



Gabriola Island Local Trust Committee

Regular Meeting Agenda

Date: November 7, 2024
Time: 10:30 am
Location: Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC

Pages

1. **CALL TO ORDER** 10:30 AM - 10:50 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.”

Snuneymuxw First Nation Elder C'tasi:a (Geraldine Manson) to Open Meeting

2. **APPROVAL OF AGENDA**

3. **RISE AND REPORT** 10:50 AM - 10:55 AM

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

that the Gabriola Island Local Trust Committee indicate to the Gabriola Commons that the Local Trust Committee is not prepared to advance the request by the Gabriola Commons Foundation to be the covenant holder for the Covenant proposed, at this time, for the following reasons:

1. Requiring clarity on Section 4 regarding the actions, roles and responsibilities entailed by the Stewardship Plan, specifically the Local Trust Committee's role in developing and maintaining the Stewardship plan; and
2. Section 5 Baseline Report should be in final form.

CARRIED

4. **REPORTS** 10:55 AM - 11:10 AM

- 4.1 Trustee Reports
- 4.2 Chair's Report
- 4.3 Electoral Area Director's Report
- 4.4 First Nations Reports

5. **PUBLIC COMMENTS** 11:10 AM - 11:25 AM

6. **MINUTES** 11:25 AM - 11:30 AM

6.1	Local Trust Committee Minutes dated September 5, 2024 – for adoption	4 - 10
6.2	Local Trust Committee Special Meeting Minutes dated September 12, 2024 - for adoption	11 - 13
6.3	Section 26 Resolutions-Without-Meeting Report - none	
6.4	Advisory Planning Commission Minutes - none	
7.	BUSINESS ARISING FROM MINUTES	11:30 AM - 11:45 AM
7.1	Follow-up Action List dated October 31, 2024	14 - 17
8.	DELEGATIONS - none	
9.	APPLICATIONS AND REFERRALS	11:45 AM - 12:45 PM
9.1	GB-RZ-2022.1 (Moen) - Staff Report	18 - 86
9.2	GB-DVP-2023.3 (Miller) 880 Horseshoe Road - Staff Report	87 - 103
9.3	PLRZ20240091 (Mid-Island Co-op) - Addendum to Follow	
9.4	PLDP20240 (Paisley Place) - Staff Report	104 - 166
~ BREAK 12:45 P.M. - 1:15 P.M. ~		
10.	LOCAL TRUST COMMITTEE PROJECTS	1:15 PM - 1:45 PM
10.1	Major Project: Gabriola Island Comprehensive Official Community Plan and Land Use Bylaw Review - Phase 2 Update - Staff Report	167 - 184
11.	CORRESPONDENCE	1:45 PM - 1:50 PM
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
11.1	Email dated October 3, 2024 from L. Eagin regarding Mudge Junk Vehicles	185 - 186
11.2	Email dated October 28, 2024 from B. Andrew regarding Rezoning Application Between Harmac and Cable Bay Trail	187 - 187
12.	NEW BUSINESS - none	
13.	STAFF REPORTS	1:50 PM - 2:50 PM
13.1	Proposed Bylaw Compliance and Enforcement Policy - For Adoption	188 - 195
13.2	Phase 4 Community Engagement Options - Policy Statement Amendment Project - Staff Report	196 - 200

13.3	Trust Conservancy Report - Highlights of Islands Trust Conservancy October 1, 2024 Board Meeting	201 - 202
13.4	Trust Conservancy - The Heron - Fall Edition	203 - 206
13.5	Applications Report dated October 31, 2024	207 - 208
13.6	Trustee and Local Expense Report dated September, 2024	209 - 209
13.7	Adopted Policies and Standing Resolutions	210 - 213
13.8	First Nations Relationship Building Update	
13.9	Climate Change Action Update	
13.10	Local Trust Committee Webpage	

14. WORK PROGRAM 2:50 PM - 3:05 PM

14.1	Active Projects Report dated October 31, 2024	214 - 214
14.2	Future Projects Report dated October 31, 2024	215 - 215

15. UPCOMING MEETINGS

15.1	Next Regular Meeting Scheduled for to be Determined	
------	---	--

16. ADJOURNMENT 3:05 PM - 3:05 PM



Gabriola Island Local Trust Committee

Minutes of Regular Meeting

Date: September 5, 2024
Location: Gabriola Arts & Heritage Centre
 476 South Road, Gabriola Island, BC

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

Staff Present: Stephen Baugh, Island Planner
 Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 6 members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 10:33 a.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. REPORTS

3.1 Trustee Reports

Trustee Elliott reported the following:

- Attended Regional Planning Committee, Financial Planning Committee, and Committee of the Whole meetings;
- Ongoing participation in Trustee working group discussion about understanding the regulatory environment of tiny homes on wheels. The group will be recommending an approach for advocacy to the Province to develop a manual of alternative solutions for tiny homes;
- Applied to CONEXT: Climate Preparedness Hub to participate in a program that will provide tools for working with community groups preparing for climate change; and
- Anticipates screening of Dust n' Bones to occur this Fall.

Trustee Yates reported the following:

- Attended Committee of the Whole meeting to discuss draft Trust Policy Statement;
- Attended Gabriola Glow Festival which was opened by Snuneymuxw Knowledge Keeper David Bodaly;

- Attended Saturday Farmer's Market with a Planner to meet and talk with members of the public;
- Upcoming Council to Council meeting with Snuneymuxw First Nation; and
- Noted the Gabriola Health and Wellbeing Report has been published.

3.2 Chair's Report

Chair Luckham reported the following:

- Attended Governance Committee meeting focused on governance review;
- Corporate plan work is being spearheaded by Financial Planning and Governance Committees;
- Attended Mount Arrowsmith Biosphere Region open house during which an Elder from Qualicum Nation welcomed attendees;
- Attended Committee of the Whole meeting focused on draft Policy Statement;
- Attended Trust Programs, Financial Planning, and Regional Planning Committee meetings; and
- Participated in Culturally Committed group.

3.3 Electoral Area Director's Report - none

3.4 First Nations Reports - none

4. PUBLIC COMMENTS

A member of the public noted the following:

- Appreciation that Development Permit Areas will be included in the Official Community Plan and Land Use Bylaw review;
- Focus group is emerging to discuss Development Permit Areas and hopes to submit comments to the Local Trust Committee;
- Expressed support of Trust Council's advocacy on dark sky principles; and
- Continues to support the establishment of an ecological protection zone.

A member of the public spoke to the following:

- Formerly employed as a federal economist;
- Concentration of wealth in few hands results in a concentration of political and economic power that does not serve the broader public;
- Gini coefficient lists countries by income equality and how a country's gross domestic product (GDP) is distributed;
- Local real estate valuation has increased dramatically causing higher taxes;
- Island societies with documented history of dealing with similar water issues Gabriola is experiencing should be taken note of; and
- The Local Trust Committee should be aware of these issues.

A member of public spoke to increased industrial and residential traffic and noted active transportation needs to be prioritized over vehicle transportation.

5. DELEGATIONS - none

6. MINUTES

6.1 Local Trust Committee Special Meeting Minutes dated July 16, 2024 - for adoption

The following amendments to the minutes were presented for consideration:

- First bullet point on page 2 change response to “Trustees replied they have added a targeted Mudge Island bylaw review to the future projects list, and are in the process of reviewing bylaw enforcement policies.”
- In between last and second to last bullet points on page 5 add new bullet point “A member of the public asked about the Local Trust Committee motion that was passed in April regarding putting a hold on investigations until the bylaw policy was reviewed and had requested it be included in the bylaws.” Add response bullet point “The Planner read the motion referred to and confirmed it only stated the policies and Trustee Elliott said she would bring it forward to add a new motion to support that enforcement of the Land Use Bylaw be deferred until a project to amend the Mudge Island Land Use Bylaw be initiated.”
- Third bullet point on page 7:
 - change word “they” to “the community”;
 - strike words “in being allowed”; and
 - add words “at the Davison Bay landing” after “a natural boat ramp”
- At the end of the minutes, prior to section 4. Adjournment add “At the end of the meeting Acting Chair Elliott summarized actions to be undertaken as follows:
 - Local Trust Committee has committed to working with Mudge Island Community Association to provide input and amendments to the draft Gabriola Local Trust Committee Policy on Enforcement and Compliance (Mudge Island), with the goal of finalizing the policy by October, 2024;
 - Local Trust Committee will clarify the legal non-conforming status of structures built before the Land Use Bylaw was enacted; and
 - Trustee Elliott will follow up with staff to clarify interpretation of Policy 5.5.1 Section 3.1 regarding whether investigations must be initiated when a complaint is made.

By general consent, the minutes were adopted as amended.

6.2 Local Trust Committee Minutes dated August 8, 2024 – for adoption

The following amendments to the minutes were presented for consideration:

- Page 2 in Trustee Yates report, BC Ferries responses to question, in the first point change “a lay berth” to “a lay by berth”.

By general consent, the minutes were adopted as amended.

6.3 Section 26 Resolutions-Without-Meeting Report - none

6.4 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated August 27, 2024

August 8, 2024 Item GB-DVP-2023.3 (Miller) has been completed and will be removed from the list.

8. APPLICATIONS AND REFERRALS - none

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Gabriola Official Community Plan and Land Use Bylaw Review Project Phase 3 - Staff Report

The Planner summarized the staff report and highlighted the following:

- Draft business case for 2025/26 fiscal year requests allocation of funding and staff resources for Phase 3 of the Official Community Plan and Land Use Bylaw Review project; and
- Phase 3 will focus on continued engagement with First Nations and will result in completion of the Official Community Plan review and initiate the Land Use Bylaw review aspect of the project.

Discussion ensued.

GB-2024-069

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve the attached Major Project business case for the Gabriola Island Official Community Plan (OCP) and Land Use Bylaw (LUB) Review Phase 3, for submission to the Regional Planning Committee and Financial Planning Committee for the fiscal 2025/2026 year budget.

CARRIED

9.2 Ecological Protection Zone Project Update - Staff Report

The Planner summarized the staff report and highlighted the following:

- Report provides update on current minor project to develop an Ecological Protection Zone;
- Snuneymuxw First Nation has indicated a referral response will be forthcoming; and
- It is recommended that Snuneymuxw First Nation engagement for the Ecological Protection Zone be incorporated into the Official Community Plan and Land Use Bylaw Review project engagement activities.

Discussion ensued and the following comments and questions were noted:

- Trustees asked if the Ecological Protection Zone project could be incorporated into Official Community Plan (OCP) and Land Use Bylaw (LUB) Review project instead of just the First Nations engagement aspect.
 - Planner noted incorporating the Ecological Protection Zone project into the major project is not recommended as this would cause a delay in the completion of the Ecological Protection Zone project.
- Trustees noted the original intent of the Ecological Protection Zone was to protect land from human interference; it was not meant to include parkland allowing passive recreation, it was intended to be a holding zone whereby a developer would provide land strictly for preservation outside of a conservancy covenant; and
- Purpose of Bylaw No. 313 is to create an Ecological Protection Zone and apply it to Elder Cedar (S'ul-hween X'pey) Nature Reserve and it will need to be revisited once comments are received from Snuneymuxw First Nation.

GB-2024-070

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee incorporate the First Nations engagement for the Ecological Protection Zone project with the Gabriola Island Official Community Plan and Land Use Bylaw Review project.

CARRIED

10. CORRESPONDENCE

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

10.1 Letter dated July 27, 2024 from Jan Moore regarding Dirksen Road

Discussion ensued and Trustees noted the following:

- Permit for gravel pit was issued by the Ministry of Mines;
- Permit specified access points;
- Local Trust Committee referral response noted potential issue of non-compliance regarding access;
- The Ministry of Transportation and Infrastructure regulates speed limits; and
- Speed limit enforcement is the jurisdiction of the RCMP.

GB-LTC-071

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to contact Ministry of Mines regarding Permit No. 0800989-2022 to investigate the permit requirements specifically with regard to the exit and access at 795 South Road, Gabriola, BC.

CARRIED

Trustees noted that the correspondence letter and petition should be added to the Official Community Plan and Land Use Bylaw Review project file to be addressed during conversations about Active Transportation Plan.

11. NEW BUSINESS - none

12. STAFF REPORTS

12.1 Dark Sky Principles Adoption Advocacy – Briefing

Trustees expressed support for advocacy on the issue.

GB-2024-072

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee direct staff to notify Trustee Morrison of Gabriola Island Local Trust Committee's interest in pursuing further exploration of policy and advocacy options relating to Dark Sky Principles.

CARRIED

12.2 Trust Conservancy Report - none

12.3 Trust Conservancy The Heron - Summer Edition

Received for information.

12.4 Applications Report - none

12.5 Trustee and Local Expense Report dated June, 2024

Received for information.

12.6 Adopted Policies and Standing Resolutions

Received for information.

12.7 First Nations Relationship Building Update - none

12.8 Climate Change Action Update

Received for information.

12.9 Local Trust Committee Webpage

No updates.

13. WORK PROGRAM

13.1 Active Projects Report dated August 27, 2024

Trustees requested the following updates be made:

- In Minor Project – Develop Ecological Protection Zone amend wording to remove reference to “a park”; and
- Summarize points in Major Project section into broader categories.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Thursday, November 7, 2024 at 10:30 am at the Gabriola Arts and Heritage Centre

15. CLOSED MEETING

15.1 Motion to Close the Meeting

GB-2024-073

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)(i) for the purpose of considering:

- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

and that the Recorder and Staff attend the meeting.

CARRIED

The meeting was recessed at 12:10 p.m. for a break prior to calling the in-camera meeting to order.

15.2 Recall to Order

The meeting was recalled to order at 1:42 p.m.

Chair Luckham will rise and report at the next Local Trust Committee regular business meeting.

16. ADJOURNMENT

By general consent, the meeting was adjourned at 1:43 p.m.

