minimum rockfall shadow angle lines are identified on the subdivision map (lines E-E' and G-G'). The line H-H' defines the apparent eastern extent of bedrock outcrops and rock fall visible on the ground on the lower slopes of the property.

We did observe local areas where the hillsides on the lower portion of the property were gently to moderately sloping rather than level at the toe of a talus slope (or mixed colluvial and bedrock outcrop slope). In these cases rockfall runout distances did not necessarily conform to the local 22 degree minimum rockfall shadow angle relationship. Some individual rockfall fragments on these slopes appear to have traveled well beyond the point defined by the 22 degree, minimum rockfall shadow angle. In these cases, we carried out an extensive search of the slopes below the bluffs/talus to identify possible rockfall fragments with which to define a maximum rockfall shadow (runout) limit. These sites were restricted to the lower eastern slopes of the northeast ¼ of Section 3. In this area the observed rockfall appeared to stop on slopes ranging from 20 to 30 percent (11 to 17 degrees), consequently a 20 percent slope angle limit was adopted to define the likely limit of maximum rockfall runout on these specific hillsides.

The rockfall shadow hazard line should define an approximate 1:10,000 probability of an individual rockfall carrying beyond the defined rockfall shadow line within a single year. This probability is based on the assumption that it is at least 10,000 years since glacial ice left the area, the visible talus and individual rockfall fragments will have accumulated since that time. We suggest that the probability may be somewhat greater than 1:10,000 as the toe of the talus slope has likely extended out from the base of the slope some nominal distance so the rock fall fragments visible beyond the toe of the talus may well represent a period of accumulation less than 10,000 years.

In the case of both methods used to determine the rockfall shadow hazard line on the Gabriola site we recommend a 10-metre setback beyond the rockfall hazard line to define a "safe" building envelope boundary. If a property owner wishes relaxation of the rockfall shadow hazard line or of the building envelope setback distance so that they can build closer to the toe of a rockfall prone slope then a detailed geotechnical evaluation of potential rockfall runout distances and/or protective (mitigative) measures should be undertaken.

Limitations of the approach:

Preliminary clearing and road construction and previous logging activity may have altered the location of occasional rockfall fragments so that in some cases the location of specific fragments may not represent original rockfall runout locations. Similarly, some slopes below bluffs and talus slopes are composed of till containing some moderately large rock fragments consisting of a variety of rock types. Some of these fragments are sandstone. Due to the rounded nature of the edges of some local sandstone outcrops/bluffs and some of the rockfall fragments from these bluffs it is not always possible to distinguish individual rockfall fragments from rocks derived from the till. In cases where it was not possible to distinguish culturally moved rocks or rocks derived from till from rockfall fragments we assumed that the fragments were rockfall. This approach may have lead to overly conservative estimates of rockfall runout distances in a limited number of cases.

**GEOLOGICAL HAZARD ASSESSMENT
CENTRE STAGE PHASE 2**

page 19
08 38

On the lower slopes of the northeast ¼ of section 3, below the lower bluffs (i.e., lots 43 and 44), there are locally extensive areas of high, thick brush. In these areas it was difficult to establish minimum rockfall shadow angle limits or to search for and find rockfall fragments. We recommend further work to refine the current rockfall shadow limits when brush clearing takes place in these areas. For the interim period, we recommend that the building envelope setback from the minimum rockfall shadow line (G-G') be set at 20 metres in areas of heavy brush below the lower set of bluffs.

3.5 Bluff Top and Steep Slope Assessment Methodology

The second part of the geotechnical hazards assessment involved evaluation of stability conditions along the tops of the higher sandstone bluffs and longer mixed colluvial and bedrock slopes that border proposed building sites.

Most bluffs/scarps less than about 5 metres high and mixed colluvial and bedrock slopes steeper than about 30 degrees and 5 to 20 metres in downslope extent that occur locally within the subdivision are not specifically included in this assessment. It is unlikely that these slopes pose a significant landslide hazard. It is our understanding that any recommendations for geotechnical assessments for residential foundations are the responsibility of the building inspector. There are localized, short blocky colluvial (talus) slopes associated with some of these smaller bedrock bluffs/scarps indicating that fragmental rockfall has occasionally occurred along these slopes. The runout distances for this type of rockfall appear to be limited to a few metres.

The tops of bedrock bluffs generally higher than 5 metres and the tops of mixed colluvial and bedrock outcrop slopes equal to or steeper than about 30 degrees and with an downslope extent generally greater than 20 metres and that occur in proximity to the more significant bedrock bluffs were traversed and flagged. These flag lines were then ground surveyed by REA and are identified on the subdivision map (lines D-D' and F-F'). The "top of bluff" line was defined as the top of a clearly defined vertical or near vertical bedrock (bluff) surface or the first visible, prominent or open bedrock discontinuity (e.g., joint surface) back from the top edge of the bluff if there was no clearly defined bluff edge. The top of bluff line was placed behind (upslope of) any obviously detached blocks or indentations along the top of the bluff. In a few cases, a significant joint trace running parallel or sub-parallel to the main bluff surface, which was visibly associated with detached slabs or blocks on the bluff face was projected across soil slopes behind the main bluff face where there was no visible surface expression of the joint surface and flagged as the bluff top line. In these cases the "bluff top line" may be located several metres back from (upslope of) the apparent bluff top.

In the case of colluvial or mixed colluvial and rock outcrop slopes the "top of steep slope" line was placed along the most obvious break or change in slope at the top of the 30 degree (58 percent) or steeper than 30 degree slope. In most cases this change in slope is obvious, but in some cases it is indeterminate. In these indeterminate cases, a conservative judgment defines the "top of steep slope" line.

The dominant bedrock joint orientations (strike direction and dip angle), and characteristics along the bedrock bluffs were measured and recorded. Approximate bluff heights were determined with a hand held laser rangefinder.

Page 20

08 38

**GEOLOGICAL HAZARD ASSESSMENT
CENTRE STAGE PHASE 2**

Horizontal setback distances from the bluff and colluvial "top of slope" lines to define preliminary "safe" building envelopes for individual lots within the subdivision were developed for each significant bluff, colluvial or mixed colluvial and bedrock slope type. If a property owner wishes relaxation of the top of bluff setback distance so that they can build closer to the top edge of a bluff or steep colluvial slope then a detailed geotechnical investigation should be undertaken. The setback distances from the top of each sandstone bluff are based on a 1:1 relationship to estimated bluff height, unless bedrock structure indicated that a greater or lesser distance was appropriate (e.g., for bluffs equal to or less than 5 metres high the horizontal setback distance was set at 5 metres and for bluffs between 5 and 10 metres high the horizontal setback distance was set at 10 metres). In the case of steep, mixed colluvial and bedrock slopes the horizontal setback distance was set at 5 metres based on field observations that bedrock occurs at shallow depths (i.e., 1 to 2 metres) on most of these slopes.

The top of bluff setback is set to minimize the chance that a building foundation could be affected by or trigger a fragmental rockfall event. The top of steep colluvial slope setback is set to minimize the chance that a building foundation or fill might surcharge the slope sufficiently to initiate failure of the slope.

Setbacks for slope stability and rockfall hazard are not specified for the less than 5-metre high bedrock outcrops and short, steep (greater than 30 degrees and less than 20 metres long) colluvial or talus slopes that occur locally within the subdivision. It is our understanding that most of these sites occur at locations where residential construction is unlikely. A site-specific geotechnical evaluation should occur if residential construction is proposed in such areas.

4.0 GENERAL SITE CONDITIONS AND BACKGROUND

4.1 Terrain and Soils

Colluvial veneers and blankets and long, linear sandstone and conglomerate bluffs form the steeper, southwest facing portions of the property.

Within the northeast ¼ of section 3, there is a 10 to 20 metre high sandstone bluff and talus slope that trends east southeast through the southern portions of lots 42, 22 and 23. There is also a 15 to 20 metre high sandstone and conglomerate bluff and talus slope that trends east southeast through the southern portions of lots 34 to 37 and a mixed colluvial and exposed bedrock slope with small 1 to 5 metre high bluffs that extends east southeast along the southern slopes of lots 38 and 41. Both bluffs have associated moderately steep to steep colluvial slopes. Morainal materials (till) are present on gently sloping areas on the northern and eastern portions of this ¼ section. Glaciofluvial or marine gravels and sands are present on the eastern slopes of the property above the lower conglomerate bluffs and are also present along the toe of the slope in some areas below the lower talus slope.

**GEOLOGICAL HAZARD ASSESSMENT
CENTRE STAGE PHASE 2**

page 21
08 38

The steeper slopes are dominated by Saturna soils and exposed bedrock. Saturna soils are well- to rapidly-drained forest soils developed in shallow till or weathered sandstones and/or conglomerates on gently to moderately sloping surfaces and in colluvial materials derived from the sandstone and conglomerate on steeper surfaces (BC Soil Survey, 1990). Qualicum soils developed in gravely to sandy glaciofluvial, fluvial or marine deposits and Baynes soils developed variously in sandy fluvial, marine or eolian deposits occur locally. The lower slopes of the property contain areas of Galiano soils, Fairbridge soils and Brigatine soils. Galiano soils are well-drained soils developed in weathered shales and in shallow glacial materials overlying shales or siltstones. The Fairbridge soils are imperfectly-drained soils developed in silty to clayey marine deposits. Brigatine soils are imperfectly drained soils developed in sandy marine or fluvial deposits, but in this area they more likely occur in marine sediments.

Gently dipping sandstones and limited areas of conglomerate bedrock of the Upper Cretaceous Gabriola Formation of the Nanaimo Group underlie most of the property. Where exposed in higher vertical outcrops these rocks exhibit localized vertical and moderately to steeply dipping, south-facing joint or exfoliation surfaces. The bedding planes in the sandstones vary from horizontal to surfaces that dip gently out of or into the slope. The conglomerates are generally massive, but can be weakly bedded or jointed locally. These joint and exfoliation surfaces appear to control the periodic but localized rockfall that is evident on the rock bluffs throughout the property. The lower, very gently sloping areas of the property are underlain by siltstones and shales of the Northumberland Formation.

There was no definitive evidence of natural or logging related shallow landslide (e.g., debris slide, debris avalanche) activity visible on any of the areas of the property visited in the field.

There is evidence of ongoing rock fall activity on the sandstone and conglomerate bluffs. During the course of our field investigations we observed two instances where recent rock fall had damaged trees on the talus slopes above and including the upper slopes of lot 44.

There was no apparent evidence of recent shallow landslides on the historical air photos reviewed as part of this assessment. Nor is there evidence of large-scale, deep-seated landslides on these slopes. Soil creep and/or rock creep are likely present on the steeper colluvial slopes and there is some evidence for this in the presence of locally curved stems of some conifers on these slopes.

4.2 Timber Removal

Some localized timber harvesting has taken place on the property in the form of small patch cuts and selective removal of individual trees. Future timber removal on the property will likely follow a similar pattern. The clearing of trees was done to create views and building sites. Ground-based yarding using skidder or hoe forwarding systems and hand felling predominated. There is no sign of instability or significant surface erosion resulting from this harvesting. The property has been harvested twice before and all or part of the property burned by wildfire in the late 1940's (D. Vanstone, pers. comm., December 2005) and there is no indication of landslide activity associated with those events. The last time the property was extensively harvested was in the late 1980's or in 1990. Most of the second growth timber on the steeper slopes was not harvested at that time.

**GEOLOGICAL HAZARD ASSESSMENT
CENTRE STAGE PHASE 2**

Page 22
0838

4.3 Seismicity

The proposed subdivision is located within Seismic Zone 4 (on a scale of 0 to 6) of the current British Columbia and National Building Codes (NBC). The spectral acceleration associated with a Cascadia Subduction Zone earthquake having a 2 percent probability of exceedence in 50 years, ranges between about 0.1 and 1.03 with a peak ground acceleration of 0.51g for firm ground conditions². The Cascadia Subduction Zone earthquakes are not reflected on NBC maps. A Cascadia Subduction Zone earthquake could result in Zone 6 velocities being exceeded on Southern Vancouver Island.