Peter Luckham, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder



Gabriola Island Local Trust Committee

Minutes of Special Meeting

Date: September 12, 2024

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

Warren Dingman, Bylaw Compliance & Enforcement Manager
Lisa Millard, Meeting Administrator/Recorder

Others Present: There was approximately 1 member of the public and 7 representatives of the Mudge Island Community Association in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 10:30 a.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. BUSINESS ITEMS

3.1 Bylaw Compliance and Enforcement Policies for Mudge Island - Verbal Discussion

Chair Luckham clarified the scope of the discussion.

Trustees and members of the Mudge Island Community Association introduced themselves.

Trustees noted the following:

- Purpose of discussion is to listen, receive input, and provide clarity on what policies can be changed at the Local Trust Committee level; and
- Suggested policy edits requested by the Mudge Island Community Association have been received; however, the Local Trust Committee has not yet determined how the suggestions will be incorporated into the policy.

Bylaw Compliance and Enforcement Manager Dingman indicated the following:

- Role is to receive input from Mudge Island residents through the Mudge Island Community Association, the Local Trust Committee, and Gabriola residents;
- Will look at entire Bylaw Compliance and Enforcement Policy for the Local Trust Area which includes Gabriola and Mudge Islands;
- Local Trust Committee cannot change Trust Council policies;
- Local Trust Committee can adopt a policy for each Land Use Bylaw on how to deal with enforcement; and
- Will provide a staff report based on feedback, policies, and best practices, which will outline enforcement options and policies for consideration by the Local Trust Committee.

Mudge Island Community Association stated their goal for the meeting was to collaborate constructively, go through the document, determine where problems exist, and find consensus on what can be accomplished.

Regional Planning Manager Jamurat joined the meeting at 11:40 a.m.

Discussion ensued and the following comments were noted:

- Vancouver Island Health Authority has jurisdiction to approve septic systems while the Mudge Island Land Use Bylaw regulates siting of septic systems and prohibits disposal of waste on land;
- When Bylaw Compliance and Enforcement receives a complaint outside of their jurisdiction they refer the issue to the appropriate jurisdictional body;
- Bylaw Compliance and Enforcement does not investigate septic systems on behalf of other agencies but does investigate disposal of waste, including septic waste, on land;
- Bylaw Enforcement Officers check for obvious waste leaking or seeping on to land or into the water;
- New section of Draft Bylaw and Enforcement Policy to amend Trust Council Policy 5.1.1 is under review and includes proposed language on Local Trust Committee's adoption of discretionary enforcement policy guidelines including the following:
 - Nature and urgency of the complaint;
 - Impact of the contravention on the complainant and community;
 - Previous decision or legal precedents on similar complaints;
 - If matter seems frivolous or vexatious in nature; and
 - Impact of the complaint on public health, safety, or the environment.
- Staff will make recommendations to the Local Trust Committee regarding number of complaints received prior to commencement of investigation;
- Mudge Island residents believe that recent complaints are targeted and vexatious with many being speculative and veering into personal attacks;
- Issue of frivolous or repeat complaints could be addressed through discretionary enforcement policy guidelines being recommend for Trust Council consideration;

The meeting was recessed for a break at 12:35 p.m. and reconvened at 12:50 p.m.

- Purpose of sending a notice letter is to begin conversation to discuss nature of complaint and establish a mutually agreed upon date and time to conduct an inspection;
- Local Trust Committee can establish notice period required prior to an inspection;
- Property owners can provide photographic evidence in response to a complaint;
- Services essential to the community such as barging and land clearing could be recognized through home occupation zoning or temporary use permits;
- Garden beds are excluded from lot coverage restrictions but are not supposed to be located within setbacks because they are considered structures;
- The Mudge Island Land Use Bylaw has an exception for driveways within the lot line;
- Targeted Mudge Island Land Use Bylaw Review is on the future projects list but there is no guarantee the project will be started during the current term;
- Local Trust Committee already has discretion to close a file and new bylaw policies would provide Bylaw Officers more discretion to close a file;
- Mudge Island Community Association stated deferring enforcement long term is not a solution, enforcement is still in effect for environmental health and safety issues, and it is important and give the community time to find solutions to issues not related to health and safety;
- Legal non-conforming status is provided through evidence;
- Mudge Island residents seek regular, consistent public community consultation; and
- Bylaw Compliance and Enforcement Manager Dingman will prepare a staff report to present the Local Trust Committee with options for a draft policy document, and will send said report to the Mudge Island Community Association prior to the November, 2024 Local Trust Committee meeting.

4. **ADJOURNMENT**

By general consent the meeting was adjourned at 1:44 p.m.

Peter Luckham, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder

Follow Up Action Report

Gabriola Island

26-Oct-2023

Progress	Activity	Responsibility	Dates	Status
52%	1 Staff to prepare a request to EC on behalf of LTC to approve funds for screening Dust and Bones movie and public discussion on Gabriola in 2023/2024. - March 8: Dir. TAS has noted the request for EC and confirmed funds for screening. August 22: TAS staff are working with Trustee Elliott to arrange a screening in Fall 2024	Joe Elliott Lori Foster Morgana van Niekerk		In Progress

23-May-2024

Progress	Activity	Responsibility	Dates	Status
50%	1 Draft advocacy letter to the Lieutenant-Governor-in-Council to state the GB LTC considers the deposit of Subdivision plan of MOTI File 202-02789/02214 as being against the public interest and report back to GB LTC on correct IT process for sending advocacy letter. <i>May 31: Staff note that the appropriate person is not the Lieutenant-Governor, but instead Minister(s) the LTC wishes to send a letter to. Staff will suggest ministries for review by LTC.</i>	Clare Frater Renee Jamurat Sonja Zupanec		In Progress
75%	2 GB-DP-2021.1 (Centre Stage) deferred until a response is received from the PAO regarding the subdivision referral. Include deferral motion in subdivision referral response. <i>*June 19 note: motion included in subdivision referral response sent out June 17, 2024.</i>	Renee Jamurat Sonja Zupanec		In Progress

Follow Up Action Report

Gabriola Island

08-Aug-2024

Progress	Activity	Responsibility	Dates	Status
0%	1 Actions for the Major Project - OCP Review: - Set up meeting between SFN Staff and leadership, and GB LTC and IT Staff to discuss SFN interests related to Gabriola and interest in engagement with the FB OCP review process. - Add the letter from Drs. J & C Johnstone and the Foreshore Structures Report from Warren and letter regarding Dark skies (John Hall, Item 101. On GB Nov 30 2023 agenda) and letter from E. Carrington June 27 meeting, Item 4 on the FUAL from that meeting to the OCP review project file and post to the project website. -update the project list with a succinct and clear description of the project. -LTC endorsed the OCP/LUB engagement process with minor amendments and comments (see minutes of August 8, 2024 meeting).	Narissa Chadwick		In Progress
100%	2 -Staff requested to schedule a special meeting of the LTC as soon as possible to discuss the proposed bylaw enforcement and compliance policy and suggested revisions from the Mudge Island Community Association (MICA). <i>In person meeting scheduled September 12, 2024 10:30am</i> -Update standing resolution 2024-023 with new wording as per minutes of August 8, 2024 meeting. - <i>updated</i> - Chair of LTC will draft a response to the MICA letter dated July 9, 2024. - <i>completed</i>.	Chloe Straw Nadine Mourao Warren Dingman		Completed

Follow Up Action Report

Gabriola Island

08-Aug-2024

Progress	Activity	Responsibility	Dates	Status
100%	3 Add GB-DVP-2023.3 (Miller) to the September 5, 2024 agenda for discussion by the LTC regarding process. <i>*August 26: More information is needed from LTC to provide staff direction on process for discussion.</i> <i>September 5: Resolved, application will be on November LTC meeting agenda.</i>	Margot Thomaidis Renee Jamurat		Completed
100%	4 LTC request staff to coordinate the invitation and remuneration of a Snuneymuxw elder to open an LTC regular business meeting in the Fall.	Renee Jamurat Stephen Baugh		Completed
25%	5 LTC request staff to write a letter to First Nations within the LTA to indicate desire to work with them on current LTC projects and advocacy activities and provide schedule of upcoming LTC meeting dates (see minutes of Aug 8 meeting).	Clare Frater Renee Jamurat Stephen Baugh		In Progress

Follow Up Action Report

Gabriola Island

05-Sep-2024

Progress	Activity	Responsibility	Dates	Status
100%	1 Phase 3 of Major project business case approved, submit approved business case for inclusion in the 2025/26 budget.	Narissa Chadwick		Completed
0%	2 Update project charter for Ecological Protection Zone project to reflect the incorporation of engagement with Snuneymuxw into Major Project.	Stephen Baugh		In Progress
100%	3 Add letter from Jan Moore dated July 27, 2024 to the OCP project file.	Stephen Baugh		Completed
100%	4 Staff to contact Ministry of Energy, Mines, and Low Carbon Innovation to request they investigate the access requirements for 795 South Rd related to a Mines Act Permit related to that property. <i>Update September 2024: Staff have contacted Ministry and received a copy of the permit. The permit does not contain access requirements. If there are concerns that a mine is not working in compliance mines.inquiries@gov.bc.ca can be contacted.</i>	Stephen Baugh		Completed
100%	5 Update and 'clean-up' Major and Minor project descriptions including categorizing the points in the Major Project description into appropriate headings.	Stephen Baugh		Completed
0%	6 Inform Trustee Morrison of the Gabriola LTCs interest in pursuing further exploration of policy and advocacy options relating to Dark Sky Principles.	Jason Youmans		In Progress

File No.: GB-RZ-2022.1 (Alley
Enterprises Ltd)

DATE OF MEETING: November 7, 2024

TO: Gabriola Island Local Trust Committee

FROM: Stephen Baugh, Island Planner
Northern Team

SUBJECT: GB-RZ-2022.1 – OCP and LUB Amendments for commercial and residential development
of Wild Rose Garden Centre
Applicant: Kent Moen
Location: 750 Tin Can Alley, Gabriola Island
Lot B, Plan VIP50373, Section 19, District 32 (PID 023-005-629)

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee request staff to amend draft Bylaw No. 319 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024” to:
 - a. Restrict the location of dwelling units to within the envelope of a commercial building;
 - b. Reduce the parking requirements for each dwelling unit from 2 parking spaces to 1; and
 - c. Limit the floor area of dwelling units to 90 square metres.

REPORT SUMMARY

This report re-introduces a bylaw amendment application to amend the Gabriola Island Official Community Plan (OCP) and Gabriola Island Land Use Bylaw (LUB). The application proposes a site specific zone for 750 Tin Can Alley to facilitate increased flexibility of the commercial use of this property.

Staff are recommending that the LTC direct staff to amend the draft Land Use Bylaw amendment to restrict the location of dwelling units to within the envelope of a commercial building, to reduce the parking requirements for housing from 2 parking spaces to 1, and to limit the floor area of the dwelling units to 90 square metres. Changes to the draft Official Community Plan amendment associated with this application are not necessary in order to facilitate the recommended changes to the Land Use Bylaw amendment.

BACKGROUND

At the May 23, 2024 LTC meeting the LTC was presented with draft bylaws for this application. The LTC made the following resolutions:

GB-2024-040

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

that the Gabriola Island Local Trust Committee request the applicant of GB-RZ-2022.1 – Land Use Bylaw and Official Community Plan Amendment for commercial and residential development of Wild Rose Garden Centre to work with staff to explore options in the Housing Options Tool Kit #3.

CARRIED

GB-2024-041**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request staff forward the Staff Report GB-RZ-2022.1 – Land Use Bylaw and Official Community Plan Amendment for commercial and residential development of Wild Rose Garden Centre to Freshwater Specialist William Shulba and request comment and analysis on proposed water uses.

CARRIED

Planning staff have met with the applicant with regards to reviewing the options from Tool 3 of the Housing Options Toolkit. The Senior Freshwater Specialist has also reviewed the application and comments on the water use implications related to the application are included in this report.

ANALYSIS**Tool 3 from the Housing Options Toolkit:**

Planning staff met with the applicant and discussed the various options presented in Tool 3 of the Housing Options Toolkit. Staff have also provided an analysis, Attachment 1, of how this application addresses options in Tool 3 of the Housing Options Toolkit. In consideration of the options presented to allow mixed-use-zoning, floor area limits, and reduce automobile parking requirements, the following ideas from Tool 3 of the Housing Toolkit were agreeable to the applicant to incorporate into the draft bylaw:

- Restrict the location of dwelling units to within the envelope of a commercial building;
- Reduce the parking requirements for the housing; and
- Limiting the floor area of the dwelling units to 90 square metres.

The above items are recommended to be implemented into the draft bylaw. Although this application is focused on a commercial property, it is proposed to address 11 of the housing toolkit options from Tool 3.

The applicant was also willing to increase the proposed density for the site to 4 units, 2 of which would be designated as affordable housing. However, for a number of reasons this is not recommended. First, there is limited freshwater available on the subject property and the primary purpose of the application is to expand the commercial use of the property. Second, OCP policies prohibit increasing density except for seniors, special needs, and multi-dwelling affordable housing. Finally, unlike commercial uses which require a water license, domestic use of groundwater lacks a regulatory mechanism to confirm sufficient availability of groundwater.

Water Availability on Subject Property:

This application was referred to Islands Trust Senior Freshwater Specialist who reviewed the Hydrogeology Report and the proposed uses for the subject property, and provided the following summary:

- The report was prepared by Elanco Enterprises Ltd. under stamp and seal of a professional engineer and/or geoscientist with competency in hydrogeology, consistent with Gabriola Bylaws, and generally follows guidance documents for groundwater well pump testing.
- Currently, all principal uses on the property are non-domestic and require authorizations from the Province Ministry of Water, Lands, and Resource Stewardship.

- Since water is derived from groundwater, a license is needed for existing use. To the knowledge of the Senior Freshwater Specialist at the time of review, there is no existing water license on the property, although one may be in application for existing uses. Domestic water use does not need a license.
- The testing of the well shows a long-term sustainable yield of 5 L/min, and if used for 24 hours a day, the maximum daily amount is 7200 L/d.
- Current water demand is estimated to be approximately 4200 L/day, therefore testing concludes that there is an additional available groundwater of 3000 L/day or less.
- The deemed right of domestic water users in the Water Sustainability Act, unless otherwise determined, is 2000 L/day and the likelihood of groundwater availability will support one additional domestic dwelling.
- If future uses on the property only include non-domestic uses, water authorizations from the Province would be required. If groundwater is to be used for future non-domestic use, a water license will be required. If the non-domestic use has a public health requirement, such as a restaurant, permits for water treatment may be required. In addition, if the source of water to serve a non-domestic use is rainwater a license is not required however a source approval may be required by health authorities and/or building inspection.

Issues and Opportunities

The applicant has provided a report by a Hydrogeologist that provides information about the sustainable groundwater supply available to the subject property. However, it is challenging to estimate the future water needs for the subject property since the application is not accompanied by development plans and it is unknown to what extent the future development will incorporate other means of water supply such as rainwater catchment.

The provincial groundwater license requirement for commercial uses provides assurance that future commercial uses on the property will have sufficient groundwater since the process requires the property owner to demonstrate sufficient water availability for the existing and proposed uses of the property. However, there is no such process for domestic water uses which are proposed as part of this zone. These uses do not require a groundwater license and the deemed right of domestic water users in the *Water Sustainability Act*, unless otherwise determined, is 2000 L/day. Given that the current water use is reported to be approximately 4200 L/day and the available groundwater was tested to be 7200 L/day. The property could only support the existing uses and one dwelling.

There are opportunities, such as through rainwater collection, to reduce the current groundwater needs of the property. This could enable future commercial expansion on the property and there are tools available to the LTC to ensure future development of the property has sufficient water available. To address the uncertainty of groundwater availability for future dwellings on the subject property, staff recommend changes to the draft bylaw so that residential dwellings must be located within the footprint of a commercial building. This would ensure that the water use for dwellings on the property are accounted for in the groundwater license process. In addition, this is a form of “Mixed-Use Zoning” that is identified in Tool 3 of the Housing Toolkit as an option to address housing needs.

Another option the LTC could consider is to request that the applicant enter into a section 219 covenant in order to prohibit new construction or uses of the property unless groundwater availability is demonstrated to the satisfaction of the LTC. This would allow the LTC to ensure that any changes to the use or addition of new buildings on the property are appropriately supplied with groundwater at a later time when there is more certainty about the actual groundwater needs of the property for the proposed development. If this option is pursued by the LTC, the LTC should also determine whether they wish to give First Reading to the bylaws as currently drafted or direct staff to make changes to the draft bylaws.

Rationale for Recommendation

Given the limited groundwater availability and the LTC's interest in the housing toolkit, staff recommend that the Land Use Bylaw amendment be drafted to restrict residential units to be located within a commercial building. This would ensure the groundwater license process takes into account the permitted residential density while still allowing flexibility for the subject property to be used for a variety of commercial uses. Along with the applicant, staff have also identified other changes that could be made to the draft bylaws which make use of options identified in Tool 3 of the Housing Options Toolkit. Namely, these are reducing the parking requirements for dwellings and limiting the floor area of dwelling units.

ALTERNATIVES

The LTC may consider the following alternatives to the recommendation:

1. Request applicant to register a Section 219 covenant and enter into cost recovery agreement

The LTC may request the applicant to enter into a cost recovery agreement for a section 219 covenant. The LTC should also include the drafting of a housing agreement into the cost recovery agreement as this since one of the proposed densities will be secured as affordable housing. If this alternative is selected the LTC should also determine if the bylaws should be changed prior to consideration of First Reading, or if the LTC wishes to give First Reading to the bylaws as currently drafted. The following resolution is recommended if the LTC selects this alternative:

That the Gabriola Island Local Trust Committee request the applicant for GB-RZ-2022.1 (Moen) enter into a cost recovery agreement with the Islands Trust for the purposes of drafting a housing agreement and a section 219 covenant to restrict the use of the property unless groundwater availability is proved.

2. Give First Reading to the Bylaws as Currently Drafted

The LTC can give First Reading to draft Bylaw No. 318 and 319. If this option is selected, the LTC should also direct staff to refer the bylaws to agencies and first nations, and confirm that they have reviewed the Islands Trust Policy Statement Checklist and determined the bylaws are not contrary to or at variance with the Islands Trust Policy Statement. If this alternative is selected, the following resolutions are recommended:

1. That the Gabriola Island Local Trust Committee Bylaw No. 318 cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024" be read a first time.

2. That the Gabriola Island Local Trust Committee Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" be read a first time.

3. That Proposed Bylaws No. 318 and 319 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, Tsu'uubaa-asatx First Nation.

b. Local Governments and Agencies: Regional District of Nanaimo, Island Health Authority, Ministry of Transportation and Infrastructure, Ministry of Water, Land and Resource Stewardship, School

District 68, Gabriola Volunteer Fire Department, Gabriola Advisory Planning Commission, Gabriola Housing Advisory Planning Commission.

4. That the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 318 cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024” is not contrary to or at variance with the Islands Trust Policy Statement.

5. That the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 319 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024” is not contrary to or at variance with the Islands Trust Policy Statement.

3. Request additional information

The LTC can request specific additional information from staff and/or the applicant prior to consideration of first reading. If this alternative is selected then the following resolution is recommended:

That the Gabriola Island Local Trust Committee request [staff/the applicant] to provide the following [specify information request] prior to further consideration of draft Bylaws No. 318 (OCP) and 319 (LUB).

4. Proceed no further

The LTC may choose to proceed no further with this application. Staff advise that the implications of this alternative are that the bylaw amendment application file will be closed and the applicant will be refunded the appropriate amount based on the Gabriola Fees Bylaw. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee proceed no further with bylaw amendment application GB-RZ-2022.1.

NEXT STEPS

Should the LTC concur with the recommendation, staff will draft changes to the draft Land Use Bylaw amendment and present them to the LTC for consideration of First Reading at a future meeting.

Submitted By:	Stephen Baugh, Island Planner	October 24, 2024
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	October 28, 2024

ATTACHMENTS

1. Housing Toolkit - Tool 3 Zoning Options
2. Draft Bylaw No. 318 (OCP Amendment)
3. Draft Bylaw No. 319 (LUB Amendment)
4. Islands Trust Policy Statement Directive Policies (BL318)
5. Islands Trust Policy Statement Directive Policies (BL319)
6. Hydrogeology Report

TOOL 3 - Zoning and Policy Options Table

ZONING OPTIONS TO ADDRESS HOUSING NEEDS		
OPTION	DESCRIPTION	GB-RZ-2022.1
ZONING – REVIEW OF EXISTING		
Review and amend existing land zoned for affordable and/or multi-family development	Review all existing lands zoned for affordable, seniors or similar housing and amend the zoning to be less specific or restrictive where housing either hasn't been developed or has not been developed to full zoned potential. Housing providers have said that flexibility in form is key (single large building, rowhouses, detached cottages, etc.) to adapt to changing market and funding conditions during lag between zoning approval and construction start.	N/A
Review existing undeveloped or under-developed land zoned commercial/industrial	Review existing undeveloped or underdeveloped commercial zones, to potentially permit residential or mixed uses.	✓ Application proposes to allowed mixed use of commercial and residential.
Review existing definitions to remove "un-variable" restrictions	If a regulation (such as a floor area limit for cottages) is included in the definition of a term, then it can't be varied through a development variance permit. Such restrictions could be removed from the definitions section of the land	✓ Recommended drafting of bylaw can include floor area limits within the zone.

ZONING OPTIONS TO ADDRESS HOUSING NEEDS

OPTION	DESCRIPTION	GB-RZ-2022.1
	use bylaw and added to the main body of document so they could be varied. This can enable greater flexibility for land owners.	
ZONING – FORM/USE		
Secondary Suites	Permit secondary suites in some, or all, residential zones or areas of the island. Secondary suites are self-contained dwelling units that are separated from the principal unit but within the same building, whether below, above or adjoined to the principal residence on the side.	N/A
Cottages/Detached Accessory Dwelling Units (ADUs)	Permit secondary Accessory Dwelling Units in some, or all residential zones or areas of the island. An ADU is a small detached dwelling and may take the form of a suite within an accessory building ("carriage house"), or in a stand-alone structure on the lot ("cottage"/"garden suite") or on a lane ("laneway house") for full-time residential use.	N/A
Alternative Dwelling Units (AltDUs)	Permit alternative dwelling units that do not presently comply with BC Building Code, such as tiny homes on wheels, yurts, and recreational vehicles, as either principal or accessory dwelling units.	The current draft bylaw does not restrict the residential form of the dwelling units. However, staff are recommending the proposed bylaw be changed to restrict dwelling unit's location to within commercial buildings. This is to ensure groundwater use is a considered when residential use is expanded.

ZONING OPTIONS TO ADDRESS HOUSING NEEDS

OPTION	DESCRIPTION	GB-RZ-2022.1
	LTCs should be aware that regional districts with building permitting authority are unlikely to be supportive of such a policy change, and consequently inspection and a permitting of such units may not be possible.	
Single-Family Dwelling Variations	There are a range of residential forms that don't fall neatly into single-family zoning or multi-family. These include duplexes, rooming houses, boarding houses and flex housing. ¹ LTCs may wish to consider supporting these forms in zoning.	The current draft bylaw does not restrict the residential form of the dwelling units. However, staff are recommending the proposed bylaw be changed to restrict dwelling unit's location to within commercial buildings. This is to ensure groundwater use is a considered when residential use is expanded.
Manufactured / Tiny Home / RV Parks	Zone suitable land for a serviced manufactured home, tiny home, or residential RV park. Clustering these types of units can resolve issues with septic, potable water and provide other services and amenities.	Not proposed as part of this application.
Small-Scale Multi-Unit Housing (Market)	Permit the construction of multiple dwelling units on a single residential lot. The term "Small-Scale Multi-Unit Housing" generally describes duplexes, triplexes, houseplexes, townhouses and rowhouses. Permitting these housing forms may also require amendments to lot coverage, setback and height	N/A

¹ Housing that can be easily adapted to meet the present and future needs of occupants as family size and care needs evolve.
Islands Trust Housing Options Toolkit, 2023

ZONING OPTIONS TO ADDRESS HOUSING NEEDS

OPTION	DESCRIPTION	GB-RZ-2022.1
	limits to create sufficient buildable area to accommodate these housing types.	
Multi-Family Dwelling Units (Market)	Permit the construction of multiple dwelling units on a single lot, whether in a single building, or several buildings. These are typically in the form of townhouses, row houses, apartments and/or condominiums. Can be for purchase or rental. See "Residential Rental Tenure Zoning" below.	✓ Proposed zone does permit multiple dwellings on a single lot.
Multi-Family Dwelling Units (Affordable)	Permit the construction of multiple dwelling units on a single lot, whether in a single building, or several buildings, only if undertaken by a government or non-profit organization and/or with rent/purchase/resale price controlled by housing agreement.	Not included as part of this application, although the proposed zone includes one unit of affordable housing to be secured through a housing agreement.
Zone for unit numbers, not housing type	Rather than specifying the type of dwelling units that are permitted in a residential zone (single-family dwelling, secondary suite, accessory dwelling unit, etc), LTCs could instead zone simply for a maximum number of dwelling units, thereby leaving it up to the land owner to determine the appropriate mix for their circumstances. Eg. multiple units in one building, or several one-unit buildings.	The current draft bylaw does not restrict the residential form of the dwelling units. However, staff are recommending the proposed bylaw be changed to restrict dwelling unit's location to within commercial buildings. This is to ensure groundwater use is a considered when residential use is expanded.

ZONING OPTIONS TO ADDRESS HOUSING NEEDS

OPTION	DESCRIPTION	GB-RZ-2022.1
	Concerns about intensity of use on the land can be managed through other regulations, such as lot coverage, impervious surface coverage, and total floor area maximums.	
Permit principal residential use of currently non-residential lots	Permit under-used or unviable commercial or other-zoned properties to be used as principal residential.	The current draft bylaw allows residential use as an accessory use. Staff do not recommend residential use as a principal use in this case to ensure groundwater use is a considered when residential use is expanded.
Permit the conversion of commercial accommodation to residential use	Consider rezoning existing built commercial accommodation units for residential use in coordination with regulating STVRs. TUPs could also be used in some situations.	N/A
ZONING – DENSITY		
ADUs/AltDUs/Secondary Suites permitted in non-residential zones	Permit non-residential zones to have some accessory housing where it is not currently permitted, or increase the number of units where it is already allowed. Educational, institutional, health care, commercial, industrial, even some park zones, could all accommodate housing. Consider removing the requirement in current bylaws that accessory dwellings may only be occupied by owners or employees of that associated business.	✓ The proposed zone includes permission for two dwellings on the commercial property and does not limit who can occupy the dwellings. One dwelling unit is proposed to be affordable housing.

ZONING OPTIONS TO ADDRESS HOUSING NEEDS

OPTION	DESCRIPTION	GB-RZ-2022.1
Multi-Family Density Bonus	In suitable areas the LTC could introduce density bonus regulations that establish a base permitted density, as well as a provision for additional density in exchange for creation of affordable housing.	Not part of this application. Although, one of the two dwelling units proposed is to be secured as affordable housing through a housing agreement.
Subdivision Density Bonus	In suitable areas the LTC could introduce density bonus regulations that establish a base permitted lot density, as well as a provision for additional density in exchange for the creation of affordable housing or cluster housing that preserves unique amenities and the environment.	N/A
Flexible Zoning Model	Establish zoning that permits additional dwellings on a lot within a maximum total combined floor area for all dwellings.	Not proposed as part of this application. Staff are recommending both residential units be limited in floor area to 90 square meters which is in line with other housing toolkit options.
Increase Density	If the LTC determines through a build-out analysis that the current zoning does not permit sufficient new residential it could consider increasing the number of permitted residential units that can be built in certain areas or forms; it can upzone land in suitable areas to allow either multi-family development and/or greater density through subdivision.	N/A

ZONING OPTIONS TO ADDRESS HOUSING NEEDS

OPTION	DESCRIPTION	GB-RZ-2022.1
ZONING – CONSERVATION DENSITY		
Conservation Bonus/ Homeplate Density Zoning Model²	Allow for flexibility of number of dwellings and/or dwelling type and size within maximum homeplate or total floor area (e.g., 500m ²) in exchange for conservation covenant.	No sensitive ecosystems or species at risk identified on subject property. Regional Conservation Plan estimated importance of habitat composition is LOW on the subject property.
Ecovillage Zoning Model³	Allow existing subdividable properties to be developed according to conservation design principles as a strata development with flexible dwelling types and sizes while placing large portions of property in a conservation covenant. Incorporate the ecological building principles of the Eco-Density Bonus and maintain full protection of the most sensitive ecosystems through DPAs.	No sensitive ecosystems or species at risk identified on subject property. Regional Conservation Plan estimated importance of habitat composition is LOW on the subject property.
Eco-Density Bonus⁴	Encourage ecological and energy and efficient water homes by allowing a provision to add a dwelling unit if the owner builds to a higher ecological standard (e.g., solar panels, rainwater harvesting, ecological building materials, grey	Not included as part of this application. However, the proposed zone does require rainwater collection for new principal buildings.