It should be noted that the National Building Code of Canada has been revised (NBBCC 2005) and it is recommend that buildings be designed to a 1:2,475 year seismic event (2 percent in 50 year probability of exceedence). The British Columbia Building Code has recently been revised to reflect this same standard.

We consider that the area of potential development is underlain mainly by upland sediments of glacial or immediate post-glacial origin and/or bedrock and the potential for liquefaction is generally low. There are some gravelly to sandy glaciofluvial or marine (beach) deposits in the area that if water tables are high could be subject to a low to moderate liquefaction hazard, however there is no visible evidence of such events in the past. We recommend that prior to construction for residential purposes, appropriate geotechnical input be provided with respect to foundation design, including seismic considerations as per the BC Building Code 2006. It should be noted that seismic events may increase the potential for rockfall on the sandstone and conglomerate bluffs within the development area.

5.0 GEOLOGICAL HAZARD ASSESSMENT

5.1 Terrain Descriptions and Geological Hazard Interpretations

The following descriptions are of slopes within the property traversed or inspected to evaluate geological hazards. The spatial distribution of the terrain types described below corresponds to the lots outlined in the Phase 2 area (northeast ¼ of Section 3) on the property map attached to this report.

Lots 42 and 22

The southern portion of these two lots is formed by a steep slope that trends east-southeast and is composed of a sandstone bluff and shallow, discontinuous, well-to-rapidly drained rubbly colluvial veneers. Slope angles range from 70% to 90 degrees. The slope morphology ranges from irregular to uniform. The bluff ranges from 5 to 20 metres high within lot 42 and the bluff is about 15 metres high at the lot 22 property boundary. The bluff height within lot 22 ranges from about 15 meters high at the lot 42 property line to less than 10 metres high about 10 to 20 metres west of the lot 23 property line. The south-facing colluvial slopes above the top of the bluff have slope gradients of 10 to 20 percent. The sandstone in this area is massive to weakly bedded. The bedding planes, though poorly exposed, vary from dipping gently into the slope to dipping gently out of the slope. There are at least two sets of near-vertical joints, the first orientated generally at right-angles to and the second sub-parallel to the main face of the bluff which strikes at 110 to 130 degrees (see Table 4.1). These joints result in a number of large detached blocks located along portions of the upper slope of the bluff.

² Values derived from the Natural Resources Canada Earth Sciences Sector web site which provides interpolated 2005 National Building Code of Canada seismic hazard values for specified sites: http://earthquakecanada.nrcan.gc.ca/hazard/interpolator/index_e.php

GEOLOGICAL HAZARD ASSESSMENT CENTRE STAGE PHASE 2

pg 23
08 38

A well- to rapidly-drained blocky rubbly colluvial apron runs along the base of the rock bluff. Slope angles on this talus apron range from 50 to 70 percent. There is no evidence of landslide activity following the earlier logging on this slope. Natural rockfall occurs periodically along this slope, but we saw no evidence of recent activity.

The north-facing portions of these lots are mantled with shallow, well-drained, rubbly, weathered bedrock veneers and blankets, morainal veneers may occur locally. Gently sloping bedrock surfaces are exposed locally. Slope angles range from 5 to 15 percent. The slope is generally uniform (smooth) and planar to slightly convex.

We recommend that the top of bluff setbacks in this area be set at 20 metres north of the top of bluff line D-D' in lot 42 and 15 metres north of the top of bluff line D-D' in lot 22 based on the approximate maximum bluff heights in these two lots. As the bluff height varies significantly along these lots relaxation of the setback distances may be feasible locally. For example, the top of slope line in the western portion of lot 42 runs along the top of a steep colluvial slope rather than a rock bluff, so relaxation of the setback distance in this area may be quite feasible.

We recommend a rockfall hazard zone setback distance of 10 metres south of the rockfall hazard line E-E' (the setback may actually occur along the gently sloping northern property boundaries of lots 31 and 32).

The gently sloping areas within these lots with the exception of the setback areas are considered safe for residential construction.

Table 2: Bedrock Joint Characteristics Upper Bluff

Joint #	Dip Direction (°)	Dip Angle (°)	Persistence	Shape	Roughness	Joint Spacing (m)
1	200	03	continuous	wavy	rough	0.5-2
2	315	05	continuous	wavy	rough	0.5-2
3	205-215	70-90	continuous	wavy	rough	1-5
4	200-215	40-50	continuous	wavy	rough	2-5
5	200-215	25-30	continuous	wavy	rough	2-5
6	250-275	60-80	continuous	wavy - irregular	rough	1-5
7	150-175	30-80	discontinuous	wavy	rough	uncommon

Lot 23

This lot is mantled with a complex of well-drained veneers and blankets of rubbly weathered bedrock and morainal materials. Relatively smooth, gently sloping bedrock surfaces occur locally. Slope angles range from 5 to 10 percent on both the north slope and most of the south facing slope of this lot. The lower southern edge of the lot is moderately to steeply sloping and includes a low, near-vertical sandstone scarp and small talus slope in the southwest corner of the lot. The slope morphology is generally uniform (smooth) and the lateral curvature planar to weakly convex. There is no visible evidence of past landslide activity on these slopes, but there has been some rockfall from the low sandstone scarp.

This gently sloping lot is considered safe for residential construction, except for the small area on the lower southwest side of the lot that comprises the low sandstone bluff and small talus slope.

**GEOLOGICAL HAZARD ASSESSMENT
CENTRE STAGE PHASE 2**

page 24
08 38**Lots 24 to 26**

These lots are mantled with well-drained morainal blankets and veneers. Slope angles range from 5 to 10 percent on the upper portions of these southeast facing lots and 5 to 15 percent on the lower portions of the lots. The slope morphology is uniform to undulating and the lateral curvature varies from planar to slightly convex. There is no visible evidence of previous landslide activity on these slopes.

These lots are considered safe for residential development.

Lots 27, 39 and 40

These lots comprise well-drained morainal blankets and veneers. Slope angles range from 10 to 15 percent. The slope morphology is uniform and generally planar. These lots have a generally southerly aspect. There is no evidence of past natural or harvest related landside activity visible on these lots.

These lots are considered safe for residential development.

Lots 28 and 29

Well-drained morainal blankets and veneers mantle these south-facing slopes. Slope angles range from 10 to 20 percent on the upper portions of these lots and from 5 to 15 percent on the lower portions of these lots. The slope morphology is generally uniform and the lateral curvature planar.

These lots are considered safe for residential development.

Lots 30 and 31

Well-drained morainal blankets and veneers and lesser amounts of rubbly weathered bedrock veneers mantle these slopes. Minor deposits of sandy gravely glaciofluvial or marine deposits (e.g., beach ridges) may be present locally. Slope angles on these lots generally range from 5 to 15 percent but slopes of 20 percent may be present locally. These slopes are generally uniform and planar but may be slightly convex locally.

These lots are considered safe for residential development, with possible localized rockfall hazard as discussed below. The upper property boundary of lot 31 and a possibly a very small area within the northwest corner of lot 30 may fall within the rockfall hazard zone along the base of the upper rock bluff and talus slopes that form the southern edge of lot 22 and the southwest corner of lot 23. A setback of 10 metres is recommended along the lower boundary of the rockfall hazard line D-D' and this setback may intrude into limited areas of lots 31 and 30.

Lots 32 and 33

Well-drained morainal blankets and veneers mantle these slopes. Shallow veneers of weathered bedrock occur locally as do occasional, low (1-2 m high), discontinuous, moderately fractured, steep (70-90°), sandstone scarps. The slope morphology is generally uniform to undulating and the lateral slope curvature is planar. Slope angles range from 0 to 10 percent on the upper part of these lots and 5 to 15 percent on the mid and lower portions of the lots. The uppermost (northern) edges of these lots are within the rock fall shadow of the sandstone bluffs that bound the southwest edge of lot 42.

**GEOLOGICAL HAZARD ASSESSMENT
CENTRE STAGE PHASE 2**

Page 25
08 38

With the exception of the narrow rock fall hazard zone along the upper (northeast) edge of these lots noted above, this area is considered safe for residential development due to the very gentle slopes and well-drained soils. As noted above, we recommend a rockfall hazard zone setback distance of 10 metres south of the rockfall hazard line E-E' in the northern portions of these lots.

Lots 34 to 36

The upper and mid slopes of these lots comprise a mix of well-drained morainal blankets and veneers and shallow veneers of weathered sandstone. Slope angles range from 10 to 30 percent on this portion of the hillside. The slope morphology is uniform to irregular and benchy. The lateral curvature is planar to slightly convex. The upper slopes of these lots are considered safe for residential development due to the well-drained character of the soils and the gentle to moderate slope gradients.

The steep southern portions of these lots include both a very steep conglomerate and sandstone bluff with very shallow localized colluvial veneers and a deep, blocky rubbly colluvial apron that runs along the base of the bluff.

The bluff is primarily of conglomerate but the top few metres of the bluff are sandstone. Sandstone beds occur locally at the base of the bluff. Further east the bluff is dominantly sandstone. The bluff in this area ranges from about 10 to 20 metres high. The slope angles on the exposed bedrock surfaces range from 70 to 90 degrees and there are small overhangs locally. Slope angles on the shallow colluvial veneers range from 60 to 90 percent. The aspect of the bluff ranges from 220 to 230 degrees. Some bedding or bedding plane joints in the sandstones appear horizontal, others dip gently to moderately out of the slope (i.e. they dip southwest) and some dip gently into the slope (i.e., north to northeast). The conglomerates are generally massive, but the bedding planes in the sandstones range from 0.1 to 3 metres apart and can be discontinuous. Near vertical joints striking roughly north-south occur in the sandstones and are spaced at variable distances (i.e., 1 to 5 metres apart). There are near-vertical joints in the sandstones and in the conglomerates that parallel the orientation of the main rock face (i.e., they strike roughly east southeast, 110 degrees and 130 degrees). Table 3 provides descriptions of the dominant joints. The bluff is subject to ongoing rockfall, and there is limited evidence of relatively fresh rockfall activity. There are a few trees growing on the vertical portions of the rock bluff, but on the less steeply sloping areas along the top of the bluff trees are frequent.

We recommend that the top of bluff setbacks in this area be set at 20 metres north of the top of bluff line F-F' in lots 35 and 36, except that the setback can be 10 metres for the eastern 50 metres of lot 36 where the bluff is less than or equal to 10 metres high. The setback should be set at 10 metres north of the top of bluff line from the west side of lot 34 to within 50 metres of lot 35, as the top of bluff line in this area is located conservatively. For the final 50 metres of lot 34 to lot 35 the setback line should run slightly south of east to meet the 20-metre setback line at the lot 34-35 property line.

The colluvial apron at the base of the bluff is dominated by well- to rapidly-drained blocky rubbly materials in the areas where the sandstones predominate. In areas where the conglomerates dominate the bluff above, there are fewer large blocks and the colluvial soils include large numbers of rounded, pebble and cobble sized rocks that have weathered out of the conglomerates. Slope angles generally range from 50 to 70 percent but locally can reach 80 percent.

page 26
08 38

GEOLOGICAL HAZARD ASSESSMENT CENTRE STAGE PHASE 2

Table 3: Bedrock Joint Characteristics Lower Sandstone and Conglomerate Bluff

Joint #	Dip Direction (°)	Dip Angle (°)	Persistence	Shape	Roughness	Joint Spacing (m)
1	200	70-90	continuous	planar - wavy	rough	1 to 5+
2	150-160	80-90	continuous	wavy	rough	2 to 5+
3	110-120	80-90	continuous ³	planar - wavy	rough	rare
4	220-230	90	continuous	planar - wavy	rough	5+
5	130-135	≥65	continuous	wavy	rough	rare
6	015	-5 to +10	continuous	wavy	rough	bed thickness 1 to 3+

Lots 37 and 38

The upper and mid slopes of these lots are mantled with well- to moderately-well drained morainal blankets and veneers and locally with veneers of weathered bedrock. Well-drained glaciofluvial or marine gravels are present in portions of lot 38. Slope angles range from 5 to 30 percent.