² Proposed in *Salt Spring Island Housing Action Task Force, Summary of Recommendations, 2021*

³ Ibid

⁴ Ibid
Islands Trust Housing Options Toolkit, 2023

ZONING OPTIONS TO ADDRESS HOUSING NEEDS

OPTION	DESCRIPTION	GB-RZ-2022.1
	water recycling, net zero energy, solar hot water, etc.). These provisions will help reduce the operating costs and ecological impacts of dwellings.	
ZONING – SIZE, SITING AND MISCELLANEOUS		
Mixed-Use Zoning	Permit residential use above ground-floor commercial uses. Height/storey limits could be raised to permit two storeys of residential above ground-floor commercial/industrial in specific locations.	✓ Proposed zone is mixed use zone.
Floor Area/Footprint Limits	Limit the size of permitted dwellings in order to discourage undesirable forms of residential development and commercial accommodation uses in residential zones.	✓ This is recommended to be added to the zone, to limit the floor area of the permitted dwellings to 90 square metres.
Reduced Setbacks	Where zoning permits more than one dwelling unit on a residential lot, LTCs should review their lot line setback requirements to ensure that they allow for a sufficient building area without needing a variance permit.	✓ The bylaw has been drafted with this in mind.
Reduce Automobile Parking Requirements	Excessive automobile parking requirements mean land that could otherwise be used to provide housing is instead used to house cars. In a rural island context, reducing automobile parking requirements will have the most benefit in village areas close to jobs and services,	✓ This is recommended to be implemented with changes to the draft bylaw.

ZONING OPTIONS TO ADDRESS HOUSING NEEDS

OPTION	DESCRIPTION	GB-RZ-2022.1
	particularly on small lots where zoning allows for secondary suites, accessory dwelling units, or small-scale multi-unit housing. Larger multi-family housing projects can also benefit from reduced parking requirements.	
ZONING – TENURE		
Residential Rental Tenure Zoning	Section 481.1 of the <i>Local Government Act</i> allows local governments to introduce zoning that requires all or some portion of multi-family housing in a zone to be occupied only under residential rental tenure. LTCs could consider introducing such zoning in one or more areas of the island.	Not part of the proposed zone, although one of the residential densities will be secured as affordable housing through a housing agreement.
Strata Subdivision of ADUs	Review and reconsider regulations that restrict secondary suites/ADUs from becoming separate real estate entities through building strata subdivision. This has been proposed as a way to encourage entry-level home ownership.	✓ Proposed zone does not have this restriction.
Remove Owner-Occupancy Restrictions	Where zoning allows for secondary suites, accessory dwelling units, alternative dwelling units or small-scale multi-unit housing, there should be no requirement that the owner of one or more units must live on the property. Such	✓ Proposed zone does not have this restriction.

ZONING OPTIONS TO ADDRESS HOUSING NEEDS

OPTION	DESCRIPTION	GB-RZ-2022.1
	restrictions impede maximum residential rental opportunities.	
ZONING – WORKFORCE HOUSING		
Require Workforce Housing as a Condition of new/amended Commercial/Industrial/Institutional Zoning	Commercial/Industrial/Institutional zoning could be amended to require the provision of a certain number of workforce housing units as a condition of new development.	Not proposed as part of this application.
On-Site Workforce Housing	Ensure all commercial zones permit on-site workforce housing.	✓ Proposed zone permits 2 dwelling units.
Off-Site Workforce Housing	Identify and zone locations for off-site workforce housing.	N/A
ZONING – SENIORS HOUSING		
Zone for multi-family seniors housing	Similar to general multi-family zoning, LTCs can zone to permit larger developments exclusively for elderly people, provided such is a defined use in the land use bylaw.	Not included as part of this application.
Accommodate Aging in Place	Introduce sufficiently flexible residential zoning provisions so that elderly people can stay on their properties longer. The mechanisms to do this are largely addressed elsewhere in this options document in secondary suites, ADUs, AltDUs and flexible housing/zoning.	N/A



ZONING OPTIONS TO ADDRESS HOUSING NEEDS

OPTION	DESCRIPTION	GB-RZ-2022.1
ZONING – AGRICULTURE		
Consistency with Agricultural Land Commission (ALC) regulations	Ensure that land in the ALR is zoned to permit residential use in a manner consistent with current ALC regulations.	N/A
Consider additional density for non-ALR farmland	For large working farms the LTC could consider granting additional dwelling units for farmworker use, or allowing additional dwelling units for such occupancy in return for restrictions on future subdivision potential.	N/A

DRAFT

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

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

1. Citation

This bylaw may be cited for all purposes as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024”.

2. Gabriola Island Local Trust Committee Bylaw No. 166, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw No. 166, 1997”, is amended as per Schedule “1”, Schedule “2”, and Schedule “3” attached to and forming part of this bylaw

READ A FIRST TIME THIS	_____	DAY OF	_____	202x
READ A SECOND TIME THIS	_____	DAY OF	_____	202x
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	202x
READ A THIRD TIME THIS	_____	DAY OF	_____	202x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	202x
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS	_____	DAY OF	_____	202x
ADOPTED THIS	_____	DAY OF	_____	202x

Chair

Secretary

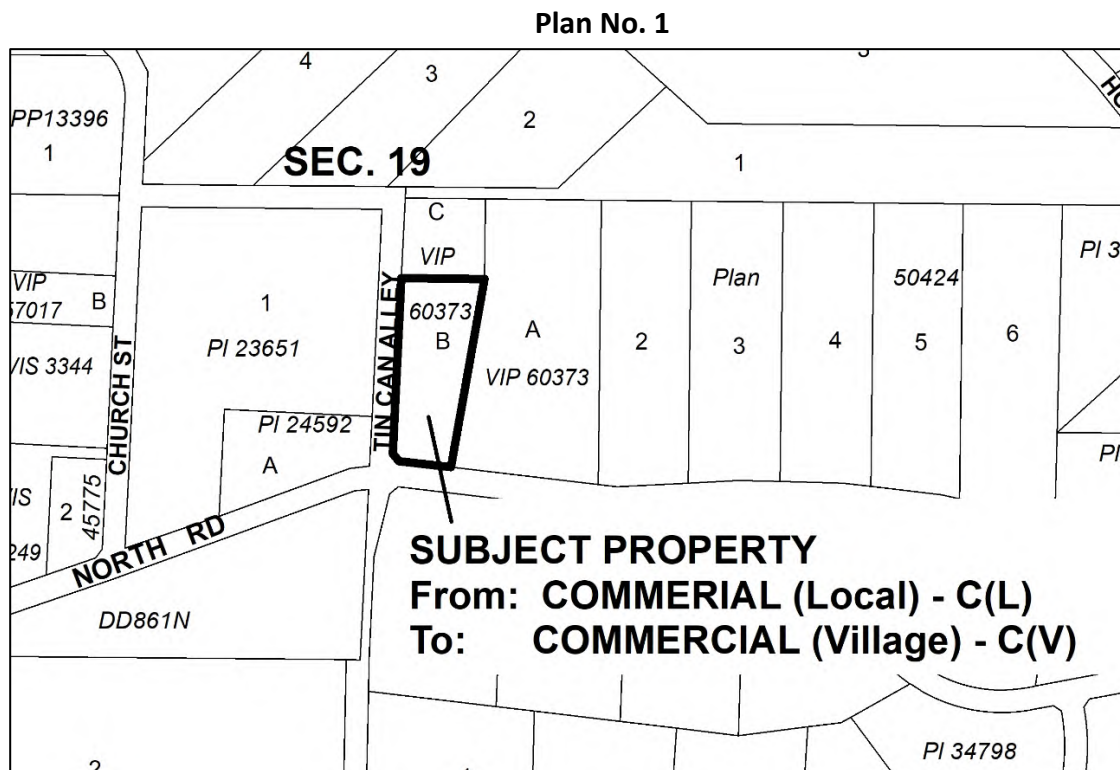
GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318
Schedule "1"

1. **Schedule "A"** of Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997 is amended as follows:
 - 1.1. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity, General Commercial Objectives** number 1 is amended by deleting the words "(Lockinvar Triangle area)".
 - 1.2. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity, General Commercial Policies** is amended by adding a new clause after clause d) as follows: "e) Despite clause a) and d) a minimum and average parcel size of 1.0 hectare (2.47 acres) and up to 2 dwelling units per parcel may be permitted on the following parcel: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373."
 - 1.3. **Section 3 – Economic Activities**, Subsection **3.2 Village Commercial**, Clause 3.2.a) is amended by deleting the words "(the Lockinvar Triangle area)".
 - 1.4. **Section 3 – Economic Activities**, Subsection **3.4 Local Commercial**, Clause 3.4.a), is amended by deleting Item 3.4.a)ii in its entirety and by making such consequential numbering alterations to effect this change.

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318
Schedule "2"

1. **Schedule "B"** of Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997 is amended as follows:

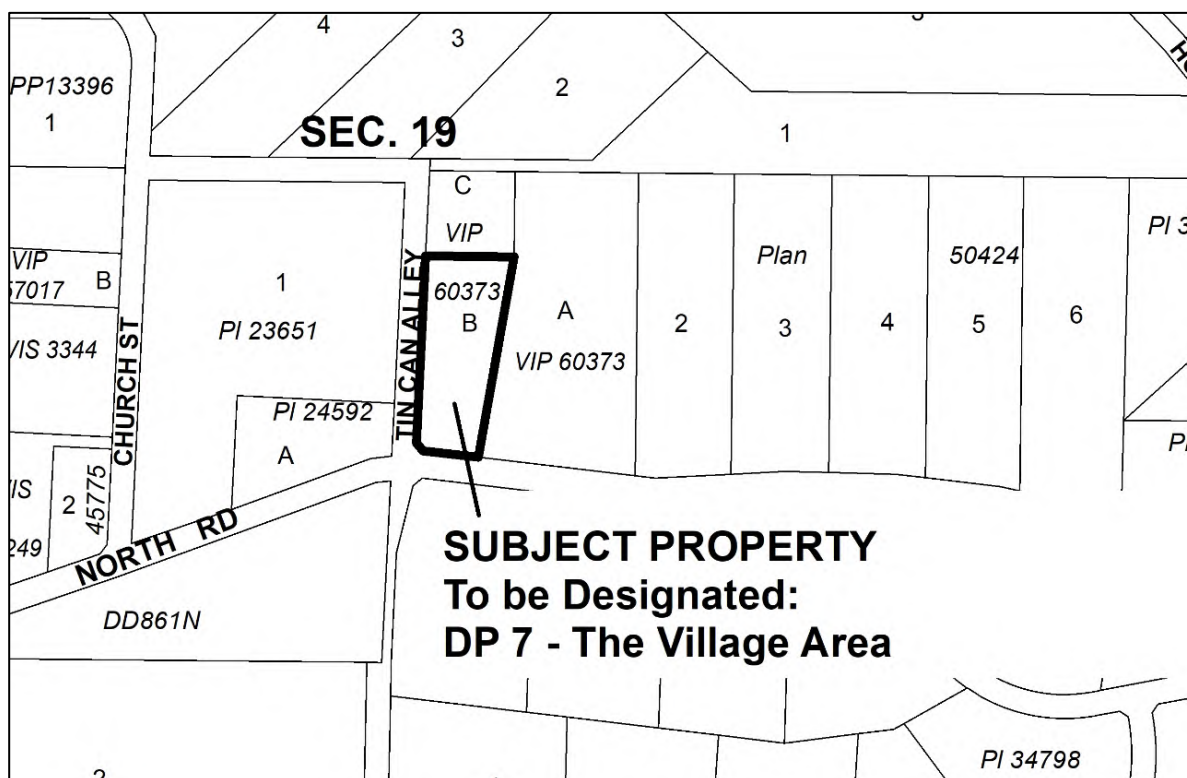
- 1.1. **Schedule "B" – Land Use Designations – North Sheet**, is amended by changing the land use designation on the lands described as Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) from "Commercial (Local)" to "Village Commercial" as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" as are required to effect this change.



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318
Schedule "3"

1. **Schedule "D" – Development Permit Areas - OCP B North Sheet**, is amended by including the lands described as Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) in the mapping for DP 7 - The Village Centre as shown on Plan No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule "D" of Bylaw No. 166 as are required to effect this change.

Plan No. 2



ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: GB-RZ-2022.1

File Name: Alley Enterprises Ltd. (Bylaw
No. 318)

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECKLIST

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

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

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

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	NO.	DIRECTIVE POLICY
	3.1	Ecosystems
n/a	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
n/a	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
✓	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
n/a	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
✓	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
n/a	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
n/a	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

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

	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
✓	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
✓	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
n/a	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
n/a	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
n/a	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
n/a	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
n/a	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
n/a	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
n/a	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
n/a	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
n/a	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
✓	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
n/a	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY

	5.5	Recreation
n/a	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
n/a	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
n/a	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
n/a	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
✓	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
n/a	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
n/a	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
✓	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
✓	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

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

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: GB-RZ-2022.1

File Name: Alley Enterprises Ltd. (Bylaw
No. 319)

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECKLIST

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

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

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

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	3.1	Ecosystems
n/a	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
n/a	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
✓	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
n/a	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
✓	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
n/a	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
n/a	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

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

	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
✓	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
✓	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
n/a	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
n/a	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
n/a	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
n/a	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
n/a	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
n/a	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
n/a	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
n/a	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
n/a	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
✓	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
n/a	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY

	5.5	Recreation
n/a	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
n/a	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
n/a	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
n/a	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
✓	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
n/a	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
n/a	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
✓	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
✓	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

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

Attachment 6

ELANCO ENTERPRISES LTD.