The steeper slopes along the southern portions of these lots are dominated by well- to rapidly-drained, blocky rubbly colluvial materials, but a number of small, smooth to irregular sandstone and occasionally conglomerate outcrops and low bluffs also occur on the hillside. Slope angles on the lower portion of this slope generally range from 50 to 70 percent with localized benches and gently sloping areas with slope gradients in the range of 20 to 40 percent. Slope angles along the upper portions of the hillside generally range from 60 to 70 percent but are as steep as 90 degrees on some bedrock outcrops. The bedrock bluffs and outcrops are usually less than a metre in height but occasionally reach 5 to 6 metres high. These bedrock bluffs become higher towards the west. There is evidence of limited rockfall from some of the higher scarps. There is no evidence that past timber harvest has resulted in any landslide activity on this slope. A low sandstone bluff and/or moderately steep talus slope bounds the lower boundary of these lots. We recommend a setback of 5 metres from the top of bluff line on lot 37, but due to the irregular boundary along the top of the low bluff and the relatively weak character of the weathered sandstone and underlying conglomerate bedrock, foundation conditions should be evaluated by a geotechnical engineer at the time of construction if a house is located within 10 metres of the bluff. A 5-metre setback is recommended from the top of top of steep slope line on lot 38.

³ Where observed, this near vertical joint occurs in the sandstone beds below the conglomerate but does not penetrate up into the conglomerate.

**GEOLOGICAL HAZARD ASSESSMENT
CENTRE STAGE PHASE 2**

Page 27
08 38**Lot 41**

This lot is mantled with well-drained morainal materials on the gently sloping mid and upper slopes of the lot and glaciofluvial or marine gravels on the level to very gently sloping areas on the lower slopes of the lot. Slope angles range from 5 to 10 percent on the lower slopes and from 15 to 20 percent on the mid and upper slopes of the lot. These slopes are generally uniform and planar. These gentle slopes preclude any concern for landslide activity. A low sandstone and conglomerate bluff and colluvial slope bounds the lower boundary on the western side of this lot. We recommend a setback of 5 metres from the top of bluff line. East of the end of the low bluff tabular sandstone slabs exposed on the slope surface tilt slightly downslope (south), contrary to the normal gentle northerly dip of the bedding surfaces along the lower bluff. This contrary tilt suggests that the weak conglomerate beds underlying the upper sandstone beds have disintegrated⁴ or were eroded by wave action as the land surface rebounded at the end of the last glaciation. Portions of this area are currently included within or about the geological hazard zone, but no additional setback is recommended from the top of slope line. If construction is proposed within this area then the foundation conditions should be evaluated by a geotechnical engineer as the sandstone slabs may be loose.

Lot 43

This lot extends from the lower development boundary to the eastern edge of the lower bluff line. The bluff in this area is rarely higher than about 5 metres and extends about halfway across the upper boundary of the lot.

The slopes that form the upper one third of the lot are dominated by well- to moderately well-drained morainal and gravely marine materials. Slope angles in this area generally range from 25 to 35 percent. Locally the colluvial slopes below the low sandstone bluff reach slope angles of 50 to 60 percent. These slopes are uniform and generally planar. There is no evidence of previous landslide activity on these slopes. There is some rockfall hazard on the western portion of the slope downslope and slightly east of the end of the low sandstone bluff. The rockfall hazard zone extends east of the end of the bluff as rolling rocks tend to run at an angle rather than straight downhill. Lower on the slope there were some apparent rockfall fragments east of the eastern end of the bluff. Some of these rock fragments may result from wave erosion at the end of the last glaciation, not rock fall, so the rock fall hazard line in this area may be conservative.

The lower two thirds of the lot are dominated by well- to moderately well-drained, pebbly sandy to cobbly gravely marine sediments. Imperfectly-drained silty clayey to pebbly silty clayey marine sediments are present along the lower slopes of lot 43 immediately north of the southern property boundary. These materials are generally greater than a metre deep, but areas of shallow soil over shales and siltstones of the Northumberland Formation can be expected. Slope angles in this area generally range from 5 to 15 percent. These slopes tend to be uniform and planar.

We recommend an initial 20 metre building envelope setback downslope of the rockfall shadow line G-G' until such time as thinning of the tree and brush cover improves visibility sufficiently to allow a more accurate delineation of this line and a nominal 5 metre setback from line H-H'. The gentle to moderate slopes that comprise this lot outside the hazard lines and setbacks are considered safe for residential development.

⁴ At one or two location, further west along the top of the lower bluffs, we have observed tilted sandstone slabs overlying voids where most of the underlying conglomerate bed is gone, but small, residual columns of conglomerate still support the sandstone slab.

**GEOLOGICAL HAZARD ASSESSMENT
CENTRE STAGE PHASE 2**

page 28
08 38**Lot 44**

This lot occupies a gently sloping area on the lower slopes of the development, mantled with well- to moderately well-drained, pebbly to cobbly sandy marine deposits. Locally, these materials may comprise wave washed till or wave washed glaciofluvial deposits. These materials are generally more than a meter deep, but locally can be shallow over shales, siltstones and occasional sandstone beds of the Northumberland Formation. Locally these materials may overly till. Slope angles generally range from 5 to 10 percent, but locally slopes can reach 30 percent for short distances. These slopes are generally uniform and planar, but locally in the upper northwest corner of the lot these slopes are gently undulating. There is no evidence of landslide activity on or affecting these slopes. The upper portion of the lot may extend into the rockfall shadow (hazard zone) at the base of the talus slope that runs along the lower line of bluffs. As described above (Section 3.4) we recommend an initial 20 metre building envelope setback downslope of the rockfall shadow line until such time as thinning of the tree and brush cover improves visibility sufficiently to allow a more accurate delineation of this line. The gentle slopes that comprise this lot outside the hazard lines and setbacks are considered safe for residential development.

Lot 45

This lot occupies a gently sloping area on the lower slopes of the development, mantled with well- to moderately well-drained to locally imperfectly-drained, cobbly pebbly sandy to pebbly silty sandy marine deposits. Locally, these materials may comprise wave washed morainal deposits. Imperfectly-drained silty clayey to pebbly silty clayey marine sediments may occur along the lower slopes of lot 45 north of the southern property boundary. These materials are generally less than a meter deep and can be quite shallow over the shales, siltstones and occasional sandstone beds of the Northumberland Formation. Locally these materials may overly till. Slope angles generally range from 5 to 10 percent. These gentle slopes preclude concern for landslide activity. These slopes are considered safe for residential development.

**GEOLOGICAL HAZARD ASSESSMENT
CENTRE STAGE PHASE 2**

pg 28
0838

6.0 SUMMARY CONCLUSIONS AND RECOMMENDATIONS

The lack of evidence of large scale, deep-seated landslides on these slopes indicates that the probability of large-scale, deep-seated landslides appears to be very low under current (and previous post-glacial) climatic and physical conditions. The lack evidence of such activity since the end of the Fraser Glaciation in this area about 10,000 years ago suggests an annual probability of occurrence of such events of less than 1: 10,000.

Because of the often deeply weathered, and the moderately- to well-fractured or exfoliated character of the local sandstone and conglomerate bedrock, we recommend that prior to construction for residential purposes, additional geotechnical investigation be undertaken to determine the physical characteristics of the bedrock, where bedrock is at or near surface and to provide geotechnical input to the design of appropriate foundations. Similarly, setbacks for slope stability and rockfall hazard are not specified for the less than 5-metre high bedrock outcrops and short, steep (≥ 30 degrees) colluvial or talus slopes that occur locally within the subdivision. Golder recommends a site-specific geotechnical evaluation for these hazards as well as foundation conditions if residential construction is proposed in such areas.

A significant seismic event, such as that having a 2 percent probability of occurrence in 50 years (i.e., 1:2475-year event), could result in localized landslides on the steeper slopes within the subdivision. However considering that there have been many such events over the last approximately 10,000 years since deglaciation in this area, without obvious evidence of significant landslide activity, we consider the likelihood of a seismically induced landslide on these slopes to be low (i.e., less than 1:10,000 annually). With respect to rockfall there certainly exists a possibility that seismic activity has and could result in rockfall activity. It is our professional opinion that the rockfall runout hazard limits established for the property will suffice for rockfall generated by seismic activity as well as rockfall resulting from physical and chemical weathering.

A detailed, site specific assessment of geotechnical hazards and foundation conditions, including recommendations for suitable mitigation to protect residences from geotechnical hazards is recommended if residential construction is proposed within any of the building (geotechnical hazard) setback zones or on any of the moderately steep to steep bedrock or colluvial slopes within the subdivision area.

There were no apparent geotechnical hazards within the gently to moderately sloping terrain located outside the building envelope setback zones and designated geotechnical hazard zones.

Previous harvesting on the moderately sloping areas on this property has not resulted in any landslide activity so timber removal for building sites, or to develop views, should result in a low likelihood of landslide activity. Similarly the likelihood of natural landslide activity should be low. Occasional post-harvest landslide activity is not unknown on similar terrain on nearby Vancouver Island, although generally in wetter climates than found on Gabriola Island. Rollerson, et al. (2002), report post-harvest landslide probabilities from southwestern Vancouver Island of about 5 percent on terrain with slope angles between 20 and 30 degrees, so landslide activity resulting from timber removal cannot be entirely discounted. If the assumption is made that harvest related landslides on Vancouver Island recur each forest rotation (e.g. every 50 years) the post-harvest landslide rates noted above could equate to a landslide probability of 0.001 per year or 1:1000 annually on terrain with slopes between 20 and 30 degrees and less than 1:1000 on slopes less than 20 degrees. As the climate at the Gabriola site is drier, the natural or harvest-related landslide probabilities on similar slopes on the Gabriola site should be less than those suggested above.

**GEOLOGICAL HAZARD ASSESSMENT
CENTRE STAGE PHASE 2**

pg 30

of 38

Avoid discharging concentrated drainage, such as from roof rainwater leaders, perimeter drains, or other sources onto the moderately steeply sloping to steeply sloping areas within the subdivision as this could lead to slope failure.

Do not raise grade, create fills or spoil waste materials on any moderately steep to steeply sloping terrain or within building envelope setback zones without the approval of a geotechnical engineer.

Should any signs of future slope instability such as landslides, tension cracks, or significant surface soil erosion be observed on any of the moderately sloping to steeply sloping terrain within individual lots or within the building envelope setback zones, the owner(s) should contact a qualified geotechnical/geological engineer or engineering geologist to assess the situation.

It is our professional opinion that the land outside the identified geotechnical hazard zones and setbacks may be used safely for the use intended (i.e. construction of permanent single family residences) and will not result in a net increase in geotechnical hazards within or immediately adjacent to the subject property, provided the recommendations provided herein are properly implemented.

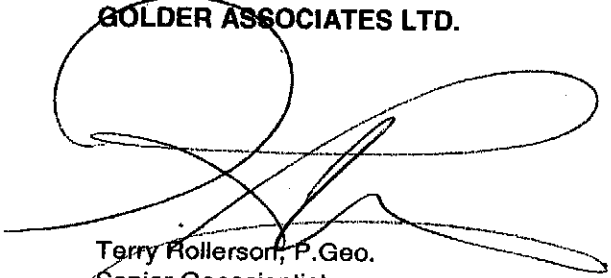
7.0 CLOSURE

We trust that the information provided in this report is sufficient for your immediate needs. If you have any questions about this report, please contact us.

Yours truly,

GOLDER ASSOCIATES LTD.

Reviewed by:



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Principal and Senior Geotechnical Engineer

TR/MGG/smh

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21 May 2010

**GEOLOGICAL HAZARD ASSESSMENT
CENTRE STAGE PHASE 2**

page 38
08 38**REFERENCES**

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**GEOLOGICAL HAZARD ASSESSMENT
CENTRE STAGE PHASE 2**

Page 32

08 38

SLOPE CLASS DEFINITIONS

Level or plain – slopes between 0 and 5 percent (0 and 3 degrees)

Gentle – slopes between 6 and 26 percent (4 and 15 degrees)

Moderate slope - slopes between 27 and 49 percent (16 and 26 degrees)

Moderately steep - slopes between 50 and 70 percent (27 and 35 degrees)

Steep – slopes steeper than 70 percent (35 degrees)

page 33
08 38

**GEOLOGICAL HAZARD ASSESSMENT
CENTRE STAGE PHASE 2**

IMPORTANT INFORMATION AND LIMITATIONS OF THIS REPORT

Standard of Care: Golder Associates Ltd. (Golder) has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the engineering and science professions currently practicing under similar conditions in the jurisdiction in which the services are provided, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied is made.

Basis and Use of the Report: This report has been prepared for the specific site, design objective, development and purpose described to Golder by the Client. The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location. Any change of site conditions, purpose, development plans or if the project is not initiated within eighteen months of the date of the report may alter the validity of the report. Golder can not be responsible for use of this report, or portions thereof, unless Golder is requested to review and, if necessary, revise the report.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder's express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the client, Golder may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder. The report, all plans, data, drawings and other documents as well as all electronic media prepared by Golder are considered its professional work product and shall remain the copyright property of Golder, who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder. The Client acknowledges that electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client can not rely upon the electronic media versions of Golder's report or other work products.

The report is of a summary nature and is not intended to stand alone without reference to the instructions given to Golder by the Client, communications between Golder and the Client, and to any other reports prepared by Golder for the Client relative to the specific site described in the report. In order to properly understand the suggestions, recommendations and opinions expressed in this report, reference must be made to the whole of the report. Golder can not be responsible for use of portions of the report without reference to the entire report.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project. The extent and detail of investigations, including the number of test holes, necessary to determine all of the relevant conditions which may affect construction costs would normally be greater than has been carried out for design purposes. Contractors bidding on, or undertaking the work, should rely on their own investigations, as well as their own interpretations of the factual data presented in the report, as to how subsurface conditions may affect their work, including but not limited to proposed construction techniques, schedule, safety and equipment capabilities.

**GEOLOGICAL HAZARD ASSESSMENT
CENTRE STAGE PHASE 2**

page 34
08 38**IMPORTANT INFORMATION AND LIMITATIONS OF THIS REPORT (CON'T)**

Soil, Rock and Groundwater Conditions: Classification and identification of soils, rocks, and geologic units have been based on commonly accepted methods employed in the practice of geotechnical engineering and related disciplines. Classification and identification of the type and condition of these materials or units involves judgment, and boundaries between different soil, rock or geologic types or units may be transitional rather than abrupt. Accordingly, Golder does not warrant or guarantee the exactness of the descriptions.

Special risks occur whenever engineering or related disciplines are applied to identify subsurface conditions and even a comprehensive investigation, sampling and testing program may fail to detect all or certain subsurface conditions. The environmental, geologic, geotechnical, geochemical and hydrogeologic conditions that Golder interprets to exist between and beyond sampling points may differ from those that actually exist. In addition to soil variability, fill of variable physical and chemical composition can be present over portions of the site or on adjacent properties. The professional services retained for this project include only the geotechnical aspects of the subsurface conditions at the site, unless otherwise specifically stated and identified in the report. The presence or implication(s) of possible surface and/or subsurface contamination resulting from previous activities or uses of the site and/or resulting from the introduction onto the site of materials from off-site sources are outside the terms of reference for this project and have not been investigated or addressed.

Soil and groundwater conditions shown in the factual data and described in the report are the observed conditions at the time of their determination or measurement. Unless otherwise noted, those conditions form the basis of the recommendations in the report. Groundwater conditions may vary between and beyond reported locations and can be affected by annual, seasonal and meteorological conditions. The condition of the soil, rock and groundwater may be significantly altered by construction activities (traffic, excavation, groundwater level lowering, pile driving, blasting, etc.) on the site or on adjacent sites. Excavation may expose the soils to changes due to wetting, drying or frost. Unless otherwise indicated the soil must be protected from these changes during construction.

Sample Disposal: Golder will dispose of all uncontaminated soil and/or rock samples 90 days following issue of this report or, upon written request of the Client, will store uncontaminated samples and materials at the Client's expense. In the event that actual contaminated soils, fills or groundwater are encountered or are inferred to be present, all contaminated samples shall remain the property and responsibility of the Client for proper disposal.

Follow-Up and Construction Services: All details of the design were not known at the time of submission of Golder's report. Golder should be retained to review the final design, project plans and documents prior to construction, to confirm that they are consistent with the intent of Golder's report.

During construction, Golder should be retained to perform sufficient and timely observations of encountered conditions to confirm and document that the subsurface conditions do not materially differ from those interpreted conditions considered in the preparation of Golder's report and to confirm and document that construction activities do not adversely affect the suggestions, recommendations and opinions contained in Golder's report. Adequate field review, observation and testing during construction are necessary for Golder to be able to provide letters of assurance, in accordance with the requirements of many regulatory authorities. In cases where this recommendation is not followed, Golder's responsibility is limited to interpreting accurately the information encountered at the borehole locations, at the time of their initial determination or measurement during the preparation of the Report.

**GEOLOGICAL HAZARD ASSESSMENT
CENTRE STAGE PHASE 2**

Page 35
08 38**IMPORTANT INFORMATION AND LIMITATIONS OF THIS REPORT (CON'T)**

Changed Conditions and Drainage: Where conditions encountered at the site differ significantly from those anticipated in this report, either due to natural variability of subsurface conditions or construction activities, it is a condition of this report that Golder be notified of any changes and be provided with an opportunity to review or revise the recommendations within this report. Recognition of changed soil and rock conditions requires experience and it is recommended that Golder be employed to visit the site with sufficient frequency to detect if conditions have changed significantly.

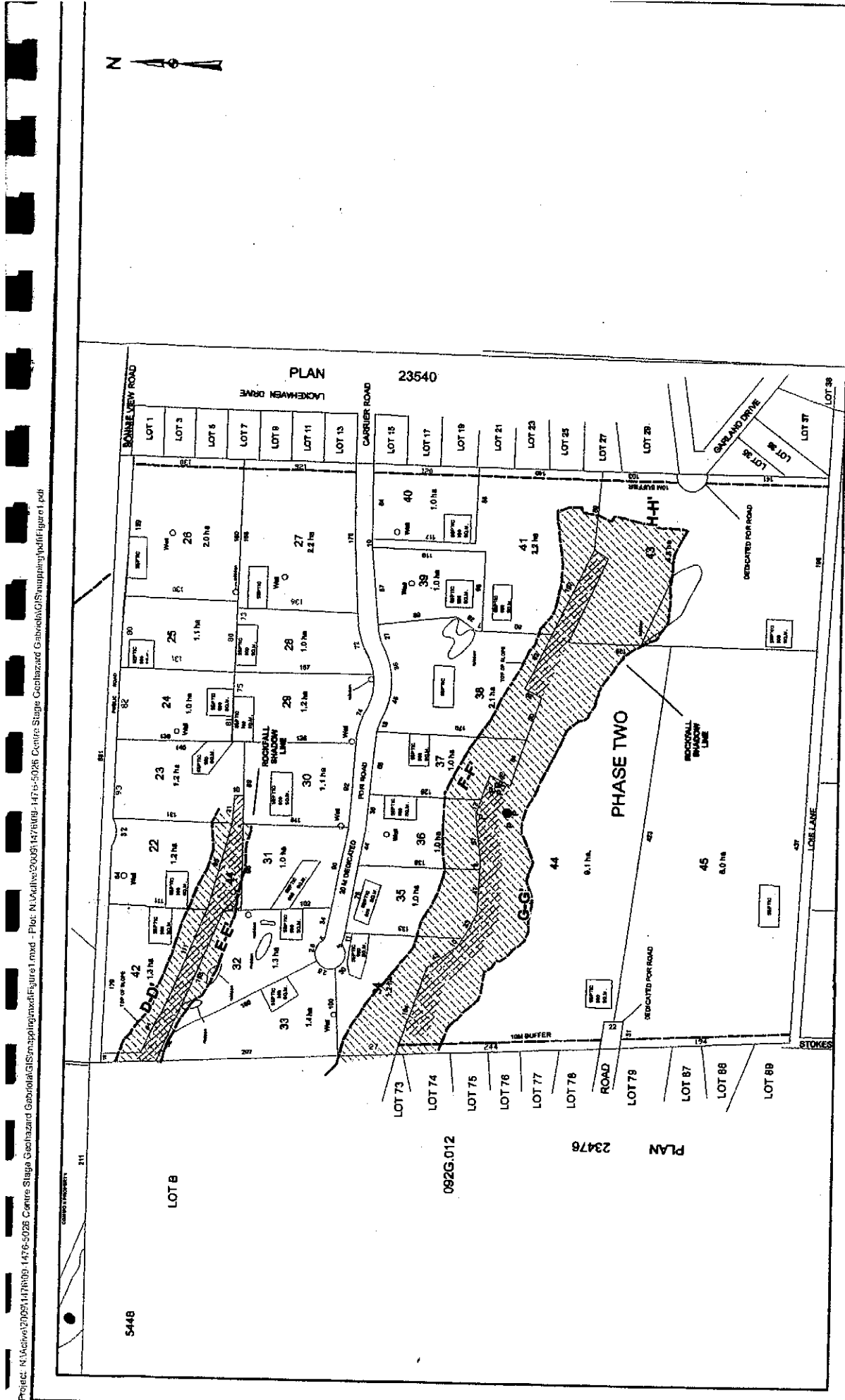
Drainage of subsurface water is commonly required either for temporary or permanent installations for the project. Improper design or construction of drainage or dewatering can have serious consequences. Golder takes no responsibility for the effects of drainage unless specifically involved in the detailed design and construction monitoring of the system.

**GEOLOGICAL HAZARD ASSESSMENT
CENTRE STAGE PHASE 2**

Page 35

08 38

FIGURES



LEGEND

— LOT BOUNDARIES

--- ROCKFALL SHADOW LINE

/// STEEP SLOPE AND ROCKFALL HAZARD ZONES IDENTIFIED BY GOLDBER ASSOCIATES LTD.

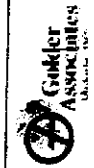
REFERENCE

Digital data provided by the client.
Projection: Transverse Mercator Datum: NAD 83 Coordinate System: UTM Zone 10

125 0 125
SCALE 1:8,000
METRES

PROJECT
PHASE TWO CENTRE STAGE HOLDINGS -
GABRIOLA ISLAND

TITLE
STEEP SLOPE AND ROCKFALL
HAZARD ZONES



PROJECT NO.	09-1476-0028	SCALE	AS SHOWN
DESIGN	TR	04 Mar 2010	
CHK	TR	04 Mar 2010	
APP	TR	04 Mar 2010	
DATE	04	17 May 2010	

FIGURE 1

Page 38
08 38

At Golder Associates we strive to be the most respected global group of companies specializing in ground engineering and environmental services. Employee owned since our formation in 1980, we have created a unique culture with pride in ownership, resulting in long-term organizational stability. Golder professionals take the time to build an understanding of client needs and of the specific environments in which they operate. We continue to expand our technical capabilities and have experienced steady growth with employees now operating from offices located throughout Africa, Asia, Australasia, Europe, North America and South America.

Africa	+ 27 11 254 4800
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South America	+ 55 21 3095 9500

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Canada
T: +1 (250) 881 7372



**LAND TITLE ACT
FORM DECLARATION****Related Document Number: CA2923794**

PAGE 1 OF 1 PAGES

Your electronic signature is a representation that: you are a subscriber as defined by the Land Title Act, RSBC 1996, C.250, the original or where designated by the Director, a true copy of the supporting document is in your possession and that the summary of the material facts set out in this declaration accurately reflects the material facts set out in each supporting document and if a supporting document is evidenced by an imaged copy the material facts of the supporting document are set out in the imaged copy of it attached. Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the Land Title Act.