Permit to Practice No: 1001505
4965 Cordova Bay Road, Victoria, B.C., V8Y 2K1
Phone 250 744-1357. E-mail: adakin.elanco@gmail.com

Our File: 303

November 2, 2023

Alley Enterprises Ltd.
750 Tin Can Alley.
Gabriola Island, B.C.
V0R 1X6

By: e-mail

Attention: Kent Moen.

Dear Sir.

Re: Assessment of Sustainable Yield for Well on Wild Rose Farm & Garden Property
750 Tin Can Alley, Gabriola Island, B.C.

As requested, I have conducted a hydrogeological assessment of the area on, and around, the subject property and have determined the long term sustainable yield from the existing well on the property. This report provides a summary of the work carried out, sets out my findings on the well yield and addresses potential impacts on neighbouring wells and water quality issues.

Background:

It is understood that Alley Enterprises Ltd. (AEL) is considering applying for rezoning its 1.03 hectare (2.55 acre) 750 Tin Can Alley property (the Property) from a Local Commercial designation and is now applying for additional uses that would include retail, rentals, personal services, restaurants, bakeries, food truck, accessory offices and two 1 to 2 bedroom apartments.. As a requirement for the rezoning, the Islands Trust requires a report "confirming that the aquifer is capable of supporting the proposed commercial and residential uses with no adverse effects on adjacent existing groundwater users".

Location and Site Plan

The Property is located in the eastern part of the Gabriola Village area in the north eastern quadrant of the intersection of Tin Can Alley and North Road (see Figs. 1 to 3).

Work Carried out

This assessment involved reviewing information on regional water wells, surface drainage, soils and geology, visiting the site on October 12th and 13th, 2023, supervising a pump test on the well on the Property, analyzing data, assessing the long term well yield and preparing a summary report.

Topography and Drainage

The land surface on the Property slopes gently upward from a 96m above sea level (m-asl) elevation in the southwest corner to a 106 m-asl elevation in the northeast corner (see Fig. 3). This represents a 10m elevation difference and an average slope of about 5.8%.

Most of the Property has been cleared of trees, and with the exception of the Recycling Center property in the north, most of the neighbouring properties have a high percentage of tree cover (see Fig. 3).

There are no well defined surface water drainage channels on the Property which is consistent with the well drained characteristics of the underlying soil. Ditches constructed along both sides of Tin Can Alley roadway convey surface drainage into a series of low points where much of the runoff seeps into the soil. For example, it has been noted that even following periods of heavy rain there is no water flowing through the culvert located under the Property access driveway. It is anticipated that during intense storm events runoff in the form of sheet from relatively impervious areas discharges into the ditches and culverts that follow North Road. From there it is discharged southwards into Goodhue Creek, which flows westward and almost parallel to the road (see the location of this creek on Fig. 2).

Facilities on the Property.

The farm and garden center has been in operation on the Property since 1992. There are two garden center buildings and several aggregate bins on the Property, along with a range of large construction items for sale. Servicing for these facilities include a septic wastewater system installed in 1995, a 56.4 metre (m) deep water supply well drilled in 1995 and an 81,700 litre (18,000 gallons) water storage tank. The locations of these features are indicated on Fig. 4.

Water Usage and Future Requirements.

The current water usage is relatively small with two garden hoses running for up to 4 hours per day and one staff washroom with little use that discharges to the septic system. You have indicated that most of the water for garden watering could be sourced from rainwater. The estimated current usage is 0.049 L/s (0.65 lpm or 940 Imperial gallons per day) and most of this water is consumptive, as it is evaporated or used by the plants.

The potential future facilities such as residences and the restaurant will require water but most of which is non consumptive as it is returned to the aquifer via the septic dispersal field. Researchers, such as McQuillan, D and Bassett, E. 2009, have demonstrated that about 80% of the water leaving a sewage effluent dispersal field will recharge the local aquifer. The result is that the net volume intercepted will be relatively small. The aquifer water balance issue is discussed later in this report.

Soils and Surficial Sediments.

According to the regional surface soils map (Kenny et al. 1990), the principal soil type on the Property, and in the surrounding area, is a well drained Saturna soil. This unit is a sandy loam formed from both colluvial processes and glacial drift and is typically less than a metre thick and overlies sedimentary bedrock.

Five test pits were dug on the property in 2021 as part of a geotechnical assessment of the Property (Lewkowich Engineering Associates Ltd, 2021). The locations of these test pits are indicated on Fig. 3. The sediments encountered above sedimentary bedrock were described as loose to compact brown gravel and sand, or gravelly sand with trace percentages of cobbles. The depth to bedrock (inferred to be sandstone) ranged from 0.7 to 1.2m and had a mean depth of 0.86m. The deepest depth to bedrock was in Test pit 3, which was 1.2m.

These depths. are consistent with the thickness of overburden recorded in the log of the well on the Property (WTN 73075) and on the Recycling Center well (WTN 73066), which are 1.7m and 0.9m respectively.

A report on the construction of the wastewater treatment system (an attachment to the Van Isle Septic Services Inc., 2022 report) indicated that the depth to bedrock was about 1.2m and that the soil percolation test results averaged 5mins/2.5cm. This information is consistent with the geotechnical test pit logs and the Saturna Soil designation.

Bedrock Geology

The bedrock geology of Gabriola consists of sedimentary formations of the Upper Cretaceous Nanaimo Group. These formations are characterized as successions of sandstone-conglomerate units inter-bedded with mudstone and fine-grained sandstone. Four units of the Nanaimo Group are present on Gabriola Island, and these are the Gabriola, Spray, Geoffrey and Northumberland formations. The Gabriola and Geoffrey Formations are mainly comprised of sandstone, while mudstone predominantly comprises the Spray and Northumberland Formations.

As indicated on Fig. 1A and the schematic profile on Fig 1B, these units are layered in a relatively uniform synclinal structure over most of the island, with Northumberland formation being the deepest (oldest) and Gabriola the most common unit at the higher elevations.

A profile of the well on the Property is posted on Fig.1B, and this suggests that this well was likely terminated in Gabriola Formation (sandstone and conglomerate). However, driller's logs of local area wells indicate that they penetrated mostly sandstone bedrock, with some "shale" and siltstone layers. For example, the logs of wells profiled on Sections B-B' on Fig 6 and listed on Tables I and II, typically indicate that they penetrated mostly sandstone, with intermittent shale.

Water Well on the Property

The 150mm diameter well on the Property is located near the southeast corner (see locations on Figs. 2 to 4). No identification plate has been installed on the well casing but the Ministry of Environment has assigned a Well Tag Number ((WTN) of 73075 to this well. This well was drilled to a depth of 56.4m and had a reported yield of 0.05 L/s (0.75 USgpm). The borehole penetrated 1.5m of overburden sediments before encountering mostly sandstone bedrock for the remainder of the hole (see the log of the well on Fig. 5). The driller's log indicates that at a depth of 53.3m a 0.05 L/s water source was encountered (likely a water bearing fracture in the bedrock).

There is no evidence of a surface seal being installed. However, the log indicates that the 150mm diameter steel casing was driven about 0.3m into the top of the bedrock (likely into the soft weathered surface of the bedrock) and may have created a seal against surface water intrusion into the well but is not one that meets the current day well completion standard.

Local Area Wells

The locations of identified water wells in the area are indicated on Fig. 2 and the data on these wells is presented on Tables I and II. With the exception of the locations of wells WTN 73066 and 73075, the data and locations are based on the Ministry of Environment's GWELLS database. The locations of wells 73066 and 73075 are based on site specific information.

Google Earth and the 2m interval contours on Fig.3 were used to estimate ground surface datum elevations. It is recognized that many of these wells may not be accurately located and the static water levels have changed since they were constructed. Also, many wells are currently not being used and that the yields indicated on the table are not sustainable.

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

- Of the 16 well records reviewed, none indicated a "dry hole".
- The estimated well yields ranged from 0.001 to 0.6 L/s and median and average values were 0.13 and 0.21 L/s respectively. The maximum was 0.6 L/s and many of the wells neighbouring the Property had relatively high yields.
- Well depths ranged from 9.1 (dug well 5376) to 122m and median and average depths were 55 and 53m, respectively. The deepest well (WTN 73233) had the lowest yield and the elevation of the bottom of the well was 31m below sea level.
- Depths to static water level at the time of well construction ranged from 3.7 to 27.4m and median and average depths to water were 11.9 and 12.2m, respectively. Many of the reported very deep depths to water are not likely true values, as typically they are recorded in low yield wells which require considerable time for the static water level to establish after construction.
- The well logs indicated that the wells typically encountered sandstone bedrock, with intermittent shale layers.

Groundwater Flow Systems

Fractures and bedding planes in the sandstone and shale bedrock below the Property comprise the principal aquifer in the area. With the possible exception of portions of the Goodhue Creek Valley, the surficial sediments are not sufficiently saturated and thick enough to yield useful quantities of water from wells completed in this unit.

The hydrogeological profile presented on Fig. 6, indicates that the static water levels mostly follow a relatively uniform trend. This suggests that although the yields and depths vary considerably from well to well, there is a network of interconnected fractures and formation bedding planes that enable water to flow through the rock in a consistent manner. Information on the water elevations in individual wells was used to provide the piezometric elevation contours presented on Fig. 2.

As can be seen by the arrows on Fig. 2, the groundwater generally follows the topography with a predominant flow towards the southwest. Water levels have been monitored over a 33 year period in a 76.2m deep B.C. government regional monitoring well (OBS Well 194) located near North Road and about 450m west of Church Street. This record shows that the water levels in

the area have not changed much, even though many nearby production wells have been commissioned in the area.

Preparing for Pump Testing of Well 73075 – The Wild Rose Centre Well

Red Williams Well Drilling and Pump Installations Ltd was retained to install 25mm diameter monitoring tube in Well 73075 and in a well located on the Recycling Centre property north of the Property (Well 73066). The Recycling Center well was selected as a monitoring well as it was not being pumped and had relatively easy access to the well casing.

Data loggers were programmed to record water levels at 1-minute intervals and a week prior to initiating the pump test they were installed in the two wells. They were left in these wells during the entire pump testing period and for five days after the constant rate test were terminated.

The depth to the pump in Well 73075 was about 38m below ground and had the capacity to pump water into the 81,700 litre water storage tank, located about 40m north of the well (see locations on Fig. 4). During the pump tests, the water was diverted at the base of the tank and discharged onto the ground in a forested area located immediately east of the tank.

Water Level Trends

Elevations of water levels recorded in Well 73075 are presented on Fig. 7A and the levels in monitoring well 73066 are on Fig. 7C. The range of the water levels over the 14 day monitoring period presented in Fig. 7C is very small (0.06m), while the range Fig. 7A (Well 73075) was tens of metres. Most, if not all, of the range in Fig 7C is due to the datalogger resolution and as can be seen when Well 73075 data was also plotted at the same scale for a 5-day period a similar fluctuation can be observed.

As can be seen in Fig. 7A the non-pumping water level trend remained relatively stable for about 5 days and then slowly rose by about a metre at the end of the 14 day monitoring period. The cause of this upward trend is not known and one possibility is a long term recovery from operational pumping prior to the monitoring period.

The daily precipitation recorded at a Nanaimo station is presented on Fig. 7D. The rainfall prior to October 17th would not have been sufficient to cause any aquifer recharge. However, the very small change in water levels on October 18th could possibly be result of the October 17th rainfall event.

The water level spike on October 11th was likely caused by operational pumping into the water tank. The big spike on October 12th was the step test impact (see details on Fig. 8) and the 3-day drop starting on October 13th was the impact of the constant rate test (see details on Fig. 9).

The elevation of the water level recorded on October 12, 2023 was 91.9 m-asl, while the elevation of the water level recorded soon after the well was constructed in July 1993 was 88.9 m-asl. It is not clear why there is a 3m difference, but clearly the long term impact of pumping water from local wells has not resulted in a lowering the aquifer water levels since 1995.

Step Test of Well 73075

On October 12th, 2023, a step test was run at four progressively increasing rates, each for a period of about 30 minutes. As indicated on Fig 8 these rates were 0.08, 0.17, 0.23 and 0.37 L/s. During the test the pumping rate was measured using the bucket and stopwatch method. Depths to water level were measured manually so that water level trends could be monitored as the test progressed. It was noted that soon after the pumping rate increased to 0.37 L/s and the depth to water in the well was 12.6m below the top of the casing (12.3m below ground) water could be heard cascading into the well. This suggested that the water level in the well was then below a water-bearing fracture that was not noted in the driller's log. After going below the fracture the water level dropped rapidly and continued to do so until the drawdown reached about 20m at the end of the fourth step and the pump was turned off and water level recovery commenced.

The impact of the step test pumping on the natural time scale graph of water elevations can be seen on Fig. 7A and a semi-log graph of the one minute interval water levels recorded using the datalogger is presented on Fig. 8A. The rate of water level recovery following this test can also be seen on these two graphs.

As illustrated in Fig. 8B the specific capacity (ratio of pumping rate to drawdown) did not change very much until the water level in the well dropped below the water bearing fracture. This confirmed that this fracture had a lot of water in storage and if this volume was depleted it could have an impact on the long term well yield.

Based on the plotted water level trends and observed yields during the step test a 0.17 L/s rate was selected for the constant rate test.

72 Hour Pump Testing of Well 73075

On the following day, after the water level had recovered from the step test, the 3 day 0.17 L/s constant rate pumping test was started. As a supplement to the datalogger record, manual measurements of water levels were intermittently made in Wells 73075 and 73066. These data were used to provide a datum for the datalogger record. In addition to checks on the flow rate, pH, temperature, redox and electrical conductivity of the discharge water quality was occasionally recorded. The recorded ranges of values were: pH 8.5 to 8.6, conductivity 201 to 270 mS/cm, redox 155 to 180 mV and temperature remained constant at 11°C. This monitoring showed that the water quality parameters did not change significantly during the test and that the changes recorded did not follow a trend.

A semi-log graph of the adjusted water level trends in Well 73075 is presented on Fig. 9A and, as can be seen, the well could easily sustain the 0.17 L/s rate for the 3 day pumping period and not have the water level go below the upper fracture zone. The adjustment made to the recorded water levels involved calculating the drawdown below the upward trending water levels. The water levels stabilized during the last half day of the test (see detail in Fig. 9B) confirming the influence of the upper fracture zone below.

The water level recovery is also presented on Fig. 9A. The trends on both the pumping and recovery graphs are similar and followed two well defined legs. These trends were used to calculate approximate aquifer transmissivity values using the Jacob method and the results are presented in the small table below Fig. 9B. As there was no response to pumping in the observation well (Well 73066) no regional transmissivity and storativity values could be calculated.

It is noted that the recovery graph intercepted the zero line with a small intercept, which confirmed that the upper fracture held a significant volume of water in storage.

The projected water level trend before the water levels stabilized was used to estimate the drawdown after 100 days of pumping and from this an estimate a 100day specific capacity of 0.007 L/s/m was calculated. If the available drawdown as based on the range between the static water level and the upper fracture (6.6m) and, after applying the standard 75% factor, the estimated sustainable yield would be 0.04 L/s (0.48 lgpm). This ignores the influence of the lower fracture. If the available drawdown was based on this lower fracture (38.2m) the calculated long term yield would be 0.21 L/s (2.8 lgpm). However, based on the results of the last step in the step test and on an analysis of recharge from the capture zone (see Table III) a rate of 0.08 L/s (1.1 lgpm) is a considered a reasonable and conservative long term yield for this well. This value is slightly higher than the 0.75 gpm estimate recorded in the driller's log.

Impact on the Aquifer

As indicated on Table III a well pumping 0.08 L/s has a capture zone with a 129m width, some of which extends south of the property.

After allowing for the estimated current consumptive usage of 0.049 L/s, the net availability for future development using the existing well is 0.032 L/s (see Table IV). As the new developments will have septic system(s) with no irrigation, this means that about 80% of the water used for the new development will be discharged back into the aquifer (McQuillan, D and Bassett, E. 2009). This effectively means that the proposed new development could consume an additional 0.032 L/s and only increase the net withdrawal from the aquifer by 13.5%. This increased pumpage will have no adverse effects on adjacent existing groundwater users.

If additional water is still required for future development of the Property, an additional well could be drilled. As indicated on Fig. 1 another well could be located in the northern part of the Property and a conservative estimate indicates that this well could have a yield of at least 0.06 L/s. The combined yield from the two Property wells would be 0.14 L/s. As indicated on Table IV, after allowing for return flow from the septic system(s) into the aquifer, the net withdrawal from the aquifer under this scenario would be 0.066 L/s, or represent a 21.5% net increase in withdrawal from the aquifer.

Even this potential increase in withdrawal from the local aquifer would have no adverse effects on adjacent existing groundwater users.

Well Water Quality

A water sample had previously been collected from Well 73075 in August 2022 and sent to a laboratory for a complete potability analysis and a copy of the laboratory report is in Appendix A.

This report shows that the water from this well meets all of the Canadian Drinking Water quality criteria, with the exception of total coliforms. The total coliform count was 12 CFU/100mL when the standard is for no coliforms to be present. As there are no obvious sources of coliform bacteria within the well's capture zone it is concluded that the source would be in the sampling equipment and not in the aquifer. This is a common occurrence and experience with similar situations leads to the conclusion that chlorinating the sampling equipment and following a strict sampling procedure will result in a negative result for coliform content.

It is also noted that the nitrate plus nitrite concentration was very low (just above the laboratory detection limit of 0.02 mg/L) and if the source of coliform was from a septic dispersal field this concentration would be substantially higher.

Summary and Conclusions

1. The Gabriola sandstone below the Property is relatively massive with two a moderately permeable water bearing fractures being intercepted by Well 73075.
2. Pumping and water level monitoring in Well 73075 suggests that the upper fracture is likely the more productive of the two and it may act as a drainable perched aquifer when the pumping level goes below this fracture for extended an period, which if drained could have an impact on the long term yield.
3. The recharge area available to sustain Well 73073 is a limiting factor and, based on an analysis of water level trends during the pump tests and the available recharge area the long term yield is not likely to exceed 0.08 L/s (1.1 lgpm).
4. The current water consumption is about 0.049 L/s and when pumpage from the existing well (Well 73073) is increased to its sustainable rate 0.08 L/s for extended periods during the summer months, it will not have no adverse effects on adjacent existing groundwater users.
5. If there is a need for additional water for the proposed future developments on the Property, the chances of developing a new well in the northern part of the property is considered promising and assuming this well can yield 0.06 L/s the net yield from the two wells would be 0.14 L/s.
6. As it is understood that all of the new facilities with higher water usage would have septic system(s), this will result in an 80% return of water to the aquifer via the dispersal fields.
7. Based on the assumption that a new well is required, the proposed new development could consume an additional 0.091 L/s of water and only increase the net withdrawal from the aquifer by 21.5%. This increase would have no adverse effects on adjacent existing groundwater users.
8. After retesting the water for total coliforms, Well 73075 will eventually meet the Canadian Drinking Water Quality criteria for all parameters, including total coliform.

Alley Enterprises Ltd.
Attention: Kent Moen.

-9-

November 2, 2023

Acknowledgements

The efforts of Brian Strachan of Gabriola Waterworks in providing on-site assistance with implementation of the two pumping tests were very much appreciated.

Limitations.

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

I trust that this is sufficient for you present purposes.

Yours truly,

Elanco Enterprises Ltd.



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



Att.

References and Background Reports

- Elanco Enterprises Ltd. December 2019. Assessment of Well Yields on Proposed Housing Development Property, Paisley Place, Gabriola Island, B.C. Report prepared Gabriola Housing Society. 12pp.
- Kenny, E.A., Van Vliet, L.J.P., and Green, A.J. 1990. Soils of The Gulf Islands Of British Columbia; Volume 4 - Soils Of Gabriola And Lesser Islands. Land Resource Research Centre, Contribution No. 89-61. 131 pp.
- Lewkowich Engineering Associates Ltd. Aug. 25, 2021. Geotechnical Assessment of Proposed Commercial Development, 750 Tin Can Alley, Gabriola Island. Report prepared for Alley Enterprises Ltd. 10pp.
- McQuillan, D and Bassett, E. 2009. Return Flow to Ground Water From Onsite Wastewater Systems. Paper presented at 18th Annual NOWRA Technical Conference and Expo, Milwaukee Wisconsin. 13 pp. (available on-line)
- SRK Consulting and Thurber Engineering Ltd. April 2013. Water Budget Project: RDN Phase I (Gabriola, DeCourcy and Mudge Islands). Report prepared for Regional District of Nanaimo. 33pp and appendices.
- Todd, J, Wei, M and Lepitre, M. 2016. Guidance Document for Technical Requirements in Support of an Application for Groundwater Use in British Columbia. BC Government Water Science Series WSS206-08. 19pp
- Van Isle Septic Services Inc. Jan. 11, 2021 Septic System Survey, 750 Tin Can Alley, Gabriola Island, B.C. Report prepared for Alley Enterprises Ltd. 4pp.

Tables

Table I

Information on Local Area Wells - Sorted by WTN

Well Tag Number	Licenced ?	Construction Start Date	Address		Depth to (metres)				Elevation (m-asl)						Yield L/s
			No	Street	Bedrock	SWL	PWS	Well bottom	Collar	Top Casing	Bedrock	SWL	PWS	Well bottom	
5376	No	1-Jan-50	815	North Road	4.6	4.6	na	9.14	96	96.3	91.4	91.7	na	86.9	na
31981	No	6-Jan-75	796	North Road	0.6	7.6	na	24.4	96	96.3	95.4	88.7	na	71.6	0.35
42244	No	1-May-79	811	North Road	0.9	na	na	13.7	96	96.3	95.1	na	na	82.3	0.38
42758	No	1-Jul-79	785	North Road	2.1	3.7	na	21.3	89	89.3	86.9	85.6	na	67.7	0.38
64324	No	11-Mar-89	785	North Road	na	10.7	na	54.9	89	89.3	na	78.6	na	34.1	0.06
64372	No	20-Apr-90	815	North Road	3.4	12.2	36.9	39.6	96	96.3	92.6	84.1	59.1	56.4	0.63
69506	No	3-Sep-92	730	Church Street	2.4	21.3	na	61.0	96	96.3	93.6	75.0	na	35.0	0.13
73066	No	23-Sep-94	700	Tin Can Alley	0.9	27.4	36.6	61.0	108	108.3	107.1	80.9	71.4	47.0	0.06
73075	No	7-Jul-93	750	Tin Can Alley	1.5	9.1	53.3	56.4	97.7	98	96.2	88.9	44.4	41.3	0.05
73096	No	21-Jul-93	790	North Road	1.5	12.2	na	106.7	91	91.3	89.5	79.1	na	-15.7	0.06
73233	No	13-Aug-96	790	North Road	2.4	9.1	na	121.9	91	91.3	88.6	82.2	na	-30.9	0.001
102040	No	6-Jul-07	730	Church Street	na	18.3	na	67.1	96	96.3	na	78.0	na	28.9	0.13
106406	No	29-Oct-03	818	North Road	5.8	3.7	18.3	29.0	104	104.3	98.2	100.6	85.7	75.0	0.13
106527	No	14-Sep-96	790	North Road	na	15.2	na	45.7	91	91.3	na	76.1	na	45.3	0.16
106528	No	14-Sep-96	790	North Road	na	15.2	na	45.7	91	91.3	na	76.1	na	45.3	0.16
106605	Yes	20-Aug-99	785	North Road	0.9	13.7	na	61.0	89	89.3	88.1	75.6	na	28.0	0.13
123439	No	30-Oct-12	730	Church Street	3.7	11.6	na	76.2	94	94.3	90.3	82.7	na	17.8	0.63
Minimum					0.6	3.7		9.1	89		87	75	44	-31	0.001
Median					2.1	11.9		55	96		93	82	65	45	0.13
Average					2.4	12.2		53	95		93	83	65	42	0.21
Maximum					5.8	27.4		122	108		107	101	86	87	0.6

Notes

Number of wells = 16

na = Data not available

1) See locations of wells on Fig. 2

SWL = Static water level at the time of well construction

2) Data on wells is from MOE G-wells website.

PWS = Principal water source entering the bedrock well (see Note 5)

3) Elevations of ground surface are based on Google Earth map and Fig. 3 contours.

4) The casing stick up is assumed to be 0.3m for all wells and all depths to water were measured from the top of the casing.

5) PWS depths are only presented here for Tin Can Alley wells and are only based on driller's logs.

Table II

Information on Local Area Wells - Address

Well Tag Number	Licenced ?	Construction Start Date	Address		Depth to (metres)				Elevation (m-asl)						Yield L/s
			No	Street	Bedrock	SWL	PWS	Well bottom	Collar	Top Casing	Bedrock	SWL	PWS	Well bottom	
69506	No	3-Sep-92	730	Church Street	2.4	21.3	na	61.0	96	96.3	93.6	75.0	na	35.0	0.13
102040	No	6-Jul-07	730	Church Street	na	18.3	na	67.1	96	96.3	na	78.0	na	28.9	0.13
123439	No	30-Oct-12	730	Church Street	3.7	11.6	na	76.2	94	94.3	90.3	82.7	na	17.8	0.63
42758	No	1-Jul-79	785	North Road	2.1	3.7	na	21.3	89	89.3	86.9	85.6	na	67.7	0.38
64324	No	11-Mar-89	785	North Road	na	10.7	na	54.9	89	89.3	na	78.6	na	34.1	0.06
106605	Yes	20-Aug-99	785	North Road	0.9	13.7	na	61.0	89	89.3	88.1	75.6	na	28.0	0.13
73096	No	21-Jul-93	790	North Road	1.5	12.2	na	106.7	91	91.3	89.5	79.1	na	-15.7	0.06
73233	No	13-Aug-96	790	North Road	2.4	9.1	na	121.9	91	91.3	88.6	82.2	na	-30.9	0.00
106527	No	14-Sep-96	790	North Road	na	15.2	na	45.7	91	91.3	na	76.1	na	45.3	0.16
106528	No	14-Sep-96	790	North Road	na	15.2	na	45.7	91	91.3	na	76.1	na	45.3	0.16
31981	No	6-Jan-75	796	North Road	0.6	7.6	na	24.4	96	96.3	95.4	88.7	na	71.6	0.35
42244	No	1-May-79	811	North Road	0.9	na	na	13.7	96	96.3	95.1	na	na	82.3	0.38
5376	No	1-Jan-50	815	North Road	4.6	4.6	na	9.14	96	96.3	91.4	91.7	na	86.9	na
64372	No	20-Apr-90	815	North Road	3.4	12.2	36.9	39.6	96	96.3	92.6	84.1	59.1	56.4	0.63
106406	No	29-Oct-03	818	North Road	5.8	3.7	18.3	29.0	104	104.3	98.2	100.6	85.7	75.0	0.13
73066	No	23-Sep-94	700	Tin Can Alley	0.9	27.4	36.6	61.0	108	108.3	107.1	80.9	71.4	47.0	0.06
73075	No	7-Jul-93	750	Tin Can Alley	1.5	9.1	53.3	56.4	97.7	98	96.2	88.9	44.4	41.3	0.05
Minimum					0.6	3.7		9.1	89		87	75	44	-31	0.001
Median					2.1	11.9		55	96		93	82	65	45	0.13
Average					2.4	12.2		53	95		93	83	65	42	0.21
Maximum					5.8	27.4		122	108		107	101	86	87	0.6

Notes

Number of wells = 16

na = Data not available

1) See locations of wells on Fig. 2

SWL = Static water level at the time of well construction

2) Data on wells is from MOE G-wells website.