**Ronald
Leonard Morin
UNYLGW**

Digitally signed by Ronald Leonard Morin UNYLGW
DN: c=CA, cn=Ronald Leonard Morin UNYLGW, o=Lawyer, ou=Verify ID at www.juricert.com/LKUP.cfm?id=UNYLGW
Date: 2012.12.20 09:36:59 -08'00'

I, RONALD L. MORIN, Barrister and Solicitor of 15245 - 18 Avenue, Surrey, B.C. V4A 1W9, Declare that due to a clerical error:

On the Form C Priority Agreement, Page 1, Section 5. (Transferor(s), the Grantors ISLAND SAVINGS CREDIT UNION (Inc. No. FI 29) and R.G.R. LEGACY HOLDINGS LTD. (Inc. No. 0775435) were inadvertently not joined in as Transferors.

Page 1, Section 5. (Transferor(s): of the Form C Priority Agreement should read as follows:

CENTRE STAGE HOLDINGS LTD. (Inc. No. 204577), ISLAND SAVINGS CREDIT UNION (Inc. No. FI 29) having its head office at 499 Canada Avenue, Duncan B.C., V9L 1T7 and R.G.R. LEGACY HOLDINGS LTD. (Inc. No. 0775435) having a registered and records office at 15245-18th Avenue, Surrey, BC, V4A 1W9

On the Form C, Page 1, Section 6 Transferees, the Grantors ISLAND SAVINGS CREDIT UNION (Inc. No. FI 29) and R.G.R. LEGACY HOLDINGS LTD. (Inc. No. 0775435) were inadvertently joined in as Transferees. The addition of ISLAND SAVINGS CREDIT UNION (Inc. No. FI 29) having its head office at 499 Canada Avenue, Duncan B.C., V9L 1T7 and R.G.R. LEGACY HOLDINGS LTD. (Inc. No. 0775435) having a registered and records office at 15245-18th Avenue, Surrey, BC, V4A 1W9 in this Section 6 should be deleted.

All Parties hereto agree to the Amendment.

I make this Declaration and know it to be true based on personal information.

RONALD L. MORIN
Barrister & Solicitor
15245 - 18 Avenue
Surrey, BC V4A 1W9

NOTE:

A Declaration cannot be used to submit a request to the Registrar for the withdrawal of a document.

Fee Collected for Document: \$0.00

APPENDIX D

Landslide Assessment Assurance Statements

APPENDIX D: LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Note: This Statement is to be read and completed in conjunction with the "APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia", March 2006/Revised September 2008 ("APEGBC Guidelines") and the "2006 BC Building Code (BCBC 2006)" and is to be provided for *landslide assessments* (not floods or flood controls) for the purposes of the Land Title Act, Community Charter or the Local Government Act. Italicized words are defined in the APEGBC Guidelines.

To: The Approving Authority

Date:

19 May 2021

Islands Trust - Northern Office
700 North Road, Gabriola, BC. V0R 1X3

Jurisdiction and address

With reference to (check one):

- ☐ Land Title Act (Section 86) – Subdivision Approval
- ☒ Local Government Act (Sections 919.1 and 920) – Development Permit
- ☐ Community Charter (Section 56) – Building Permit
- ☐ Local Government Act (Section 910) – Flood Plain Bylaw Variance
- ☐ Local Government Act (Section 910) – Flood Plain Bylaw Exemption
- ☐ British Columbia Building Code 2006 sentences 4.1.8.16 (8) and 9.4 4.4.(2) (Refer to BC Building and Safety Policy Branch Information Bulletin B10-01 issued January 18, 2010)

For the Property:

North East 1/4 of Section 3, Gabriola Island, Nanaimo District, except
Parcel A (DD773261) and except Part in Plans EPP19453 and EPP6666
PID 003 134 806, 1905 Stokes Rd., V0R 1X2

The undersigned hereby gives assurance that he/she is a *Qualified Professional* and is a *Professional Engineer or Professional Geoscientist*.

I have signed, sealed and dated, and thereby certified, the attached *landslide assessment* report on the Property in accordance with the *APEGBC Guidelines*. That report must be read in conjunction with this Statement. In preparing that report I have:

Check to the left of applicable items

- ☒ 1. Collected and reviewed appropriate background information
- ☒ 2. Reviewed the proposed *residential development* on the Property
- ☒ 3. Conducted field work on and, if required, beyond the Property
- ☒ 4. Reported on the results of the field work on and, if required, beyond the Property
- ☒ 5. Considered any changed conditions on and, if required, beyond the Property
- 6. For a *landslide hazard analysis* or *landslide risk analysis* I have:
 - ☒ 6.1 reviewed and characterized, if appropriate, any *landslide* that may affect the Property
 - ☒ 6.2 estimated the *landslide hazard*
 - ☒ 6.3 identified existing and anticipated future *elements at risk* on and, if required, beyond the Property
 - ☒ 6.4 estimated the potential *consequences* to those *elements at risk*
- 7. Where the Approving Authority has adopted a *level of landslide safety* I have:
 - ☒ 7.1 compared the *level of landslide safety* adopted by the Approving Authority with the findings of my investigation
 - ☒ 7.2 made a finding on the *level of landslide safety* on the Property based on the comparison
 - ☒ 7.3 made recommendations to reduce *landslide hazards* and/or *landslide risks*
- 8. Where the Approving Authority has **not** adopted a *level of landslide safety* I have:

- ☒ 8.1 described the method of *landslide hazard analysis* or *landslide risk analysis* used
- ☒ 8.2 referred to an appropriate and identified provincial, national or international guideline for *level of landslide safety*
- ☒ 8.3 compared this guideline with the findings of my investigation
- ☒ 8.4 made a finding on the *level of landslide safety* on the Property based on the comparison
- ☒ 8.5 made recommendations to reduce *landslide hazards* and/or *landslide risks*
- ☒ 9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections.

Based on my comparison between

Check one

- ☐ the findings from the investigation and the adopted *level of landslide safety* (item 7.2 above)
- ☒ the appropriate and identified provincial, national or international guideline for *level of landslide safety* (item 8.4 above)

I hereby give my assurance that, based on the conditions^[1] contained in the attached *landslide assessment* report,

Check one

- ☐ for subdivision approval, as required by the Land Title Act (Section 86), "that the land may be used safely for the use intended"

Check one

- ☐ with one or more recommended registered covenants.
- ☐ without any registered covenant.

- ☒ for a development permit, as required by the Local Government Act (Sections 919.1 and 920), my report will "assist the local government in determining what conditions or requirements under [Section 920] subsection (7.1) it will impose in the permit".
- ☐ for a building permit, as required by the Community Charter (Section 56), "the land may be used safely for the use intended"

Check one

- ☐ with one or more recommended registered covenants.
- ☐ without any registered covenant.

- ☐ for flood plain bylaw variance, as required by the "Flood Hazard Area Land Use Management Guidelines" associated with the Local Government Act (Section 910), "the development may occur safely".
- ☐ for flood plain bylaw exemption, as required by the Local Government Act (Section 910), "the land may be used safely for the use intended".

Terry Rolletson, P. Geo., P. D. Eng.
Name (print)

19 May 2021
Date

[Signature]
Signature

^[1] When seismic slope stability assessments are involved, *level of landslide safety* is considered to be a "life safety" criteria as described in the National Building Code of Canada (NBCC 2005), Commentary on Design for Seismic Effects in the User's Guide, Structural Commentaries, Part 4 of Division B. This states:

"The primary objective of seismic design is to provide an acceptable level of safety for building occupants and the general public as the building responds to strong ground motion; in other words, to minimize loss of life. This implies that, although there will likely be extensive structural and non-structural damage, during the DGM (design ground motion), there is a reasonable degree of confidence that the building will not collapse nor will its attachments break off and fall on people near the building. This performance level is termed 'extensive damage' because, although the structure may be heavily damaged and may have lost a substantial amount of its initial strength and stiffness, it retains some margin of resistance against collapse".

APPENDIX D: LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Note: This Statement is to be read and completed in conjunction with the "APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia", March 2006/Revised September 2008 ("APEGBC Guidelines") and the "2006 BC Building Code (BCBC 2006)" and is to be provided for *landslide assessments* (not floods or flood controls) for the purposes of the Land Title Act, Community Charter or the Local Government Act. Italicized words are defined in the APEGBC Guidelines.

To: The Approving Authority

Date: 19 May 2021

Ministry of Transportation and Infrastructure

Vancouver Island District, 2100 Lebieux Rd. Nanaimo, BC. V9T 6E9

Jurisdiction and address

With reference to (check one):

- ☒ Land Title Act (Section 86) – Subdivision Approval
- ☐ Local Government Act (Sections 919.1 and 920) – Development Permit
- ☐ Community Charter (Section 56) – Building Permit
- ☐ Local Government Act (Section 910) – Flood Plain Bylaw Variance
- ☐ Local Government Act (Section 910) – Flood Plain Bylaw Exemption
- ☐ British Columbia Building Code 2006 sentences 4.1.8.16 (8) and 9.4.4.4.(2) (Refer to BC Building and Safety Policy Branch Information Bulletin B10-01 issued January 18, 2010)

For the Property:

NE 1/4 of Section 3, Gabriola Island, Nanaimo District, except
Parcel A (DD773261) and except Part in Plans EPP19453 and EPP6666.

Legal description and civic address of the Property

PID 003 134 806, 1905 Stokes Rd., VOR 1X2

The undersigned hereby gives assurance that he/she is a *Qualified Professional* and is a *Professional Engineer* or *Professional Geoscientist*.

I have signed, sealed and dated, and thereby certified, the attached *landslide assessment* report on the Property in accordance with the *APEGBC Guidelines*. That report must be read in conjunction with this Statement. In preparing that report I have:

Check to the left of applicable items

- ☒ 1. Collected and reviewed appropriate background information
- ☒ 2. Reviewed the proposed *residential development* on the Property
- ☒ 3. Conducted field work on and, if required, beyond the Property
- ☒ 4. Reported on the results of the field work on and, if required, beyond the Property
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- 6. For a *landslide hazard analysis* or *landslide risk analysis* I have:
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- 7. Where the *Approving Authority* has adopted a *level of landslide safety* I have:
 - ☒ 7.1 compared the *level of landslide safety* adopted by the *Approving Authority* with the findings of my investigation
 - ☒ 7.2 made a finding on the *level of landslide safety* on the Property based on the comparison
 - ☒ 7.3 made recommendations to reduce *landslide hazards* and/or *landslide risks*

8. Where the *Approving Authority* has **not** adopted a *level of landslide safety* I have:

- ☒ 8.1 described the method of *landslide hazard analysis* or *landslide risk analysis* used
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- ☒ 8.5 made recommendations to reduce *landslide hazards* and/or *landslide risks*
- ☒ 9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections.

Based on my comparison between

Check one

- ☐ the findings from the investigation and the adopted *level of landslide safety* (item 7.2 above)
- ☒ the appropriate and identified provincial, national or international guideline for *level of landslide safety* (item 8.4 above)

I hereby give my assurance that, based on the conditions^[1] contained in the attached *landslide assessment report*,

Check one

- ☒ for subdivision approval, as required by the Land Title Act (Section 86), "that the land may be used safely for the use intended"

Check one

- ☐ with one or more recommended registered covenants.
- ☐ without any registered covenant.

- ☐ for a development permit, as required by the Local Government Act (Sections 919.1 and 920), my report will "assist the local government in determining what conditions or requirements under [Section 920] subsection (7.1) it will impose in the permit".
- ☐ for a building permit, as required by the Community Charter (Section 56), "the land may be used safely for the use intended"

Check one

- ☐ with one or more recommended registered covenants.
- ☐ without any registered covenant.

- ☐ for flood plain bylaw variance, as required by the "Flood Hazard Area Land Use Management Guidelines" associated with the Local Government Act (Section 910), "the development may occur safely".
- ☐ for flood plain bylaw exemption, as required by the Local Government Act (Section 910), "the land may be used safely for the use intended".

Terry Rolleston DGeo., P.L. Eng.

Name (print)

Signature

Date

19 May 2021

^[1] When seismic slope stability assessments are involved, *level of landslide safety* is considered to be a "life safety" criteria as described in the National Building Code of Canada (NBCC 2005), Commentary on Design for Seismic Effects in the User's Guide, Structural Commentaries, Part 4 of Division B. This states:

"The primary objective of seismic design is to provide an acceptable level of safety for building occupants and the general public as the building responds to strong ground motion; in other words, to minimize loss of life. This implies that, although there will likely be extensive structural and non-structural damage, during the DGM (design ground motion), there is a reasonable degree of confidence that the building will not collapse nor will its attachments break off and fall on people near the building. This performance level is termed 'extensive damage' because, although the structure may be heavily damaged and may have lost a substantial amount of its initial strength and stiffness, it retains some margin of resistance against collapse".