PWS = Principal water source entering the bedrock well (see Note 5)

3) Elevations of ground surface are based on Google Earth map and Fig. 3 contours.

4) The casing stick up is assumed to be 0.3m for all wells and all depths to water were measured from the top of the casing.

5) PWS depths are only presented here for Tin Can Alley wells and are only based on driller's logs.

Table III

Well Capture Zone and Recharge Analysis

Capture Zone

Formula	Symbol	Parameter	Note No	Value	Unit
$Y = Q/2T/i$ $X = Y/\pi$	Q	Pumping rate	1	6.52	m ³ /d
				0.075	L/s
				1.0	lgpm
				1,440	gpd
	T	Transmissivity	2	7.0E-06	m ² /s
				0.6	m ² /d
	i	Gradient	3	0.083	
	Y	half width	4	64.7	m
	2Y	Width		129.4	m
	x	down distance	4	20.6	m

Well Recharge Estimate

Annual precipitation	5	925	mm/yr
Infiltration rate	6	15%	%
Area of capture zone	7	18,500	m ²
Recharge to well 73075		2,567	m ³ /yr
		7.0	m ³ /day
		0.08	L/s
		1.1	lgpm

Notes:

- 1) Sustainable pumping rate based on constant rate pumping test analysis.
- 2) Transmissivity from second leg of constant rate test (see Fig. 9)
- 3) Gradient based on estimated piezometric trend indicated on Fig. 2
- 4) See capture zone dimension illustration below
- 5) Annual precipitation based on 30 year average for Nanaimo Airport
- 6) Infiltration factor typical for Saturna well drained soils.
- 7) See capture zone outlined on Fig. 2

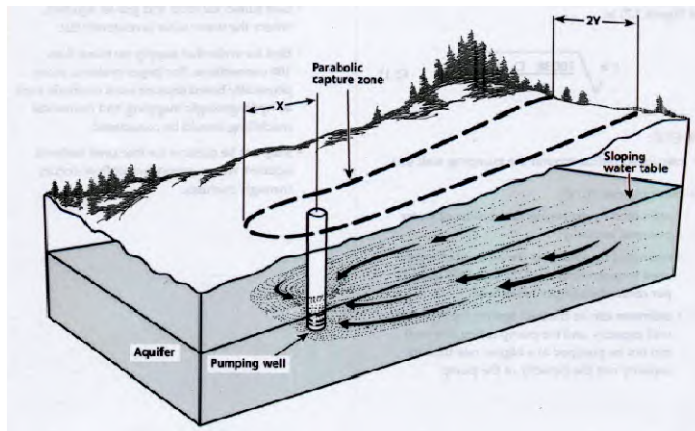


Table IV
Potential Net Withdrawals From Aquifer

Item	Litres/ Day	L/s
Estimated current water usage		
Watering gardens (see Note 1)	4,086	0.047
Washroom discharge to septic system	180	0.002
Total	4,266	0.049
Existing septic system recharge to aquifer (80% of discharge)	144	0.0017
Net withdrawal from aquifer	4,122	0.048
Existing well yield (see Note 2)	6,912	0.08
Water available for future development	2,790	0.032
80% septic system recharge to aquifer, from future development.	2,232	0.026
Net future withdrawal from aquifer	558	0.006
Present and future net withdrawal from aquifer	4,680	0.054
Net increase in aquifer withdrawal after new development	13.5%	13.5%
Conservative estimate of yield from a 2nd well (if required) (Note 3)	5,184	0.060
Yield from two wells	12,096	0.14
Available for future development	7,830	0.091
80% of Septic system recharge to aquifer from future development	6,264	0.073
Existing septic system recharge to aquifer (80% of discharge)	144	0.0017
Total septic system recharge to aquifer	6,408	0.0742
Present and future net withdrawal from aquifer	5,688	0.066
Net increase in aquifer withdrawal resulting from adding a 2nd well.	21.5%	21.5%

Notes

- 1) Watering is based on 3 hours of watering with two garden hoses per day.
- 2) An analysis of the yield from the existing well is presented on Fig. 9.
- 3) The location of a potential future well (if required) is indicated on Fig. 2.

Figures

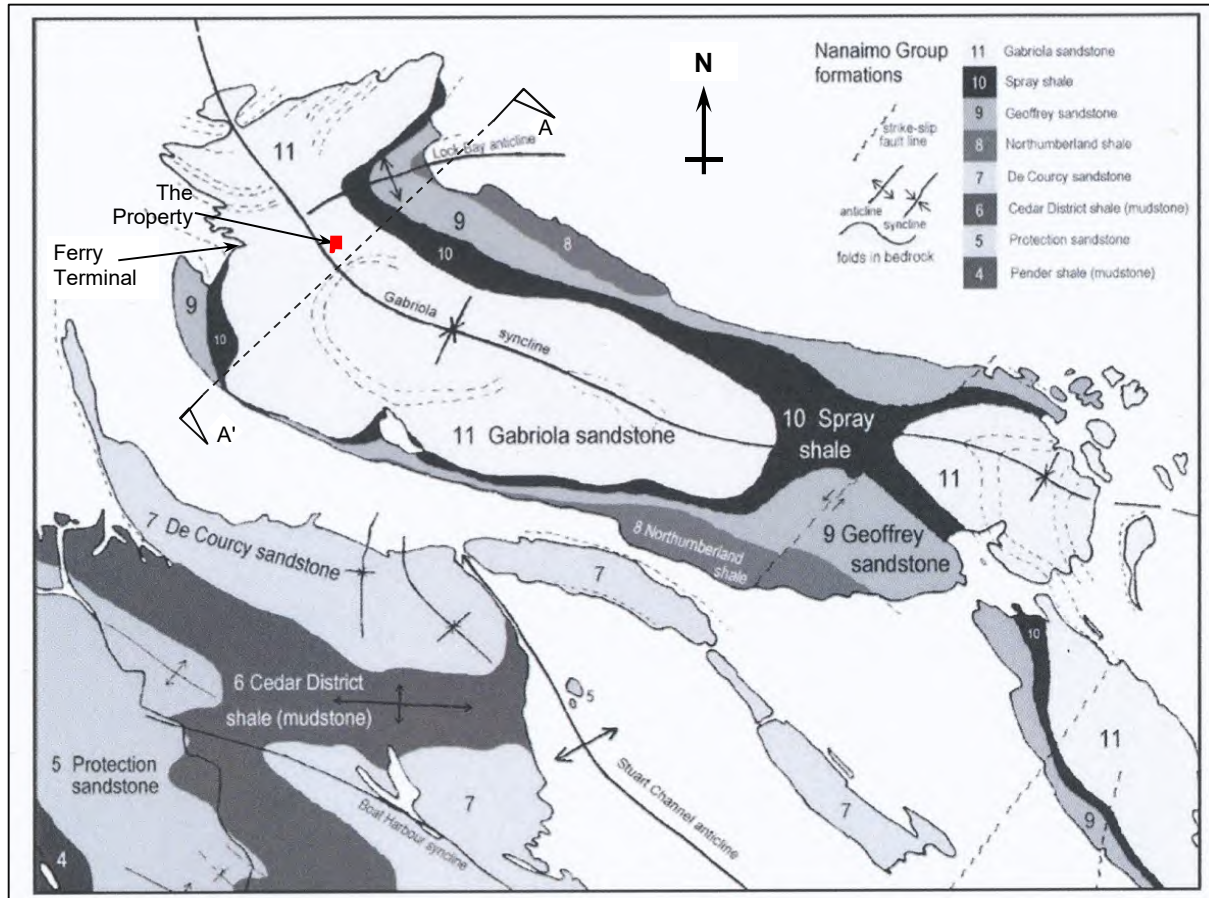


Fig. 1A

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

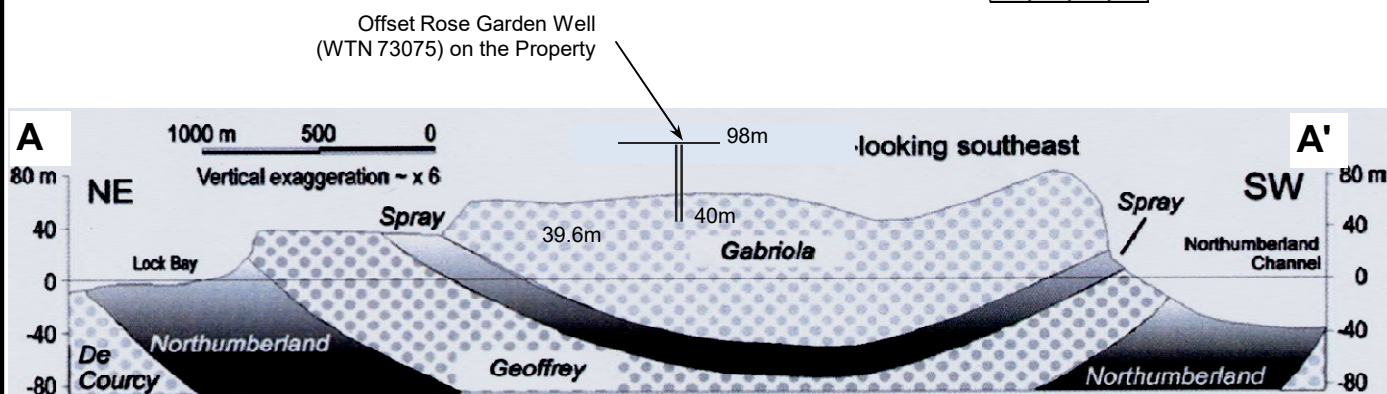


Fig. 1B

NOTES

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

Alley Enterprises Ltd

ELANCO ENTERPRISES LTD.
Victoria, B.C. (250 744-1357)

Assessment of Sustainable Yield from Wild
Rose Farm and Garden Centre Well, 750 Tin
Can Alley, Gabriola Island, B.C.

Bedrock Geology
Nanaimo Group

Drawn:

[Signature]

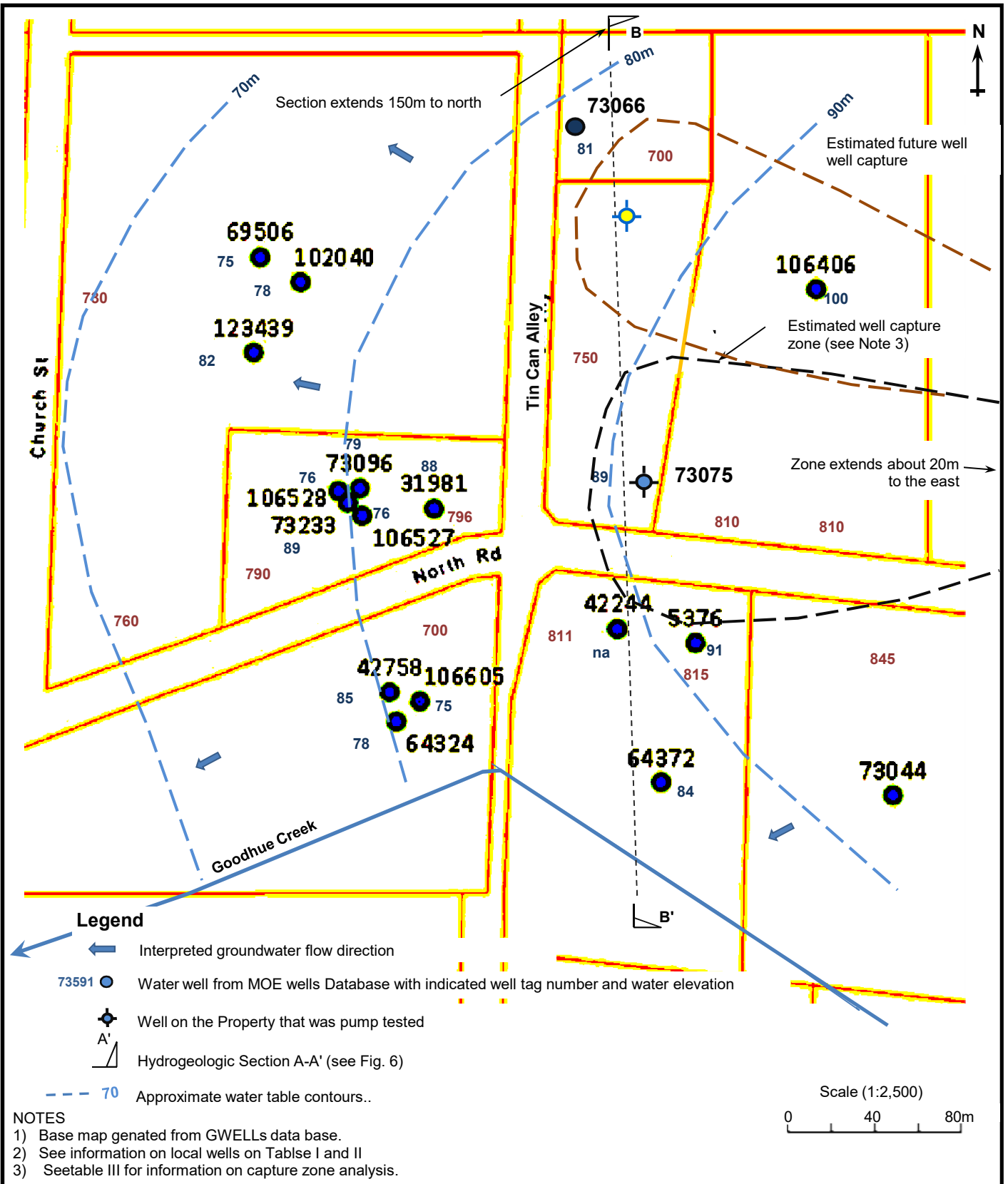
Date

Oct. 2023

Approved:

Fig.