Lewkowich Engineering Associates Ltd.

geotechnical • environmental, health & safety • materials testing

GEOTECHNICAL MEMO

Islands Trust, Northern Office
700 North Road
Gabriola Island, BC. V0R 1X3

File: E2444.01
Date: July 10, 2023

ATTENTION: Sonja Zupanec, RRR, MCIP

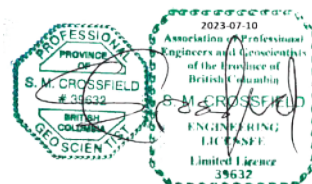
PROJECT: CENTRE STAGE GABRIOLA SUBDIVISION PHASE 2
GABRIOLA ISLAND, BC.
PID: 003-134-806

SUBJECT: TREE REMOVAL AND SLOPE STABILITY

1. As requested, Lewkowich Engineering Associates Ltd. (LEA) has reviewed the above referenced development being proposed by Centre Stage Holdings Ltd., the associated background reports, and undertook a site reconnaissance, to observe and comment on the effects of tree removal on slope stability, as per Development Permit DP-6 Escarpment Areas.
2. We understand the Islands Trust would like a follow-up confirmation by a geotechnical engineer that slope stability will not be impacted by tree removal as discussed in the report by Diamond Head Consulting Ltd. "Forest Stand Assessment for Centre Stage Gabriola Subdivision Phase 2" dated May 26, 2023. The report outlines selective tree removal around escarpment (steep slope) areas with an estimated 2,000 trees removed in total using a guideline of 50% removal ratio.
3. We have also reviewed Stantec Consulting Ltd. report titled "Geological Hazard Review of Centre Stage Gabriola Subdivision, Phase 2" dated May 20, 2021, which concludes a low to very low likelihood that selective removal of trees on steeper slopes would adversely affect slope stability.
4. LEA undertook a site reconnaissance of the property along the steep slopes on June 30, 2023 with Centre Stage Holdings and Stantec. LEA was able to become familiar with the site conditions, slope stability and setbacks, as they relate to the proposed development plans.
5. Based on the above It is the opinion of LEA that the approximately 2,000 trees estimated for removal does remain consistent with the terminology of "selective removal" and furthermore we concur that there remains a low to very low likelihood that the tree removal will adversely affect slope stability.
6. 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 assistance, please contact us at your convenience.

Respectfully Yours,
Lewkowich Engineering Associates Ltd.

Stuart Crossfield, P.Geo., P.L.Eng.
Engineering Geologist



DATE OF MEETING: October 26, 2023
TO: Gabriola Island Local Trust Committee
FROM: Narissa Chadwick, Island Planner
Local Planning Services
COPY: Renee Jamurat, Regional Planning Manager – Northern Office
SUBJECT: OCP Review – Community Engagement Plan

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee endorse the Community Engagement Plan for the Official Community Plan and Land Use Bylaw Review Project.
2. That the Gabriola Island Local Trust Committee request staff schedule a special meeting before the end of 2023 to discuss issues related to the Official Community Plan and Land Use Bylaw Review Project engagement process and next steps.

REPORT SUMMARY

The purpose of this report is to present to the Gabriola Island Local Trust Committee (LTC) a Community Engagement Plan for the Official Community Plan and Land use Bylaw Review Project for review and endorsement.

BACKGROUND

At their July 25, 2023 meeting the Gabriola LTC endorsed the Project Charter for the OCP and LUB Review Project (Phase 1) as well as the business case for the OCP and LUB Review Project (Phase 2) by resolution. At the time options for engagement were presented. The LTC approved a number of related actions through the following resolutions:

GB-2023-047

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse Engagement Option 2: Structured Community Engagement Process and to include open call for submissions.

Update: The draft Community Engagement Plan contained in Appendix 1 considers the actions that were identified in “Option 2: Structured Community Engagement Process”. It includes an open call for submissions connected to available funds for community groups to host engagement events. Funds are available for community led engagement. Staff launched the funding application process in late September and have extended the deadline for applications November 10th.

GB-2023-048

It was *MOVED* and *SECONDED*

that the Gabriola Island Local Trust Committee request staff to provide options for engaging First Nations in the Official Community Plan and Land Use Bylaw Review Project (Phase 1 and Phase 2).

Update: Staff are working to develop options for engaging First Nations in the Official Community Plan and Land Use Bylaw Review Project. There are two key steps required:

1. Staff to staff engagement to identify the issues of interest to the Snuneymuxw and appropriate engagement options. This process has begun.
2. Trustee to Chief and Council relationship building. Trustee Elliott has been exploring options to support this process.

GB-2023-049

It was *MOVED* and *SECONDED*

that the Gabriola Island Local Trust Committee refer the July 20th staff report to the Advisory Planning Commission for feedback by September 1, 2023 on the engagement options, identification of groups, and the broader community, including under-represented members, with feedback for engagement options (Phase 1).

GB-2023-051

It was *MOVED* and *SECONDED*

that the Gabriola Island Local Trust Committee request staff schedule an orientation meeting for the Advisory Planning Commission to review the terms of reference for their participation in the Gabriola Island Official Community Plan and Land Use Bylaw Review and collect feedback on the engagement strategy and communications (Phase 1).

Update: The Advisory Planning Commission met twice in August and their minutes were included in the September LTC meeting agenda. Staff have responded to APC feedback by creating a project webpage, developing a survey, developing a process for an application to fund groups interested in hosting an engagement event, and beginning to develop a communications strategy that will include education as well as information on project process.

GB-2023-050

It was *MOVED* and *SECONDED*

that the Gabriola Island Local Trust Committee refer the materials related to the Housing Options and Impact Review Process for review and feedback to the Housing Advisory Planning Commission by January 2024, and for staff to post the project materials to the website.

GB-2023-052

It was *MOVED* and *SECONDED*

that the Gabriola Island Local Trust Committee request staff schedule an orientation meeting for the Housing Advisory Planning Commission to review the terms of reference for their participation in the Gabriola Island Official Community Plan and Land Use Bylaw Review (Phase 1).

Update: Staff are in the process or working with the chair of the HAPC to identify a date for their first meeting.

GB-2023-053

It was MOVED and SECONDED

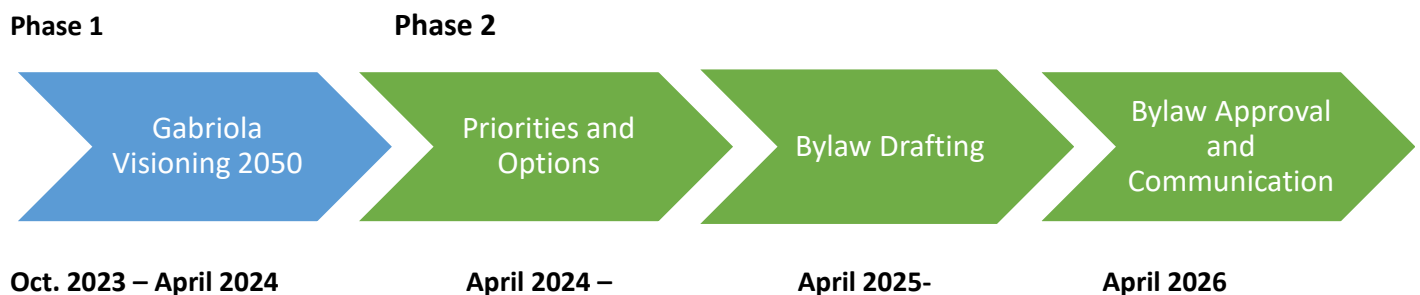
that the Gabriola Island Local Trust Committee request staff schedule a soft launch of the project in September 2023, and develop the related messaging and communications materials.

Update: The soft launch of the project occurred at the Gabriola Fall Fair on September 17th. The week prior the [project webpage](#) was set up and postcards and posters with the webpage code were distributed throughout the community. Photos related to the event can be found on the project webpage.

ANALYSIS

As indicated in Appendix 1, the Gabriola Island OCP and LUB Bylaw Review Project Community Engagement Plan identifies actions for both Phase 1 and Phase 2 of the project. A number of Phase 1 actions are underway. The Community Engagement Plan will inform more detailed staff workplan including a communications plan that will focus on biweekly communications messages on related topics.

The approximate timing of Phase 1 and Phase 2 is indicated below. Updates to the OCP and LUB Bylaw Review Project Community Engagement Plan can be made as the project progresses.



Rationale for Recommendation

- Effective community engagement is critical to the success of this project.
- A clear plan for engagement will help keep the project on track.
- Scheduling a special meeting to discuss engagement process and next steps related to the OCP and LUB review will provide a focussed opportunity to consider issues, opportunities without having to rush through as can sometimes be the case when discussed within LTC meetings with lengthy agendas.

ALTERNATIVES

1. The LTC could make revisions to the draft Engagement Plan.

If this is the case the LTC will need to be specific about the changes they would like to make.

2. The LTC could request alternative approaches to what has been recommended by staff.

If this is the case the LTC will need to be specific about the alternatives they would like.

NEXT STEPS

If the Staff recommendations are supported, Staff will:

- Follow through with the actions identified in the Engagement Plan.
- Schedule a special meeting to review items related to the OCP review.

Submitted By:	Narissa Chadwick, RPP MCIP, Island Planner	October 17, 2023
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	October 18, 2023

ATTACHMENTS

1. Community Engagement Plan

Gabriola Island Official Community Plan (OCP) and Land Use Bylaw (LUB) Review Project – Community Engagement Plan 2023-2024

Background:

The Gabriola OCP and LUB Review Project is proposed to address three overarching goals:

1. Strengthen relations with First Nations;
2. Update the OCP and LUB ; and,
3. Align with advances to the Islands Trust Strategic Plan Objective “to preserve and protect marine ecosystems” and “preserve, protect and advocate for forest and terrestrial ecosystems”.

The project is divided into two community engagement phases. Phase One focusses on prioritizing the community values and vision that will inform amendments to Gabriola Island’s OCP through engaging First Nations, the Gabriola community, community organizations and other relevant group. Phase Two will focus on the drafting and review of OCP amendments. While there will be a third phase, this phase is more about communications than engagement. It will focus on communicating the results of Phase Two and educating the community about the relationship of the revised OCP with the LUB amendment work.

Community Engagement Process:

This document focusses on community engagement. The first two phases of community engagement are identified below.

Phase 1

Phase 2



Project Engagement Timeline (Phase 1 and 2 Estimation):

Action	Fall 2023	Winter 23/24	Spring 24/25	Summer 24/25	Fall 24/25	Winter 24/25
FN Engagement						
Initial letter	letter sent, staff to follow up					
Initial engagement						
Continued engagement						
HAPC Engagement						
Phase 1	Review of previous work and provide recommendations					
Phase 2			Options identification and bylaw amendment review			
APC Engagement						
Phase 1	Initial Engagement					
Phase 2			Engagement as determined			
Community Engagement						
Launch						
Visions and Values Discussions		In small groups and through open houses				
Survey Process						
CIMs				Community Information meetings as needed		

Phase 1 – Gabriola Visioning

This phase of the project is comprised of 3 parts:

- Public Engagement - Gabriola Visioning
- First Nations Engagement
- Technical Review of OCP

The table below focusses on the public engagement aspects of Phase 1.

Note that a separate engagement plan is being developed for First Nations engagement. This is a process that will involve staff to staff and LTC to Chief and Council engagement. Staff will be responsible for the initial technical review.

Method	Details	Timing	Status
Information Sharing	• Launch project webpage	September 2023	complete
	• Soft Launch at Fall Fair	September 2023	complete
	• Biweekly videos on updates	October 2023 – February 2024	Bi-weekly meetings w/coms team scheduled
	• Biweekly social media posts connected to updates	October 2023 – February 2024 Themes: What is a community vision? What is Land-Use? What is an OCP? What is a LUB? Other?	Scheduled to be created.
Community Lead Engagement	• Application Process Launched	September 2023	complete
	• Letters to organizations re: engagement (to include sample questions)	September 2023	complete
	• Feedback Template Designed and Posted	September 2023	complete
	• Applicant Zoom meeting	October 24 th 2023	complete
	• Application Deadline	November 10 th 2023	
	• Decision on Applications	Announced November LTC meeting	
	• Group engagement information zoom meeting	Early November 2023	
	• Deadline for feedback	February 2023	
Online Survey	• Online Survey Designed	October 2023	complete
	• Online Survey Launched	October 2023	Being reviewed
	• Online Survey	October 2023 – February 2024	
	• Synthesis of Online Survey	February	
Community Review of Key Priorities	• Staff to synthesize input and provide draft list of priorities • APC to review list of priorities	February 2024 – March 2024	
Community Meeting #1	• Identify key priorities • Graphic illustration of priorities	April 2024	
Visioning Document	• Staff to produce visioning document	May – June 2024	

Phase 2 – Identifying Priorities; Bylaw Drafting, Review and Approval

This phase of the project is comprised of 3 parts:

- Community Engagement - OCP Process
- First Nation Government Engagement
- Bylaw Priorities/ Drafting/Review and Approvals

The table below focuses on the community engagement aspects of the project for Phase 2.

Note that a separate engagement plan is being developed for First Nations engagement. This is a process that will involve staff to staff and LTC to Chief and Council engagement.

Method	Details	Timing
Information sharing	• Gabriola vision/OCP process display at Gabriola IT office • Continuation of biweekly posts focussed on OCP priority areas	May 2024 onward
Community meeting #2	• Presentation of vision/priorities • Presentation of process • Presentation of suitable land analysis • World Café on priority areas	June 2024
Online Consultation	• Depending on community interest in online consultation	June – October 2024
Early Referrals	• Early referrals to agencies	June – October 2024
Fall Fair Engagement	• Seek input on vision/priorities	September 2024
Working Group Meetings	• As required beyond APC/HAPC engagement • Related to review of draft bylaws	November 2024 – April 2025
Community Meeting #3	• Introduction of draft bylaws	May 2025
Community Meeting #4	• Review and Discussion of draft bylaws	Summer 2025
Public Hearing	• Final opportunity for community input	Fall 2025

Phase 3 – Outreach and Communication Re: OCP Changes and Process for LUB Amendments

There is a third and important phase to this project. This involves: 1. Communicating changes made in the OCP and 2. Identifying how OCP amendments will influence LUB amendments. A detailed communications plan, building on some of the work previously done for this project (e.g. online information sharing) will be designed at the appropriate time. Staff will encourage the LTC to submit a 2025/26 budget request for communications and LUB review.

Budget

The budget amounts for each phase are as follows:

Phase 1 (allocated) - \$18,000

Phase 2 (TBD) - \$27,000 (without water balance), \$77,000 (with water balance)

Phase 3 - TBD

Gabriola Island Official Community Plan (OCP) and Land Use Bylaw (LUB) Review Project – Community Engagement Plan 2023-2024

Background:

The Gabriola OCP and LUB Review Project is proposed to address three overarching goals:

1. Strengthen relations with First Nations;
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	• Graphic illustration of priorities		
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Phase 2 – Identifying Priorities; Bylaw Drafting, Review and Approval

This phase of the project is comprised of 3 parts:

- Community Engagement - OCP Process
- First Nation Government Engagement
- Bylaw Priorities/ Drafting/Review and Approvals

The table below focuses on the community engagement aspects of the project for Phase 2.

Note that a separate engagement plan is being developed for First Nations engagement. This is a process that will involve staff to staff and LTC to Chief and Council engagement.

Method	Details	Timing
Information sharing	• Gabriola vision/OCP process display at Gabriola IT office • Continuation of biweekly posts focussed on OCP priority areas	May 2024 onward
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There is a third and important phase to this project. This involves: 1. Communicating changes made in the OCP and 2. Identifying how OCP amendments will influence LUB amendments. A detailed communications plan, building on some of the work previously done for this project (e.g. online information sharing) will be designed at the appropriate time. Staff will encourage the LTC to submit a 2025/26 budget request for communications and LUB review.

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Phase 3 - TBD

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2021.4	Kevin Barfoot Contracting	14-Nov-2021	PID: 004-537-262 Variance to setback compliance. Civic address: 1091 Sea Fern Lane, Mudge Island, BC.

Planner: Margot Thomaidis

Planning Status

Status Date: 11-Oct-2023

Application being considered at November 30, 2023 LTC Regular Business meeting.

Status Date: 01-Jun-2023

Planner preparing staff report.

Status Date: 30-May-2023

Snuneymuxw First Nation email confirming applicant met with archaeologist and SFN and SFN has no further comments or response.

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2022.3	Pink, Thomas	23-Jun-2022	PID: 008-828-067 Shoreline protection variance. Civic address: 1160 The Strand, Gabriola Island, BC.

Planner: Margot Thomaidis

Planning Status

Status Date: 17-Oct-2023

Meeting with applicants of 1160 and 1170 The Strand. Oct. 17, 2023.

Status Date: 16-Oct-2023

Staff intend to present options for 1160 and 1170 The Strand at November 30, 2023 LTC Regular Business Mtg.

Status Date: 14-Sep-2023

Requested surveyor indicate natural boundary according to definition in LUB.

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2022.4	Woodside, Mark & Gail	30-Jun-2022	PID: 008-828-059 Foreshore protection variance. Civic address: 1170 The Strand, Gabriola Island, BC.

Planner: Margot Thomaidis

Planning Status

Status Date: 15-May-2023

Coastal Geotechnical Report received. Planner reviewing.

Status Date: 05-Dec-2022

Mtg with Applicant: option of rezoning water zone or removal - planner awaiting decision

Status Date: 27-Oct-2022

Site visit with WD + MT

File Number	Applicant Name	Date Received	Purpose
GB-DVP-2023.3	Miller, Sandra	23-Jun-2023	PID: 002-347-733 request for DVP for woodshed built too close to property line in 1991 at 880 Horseshoe Rd on Gabriola Island.

Planner: Margot Thomaidis

Planning Status

Status Date: 11-Oct-2023

Request for exemption from survey to go to Oct. 26, 2023 LTC Regular Business Meeting.

Status Date: 04-Jul-2023

Applicant requesting exemption from requiring a survey signed by a B.C. land surveyor.

Applications

Rezoning

File Number	Applicant Name	Date Received	Purpose
GB-RZ-2022.1	Wild Rose Garden Centre Planner: Sonja Zupanec	07-Jun-2022	PID: 023-005-629 Change zoning to accommodate multiple changes in use. Civic address: 750 Tin Can Alley, Gabriola Island, BC.
Planning Status			
Status Date: 11-May-2023 application extended to November 30, 2023 to allow time for applicant to provide reports.			
Status Date: 08-Jul-2022 File opening procedure finished and file given to planner.			
File Number	Applicant Name	Date Received	Purpose
GB-RZ-2023.1	on behalf of BC Ferry Services Inc. Planner: Stephen Baugh	13-Jun-2023	PID: 025-798-090 and 025-798-103 renovation and expansion of ferry terminal at Descanso Bay Ferry Terminal on Gabriola Island.
Planning Status			
Status Date:			

Applications

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
GB-TUP-2023.3	Moore, Adrian	09-May-2023	PID: 003-347-788 Short-Term Vacation Rental at 1115 Jeanette Ave on Gabriola Island.

Planner: Margot Thomaidis

Planning Status

Status Date: 11-Oct-2023

Notice and Draft Permit sent out. Gabriola Sounder Notice prepared.

Status Date: 11-Oct-2023

Application being considered at Gabriola LTC Regular Business Meeting October 26, 2023.

Status Date: 18-Sep-2023

Planner site visit.

File Number	Applicant Name	Date Received	Purpose
GB-TUP-2023.4	Plotnikoff & Penner, Nadine & Siegfried	16-Oct-2023	PID: 004-801-270 to offer short-term rentals on the property when the owners are not there at 376 Tinson Rd on Gabriola Island.

Planner: Stephen Baugh

Planning Status

Status Date:

Islands Trust
LTC EXP SUMMARY REPORT F2024
Invoices posted to Month ending August 2023

620 Gabriola	Invoices posted to Month ending August 2023	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-620	LTC "Trustee Expenses"	681.00	87.31	593.69
LTC Local				
65200-620	LTC - Local Exp - LTC Meeting Expenses	1,488.00	1,692.55	-204.55
65210-620	LTC - Local Exp - APC Meeting Expenses	399.00	287.70	111.30
65220-620	LTC - Local Exp - Communications	1,000.00	80.00	920.00
65230-620	LTC - Local Exp - Special Projects	612.00	0.00	612.00
TOTAL LTC Local Expense		<u>3,499.00</u>	<u>2,060.25</u>	<u>1,438.75</u>
Projects				
73001-620-2001	Gabriola OCP/LUB	18,000.00	75.60	17,924.40
73001-620-4105	Gabriola Ecological Protection Zone	2,000.00	0.00	2,000.00
TOTAL Project Expenses		<u>20,000.00</u>	<u>75.60</u>	<u>19,924.40</u>

Gabriola Island Local Trust Committee Policies & Standing Resolutions

No	Meeting Date	Resolution No.	Issue	Policy and Description
1.	June 14, 2018	GB-2018-040	Processing non-medical cannabis retail license applications	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications: - Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee; - The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical; - The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal; and - However, as a minimum, the Local Trust Committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: - Name of the applicant and a description of the proposal in general terms; - The location of the proposed establishment and the subject site; - The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered; - The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application; and - How public comments may be submitted to the Local Trust Committee.
2.	November 22, 2018	GB-2018-122	Applications for Federal Cannabis License	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee requests that Notices of Intention to Apply for a Federal Cannabis License be forwarded to the Local Trust Committee upon receipt by the Islands Trust.
3.	February 28, 2019	GB-2019-031	First Nations - Community Reconciliation	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee adopt the following standing resolution: Whereas the Local Trust Committee seeks to engage in Reconciliation with local

				First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to: a) Annually, write a letter to First Nations, (re)introducing Trustees and Staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; and e) Establish and maintain government to government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.
4.	April 11, 2019	GB-2019-038	Limited Public Markets Enforcement	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee adopt the following standing resolution with respect to limited public markets: a) Islands Trust Bylaw Enforcement Staff are directed to not enforce Section B.6.2 of Gabriola Island Land Use Bylaw No. 177, 1999 when limited public markets are operated indoors, but rather to inform the operators of the applicable land use regulations; b) This enforcement policy does not permit violation of the Land Use Bylaw and the Gabriola Island Local Trust Committee may at any time, by resolution, modify or rescind this policy or give direction to expand enforcement activities.
5.	April 11, 2019	GB-2019-040	S219 Covenant	It was MOVED and SECONDED

			Signatories	that the Gabriola Island Local Trust Committee adopt the following standing resolution: that the Gabriola Island Local Trust Committee is authorized to enter into section 219 covenants, in the form of the 'Model Covenant for Secondary Suites' attached and in satisfaction of subsection B.6.6.8 of the Gabriola Island Land Use Bylaw No. 177, provided that such covenants must be executed on behalf of the Local Trust Committee by two members of the Local Trust Committee.
6.	January 23, 2020	GB-2020-002	Consultation for Communication Towers	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee adopt the "Model Strategy for Antenna Systems" prepared by the Local Planning Committee of the Islands Trust, as the Gabriola Local Trust Committee strategy to assess any future potential tower proposals in the Gabriola Local Trust Area.
7.	July 30, 2020	GB-2020-053	Proactive unlawful STVR enforcement	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee adopt as a standing resolution to authorize proactive enforcement of unlawful Short Term Vacation Rentals.
8.	October 27, 2022	GB-2022-089	Defer enforcement on all existing non-compliant dwellings being used for residential purposes except.....	It was MOVED and SECONDED a) that the Gabriola Island Local Trust Committee note that given the lack of housing options on Gabriola, Bylaw Staff will defer enforcement on all existing non-compliant dwellings being used for residential purposes except in the following circumstances: i. It is determined that there are risks to health and safety; ii. It is determined that sewage is not being disposed of in an approved septic or sewage disposal system; or that septic or sewage disposal systems are beings used in excess of capacity or ability as a result of non-compliant dwellings; iii. It is determined that there is contamination of wells or other drinking water sources; iv. Non-permitted residential uses are in water zones or environmentally sensitive areas; v. That the Gabriola Island Local Trust Committee may give direction to resume enforcement on activities on any property that poses risk to the health and safety of residents or to the environment. b) Nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Gabriola Island Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time.

				c) The Gabriola Local Trust Committee will review this standing resolution at a minimum of once per year with updates from the Bylaw Compliance and Enforcement Manager to measure results and impacts, as amended. d) That the Gabriola Local Trust Committee recommend to the incoming Gabriola Local Trust Committee that it conduct a community consultation regarding the Standing Resolution.
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DATE OF MEETING: October 26, 2023
TO: Gabriola Island Local Trust Committee
FROM: Warren Dingman Bylaw Compliance & Enforcement Manager
SUBJECT: Standing Resolution on Enforcement of Non-Compliant Dwellings

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee receive this report for information only.

REPORT SUMMARY

This report provides statistics on the current number of files for non-compliant dwellings and an analysis of the impact of Standing Resolution GB-2022-089 for enforcement on non-compliant dwellings.

BACKGROUND

In October 2022, the previous Local Trust Committee received a report regarding a non-enforcement policy for non-compliant dwellings and they adopted Standing Resolution GB-2022-089. In March of 2023, the new Local Trust Committee requested a staff report for the October LTC meeting regarding the adopted resolution.

Statistics

There are 21 open files for non-compliant dwellings in the Gabriola Local Trust Area, with three files open on Mudge Island, and the remainder on Gabriola, and this includes a house boat in Degnen Bay that is not believed to be in use at this time. The majority of the files involve the use of a travel trailer as a residence, with only four files dealing with non-compliant secondary suites.

Current Open Files

Year	2019	2020	2021	2022	2023	Total
Number	3	4	8	3	3	21

There have been three new files opened for non-compliant dwellings since Standing Resolution GB-2022-089 was adopted. Two of these files were opened after the receipt of a written complaint and one was opened proactively based on an online advertisement for the use of a travel trailer as a residence.

LAND USE BYLAW

The Gabriola Island Land Use Bylaw No. 177 has the following regulation regarding the use of travel trailers, recreational vehicles, and accessory buildings as residences:

B.6.4 Use of Travel Trailers, Recreational Vehicles and Accessory Buildings

B.6.4.1 One travel trailer, recreational vehicle or accessory building may only be used as a temporary dwelling unit on any lot where single family residential use is a permitted use to a maximum of two years, provided:

- a. a valid building permit for the principal dwelling unit is in effect for the property;*
- b. the trailer or recreational vehicle is enclosed or screened from adjacent land by a landscape screen or fence subject to subsection B.2.7 or B.2.4, respectively, not less than 2.0 metres (6.6 feet) in height; and*
- c. the travel trailer, recreational vehicle or accessory building is connected to an approved sewage disposal system.*

ANALYSIS

The adoption of Resolution GB-2022-089 has not led to an increase in the use of travel trailers as residences and it has not resulted in a proliferation of complaints regarding non-compliant secondary suites. The greatest number of open files were opened in 2021 and this may have been a result of the COVID pandemic changing the living arrangements for families, and an influx of new residents to rural areas, especially on Mudge. For the great majority of the files there are no concerns from staff about the proper disposal of sewage as most property owners ensure that proper services are provided.

More than one property owner has stated that they are applying for building permits for a dwelling, and with the building permit in place the use would be considered lawful if they are complying with the other regulations contained in section B.6.4.1. The regulations provided in this section contain considerable flexibility for those wishing to develop their properties and establish a full-time residence.

As there are no trends towards an increased number of non-compliant dwellings, it is not recommended that there be any changes to current bylaw enforcement policies.

ALTERNATE RECOMMENDATION

The following resolution is available to the Local Trust Committee but not recommended.

1. That the Gabriola Island Local Trust Committee rescind Standing Resolution GB-2022-089.

Submitted By:	Warren Dingman, Bylaw Compliance & Enforcement Manager	October 11, 2023
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	October 11, 2023

DATE OF MEETING: October 26, 2023
TO: Gabriola Island Local Trust Committee
FROM: Renée Jamurat, Regional Planning Manager
Northern Team
SUBJECT: Standing Resolution on Response Extension for Crown Lease Application Referrals - Advice and Draft Motion

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee adopt the following standing resolution with respect to the processing of Crown Lease referrals:
 - a) The Local Trust Committee be forwarded referrals; and
 - b) The Local Trust Committee may request an extension of 30 days for specific crown lease referrals in order to allow time for the Gabriola Local Trust Committee to provide comments to Staff.

REPORT SUMMARY

At the September 14th Local Trust Committee regular meeting, the Gabriola LTC requested that staff advise on a Standing Resolution regarding 60 day referral response periods for crown lease referrals. The summary below is provided to inform the LTC of the various factors regarding crown referrals, the process of the Islands Trust referral responses, and a draft motion for the LTC's consideration.

BACKGROUND & ANALYSIS

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

that the Gabriola Island Local Trust Committee request staff to advise on a Standing Resolution regarding 60 day referral periods for crown lease referrals.

CARRIED"

Summary:

- The Islands Trust receives referrals from a Crown agency or ministry on provincial permits.
 - The referral is an administrative function where staff review applicable IT bylaws, i.e. Land Use Bylaws, and provide a response to the Crown agency. Due to this being an administrative function to comment on existing bylaws, Local Trust Committees are not required to approve responses sent to agencies but can add additional comments regarding the application.
 - The crown agency is responsible for any required public notification and receipt of public comments for a crown permit.

- LTCs do not have jurisdiction to approve or deny provincial permits.
- While the LTC does have the authority to establish Land Use Bylaws to regulate land use; a Local Government (i.e. LTC) has no jurisdiction over crown lease permits (and those related operations and activities).
 - In the case of a crown lease referral for a gravel extraction permit, the ministry and related provincial regulation approves the extraction operation and activities. I.e. An aggregate permit for the extraction of gravel underground and its related buildings or structures is the operation and activities that the provincial agency approves through a permit.
 - Local Governments may adopt regulations for non-extraction activities such as aggregate storage or processing or private sales on the property.
- Crown agency referral processes are created and carried out by that relevant agency, and staff may request extensions to referrals. The agency may at their discretion extend a referral response timeline.
 - Between administrations this is accommodated where possible.
 - Current crown lease referrals generally ask for a response within 30 days. And no response is considered a positive reply and no concerns are noted.
 - Staff understand that currently there is low support or ability for Crown agencies to extend standard referral responses to 60 days.

Rationale for Recommendation

Therefore, staff recommend that the LTC consider a Standing Resolution to identify to staff the specific crown referrals that the LTC wishes to provide additional comments on, and to request an extension of 30 days to allow time to provide this information to staff.

- Staff will share a copy of the crown lease referral with the LTC so the LTC can request an extension if they wish to provide comment; this is in addition to staff's response.
- The understanding as part of this Standing Resolution and process is that the LTC will need to request an extension and provide comment as early as possible so that staff can make the extension request and prepare a response within the referral response time.
- There is no requirement for the Islands Trust (LTC or staff) to solicit comments from the community or to provide public comments, however the LTC may wish to express concerns regarding a specific crown referral.
- It is not intended that this will require additional staff time and can be accommodated within the current referral response process. ([Policy 5.6.1 Application Processing Services](#))

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Receive for information

NEXT STEPS

Should the LTC carry the recommended motion as a Standing Resolution, this will be in effect immediately and staff will be notified of this change in the process for crown referrals that apply to the Gabriola Island Local Trust Area.

Submitted By:	Renée Jamurat, RPP MCIP, Regional Planning Manager	October 12, 2023
Concurrence:	n/a	Select Date.

Active Projects Report

Gabriola Island

1. *Develop Ecological Protection Zone*

Responsible

Dates

To develop a new ecological protection zone for the Gabriola Island Land Use Bylaw No. 177, which consists of the rezoning of Elder Cedar Nature Reserve to a park or conservation/protection type zone.

Stephen Baugh

2. *Gabriola Island Comprehensive OCP and LUB Review*

Responsible

Dates

- Establish opportunities to incorporate First Nations perspectives on indigenous housing needs and intergovernmental collaboration for effective decision making.
- Consider new Development Permit areas for water conservation; form and character; and protection of biodiversity.
- Consider and incorporate RCP goals as part of the housing project.
- Develop an island wide water sustainability plan that builds on the RDN water budget data, rainwater catchment and requirements of the Water Sustainability Act.
- Review definitions of 'affordable' and 'attainable' housing.
- Review OCP policies respecting affordable, rental, seniors, special needs housing, social needs, social well-being and social development; develop a new 'housing first' policy.
- Review amenity zoning and housing agreements; density bank policies; opportunities for rental zoning.
- Consider secondary suites on lots smaller than 2 hectares.
- Consider OCP designations, density provisions, LUB regulations, and Development Permit guidelines for multi-dwelling housing and mixed use buildings.

Narissa Chadwick

Active Projects Report

Gabriola Island

- Review OCP and LUB to improve protection of coastal areas; development of a comprehensive DPA for shorelines in the Gabriola Island Local Trust Area
- 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
- Consider implementing Eelgrass protection regulations
- Gabriola Village Plan: Undertake a comprehensive review of policies and regulations with respect to the Gabriola Village Core
- Green Energy: Consider policy and regulatory mechanisms to encourage green and renewable energy
- Review bylaws with respect to temporary use permits for commercial vacation rentals
- Review of temporary sawmill regulations
- Definition of personal use of animals for SRR zoned lots
- Review of how cisterns, solar panels and parking 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 and supportive of more than 5% dedication of parkland
- Review definition and regulations for limited public market, and INI zone uses pertaining to market sales

Active Projects Report

Gabriola Island

- correction to WC3 mapped location to coincide with Green Wharf
- Water Resource Planning: Review of water requirements at the time of subdivision
- Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands Trust Tool Kit (2018): Implementation of the report recommendations into OCP policy and LUB regulations.
- Accessory Buildings: Review of regulations pertaining to the order of construction of accessory buildings on lots.
- Review options to allow cannabis production in zones other than 'agriculture' and possible ways to regulate odour, noise, water use and light pollution related to agricultural activities when permitted in a zone.
- Recognize areas of cultural significance - consider designation of a Heritage Conservation Areas or adopt Heritage Bylaws to protect heritage cultural resources similar the projects completed on South Pender and Saturnina.
- Review regulations to ensure flexibility for housing options in ALR are consistent with recent ALC changes.
- Consider establishment of a 'Community Service' land use designation in the OCP.

3. Review and update Development Approval Information (DAI)

Responsible

Dates

Update Gabriola Island Bylaw No. 150, DAI Bylaw. **This is a minor project.*

Rec'd: 16-Jun-2022

LTC resolution passed June 16, 2022 - Trustee Langereis noted that DAI bylaw not up to date with current DPAs, particularly after adoption of DPA 8 - Mutli-Dewlling Affordable Housing and DPA 9- Light Industrial Use.

Future Projects Report

Gabriola Island

1. *DeCourcy Island OCP and LUB Review*

Responsible

Date Received

Review OCP and regulatory bylaws; establish an Advisory Planning Commission. Topics include: park areas without park zoning; zoning; DAI Bylaw; subdivision policies and regulations.

2. *Snuneymuxw Relationship Building*

Responsible

Date Received

Strengthen relationship with Snuneymuxw First Nation.

3. *Development Permit Area Review Topics*

Responsible

Date Received

GB-2023-O576

20-Jul-2023

It was MOVED and SECONDED that the Gabriola Island Local Trust Committee request staff to add "Review and Update of Development Permit Area 6 - Steep Slopes" to the future project list.