1



Alley Enterprises Ltd	ELANCO ENTERPRISES LTD. Victoria, B.C. (250 744-1357) Permit to Practice No: 1001505				
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	Property Location Map. <table border="1"> <tr> <td>Drawn: </td> <td>Date: Oct. 2023</td> </tr> <tr> <td>Approved:</td> <td>Fig. 2</td> </tr> </table>	Drawn:	Date: Oct. 2023	Approved:	Fig. 2
Drawn:	Date: Oct. 2023				
Approved:	Fig. 2				

Church Street



The Property

North Road

Tin Can Alley

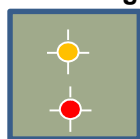
Recycling Center

Pumped water discharge on ground

Pumped well (73075)

Monitored well (73066)

Legend



Pumped well (73075)

Monitored well (73066)

Scale (1:2,500)

0 40 80m

NOTES

- 1) Map generated from Regional District of Nanaimo interactive web map.
- 2) Contours are in m-asl at 2m intervals.

Alley Enterprises Ltd

ELANCO ENTERPRISES LTD.
Victoria, B.C. (250 744-1357)
Permit to Practice No: 1001505

Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.

Property Location Map.

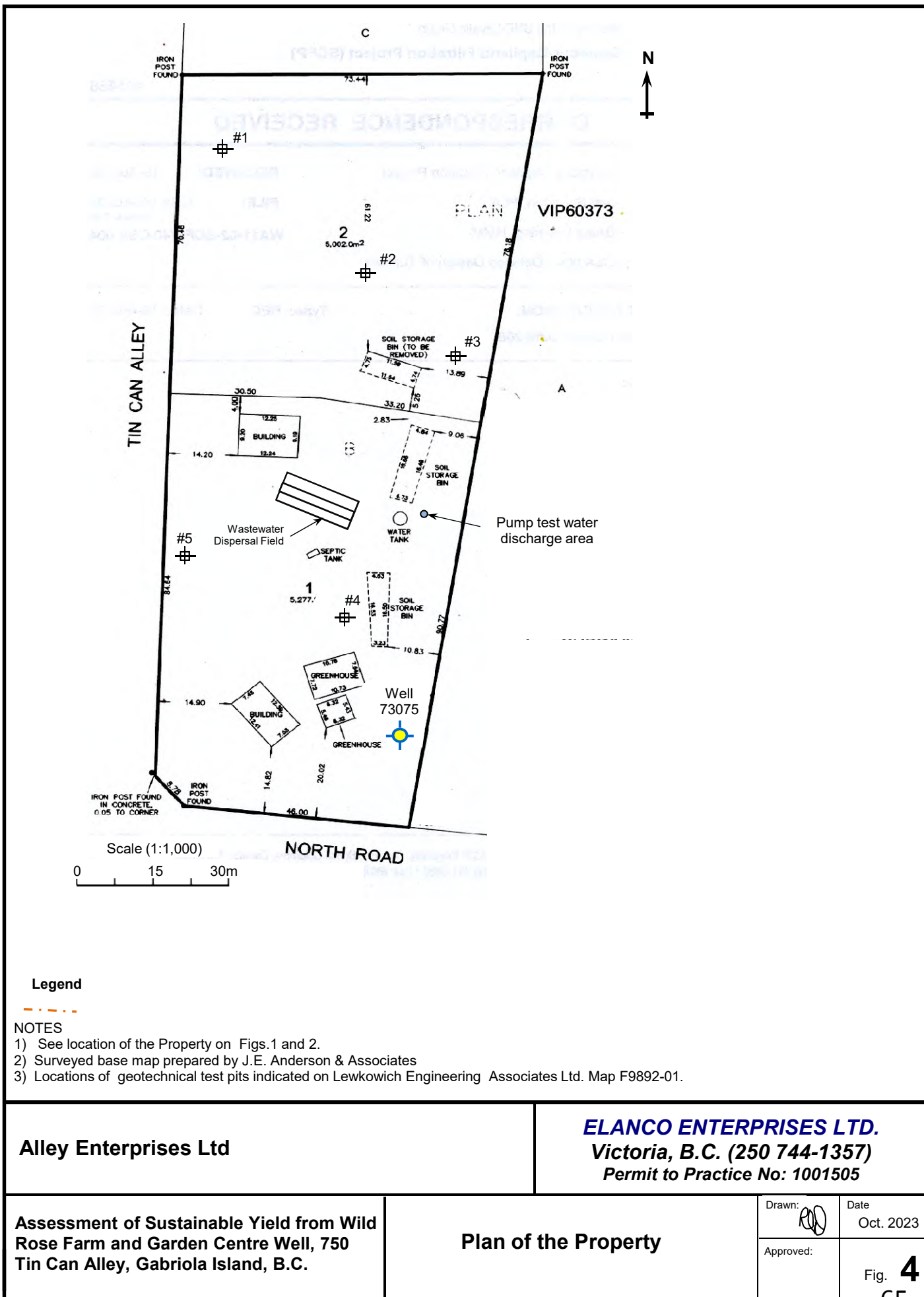
Drawn:

Date

Oct. 2023

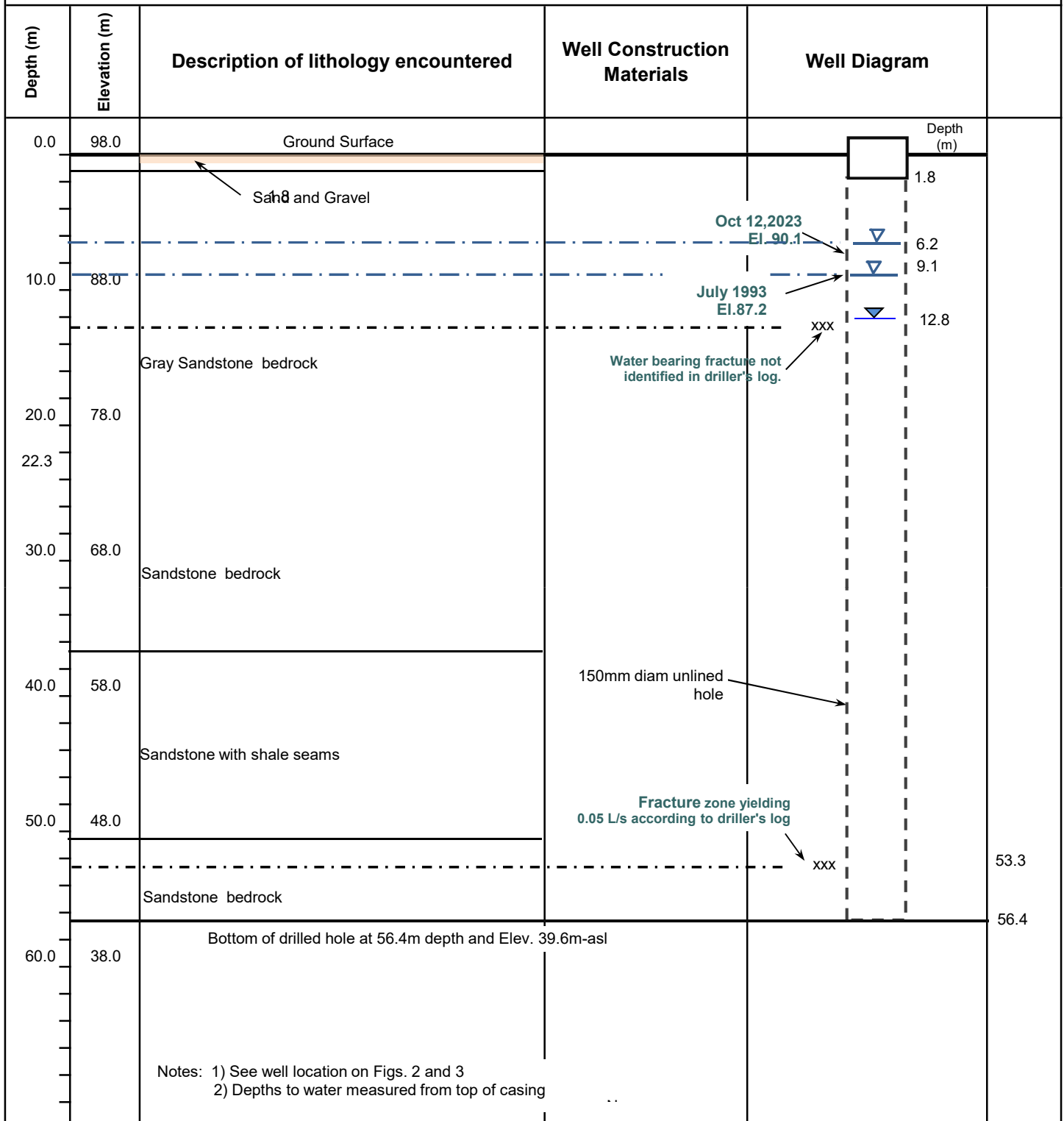
Approved:

Fig. **3**

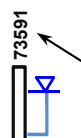
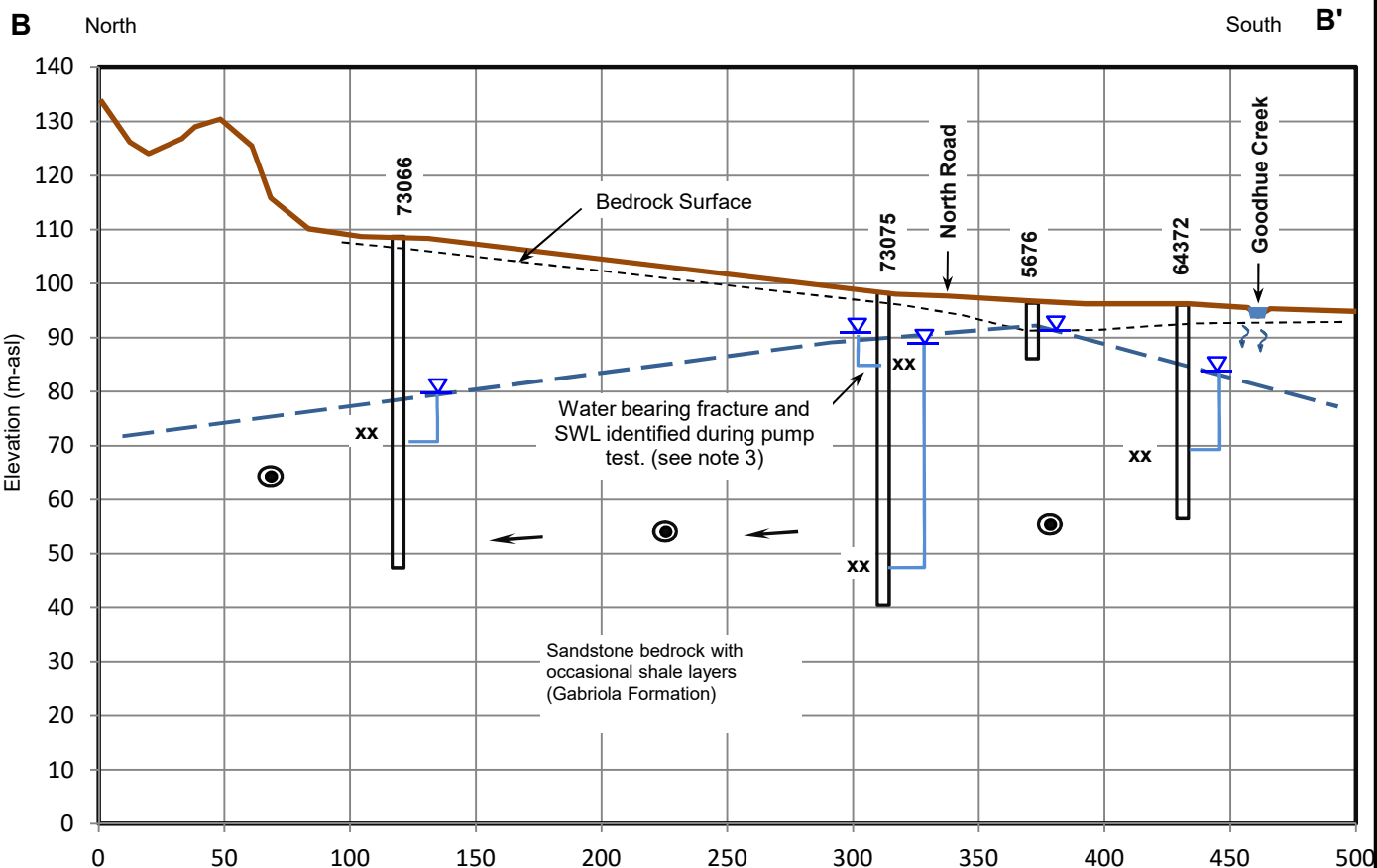


JOB NUMBER : 249

Borehole No:	Wild Rose Well	Well Tag No. 73075	Constructed By: Windecker Water Wells
Date Drilled:	July 1993		Hole Diameter: 150 mm
Method:	Air rotary		Ground elevation: 98.00 m-asl
Datum above ground (m):	0.30		Depth to water at construction : 70.1 m-below top of casing
Elevation top of flange (m-asl):	98.3		Depth to water below ground: 22.6 m-bg



Alley Enterprises Ltd	ELANCO ENTERPRISES LTD. Victoria, B.C. (250 744-1357) Permit to Practice No: 1001505	
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	Rose Garden Well	BY: rad DATE: Oct. 2023 APPROVED:  Fig. 5



Well tag number (see data on Table I)

Well with indicated piezometric level

xx Water bearing fracture zone identified in the driller's log. Likely the principal water source (PWS), unless determined otherwise.

Interpreted groundwater flow direction

← In plane of section

 Into section

⦿ Out of section

Horizontal Scale (1:3,000)

0 40 80m

Vertical exaggeration = 2

NOTES

- 1) See location of Section on Fig. 2. and details of wells on Tables I and II.
- 2) A principal water bearing fracture zone was identified during the pump testing of Well 73075. See details on Fig. 8.

Alley Enterprises Ltd

ELANCO ENTERPRISES LTD.

Victoria, B.C. (250 744-1357)

Permit to Practice No: 1001505

Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.

Section B - B'

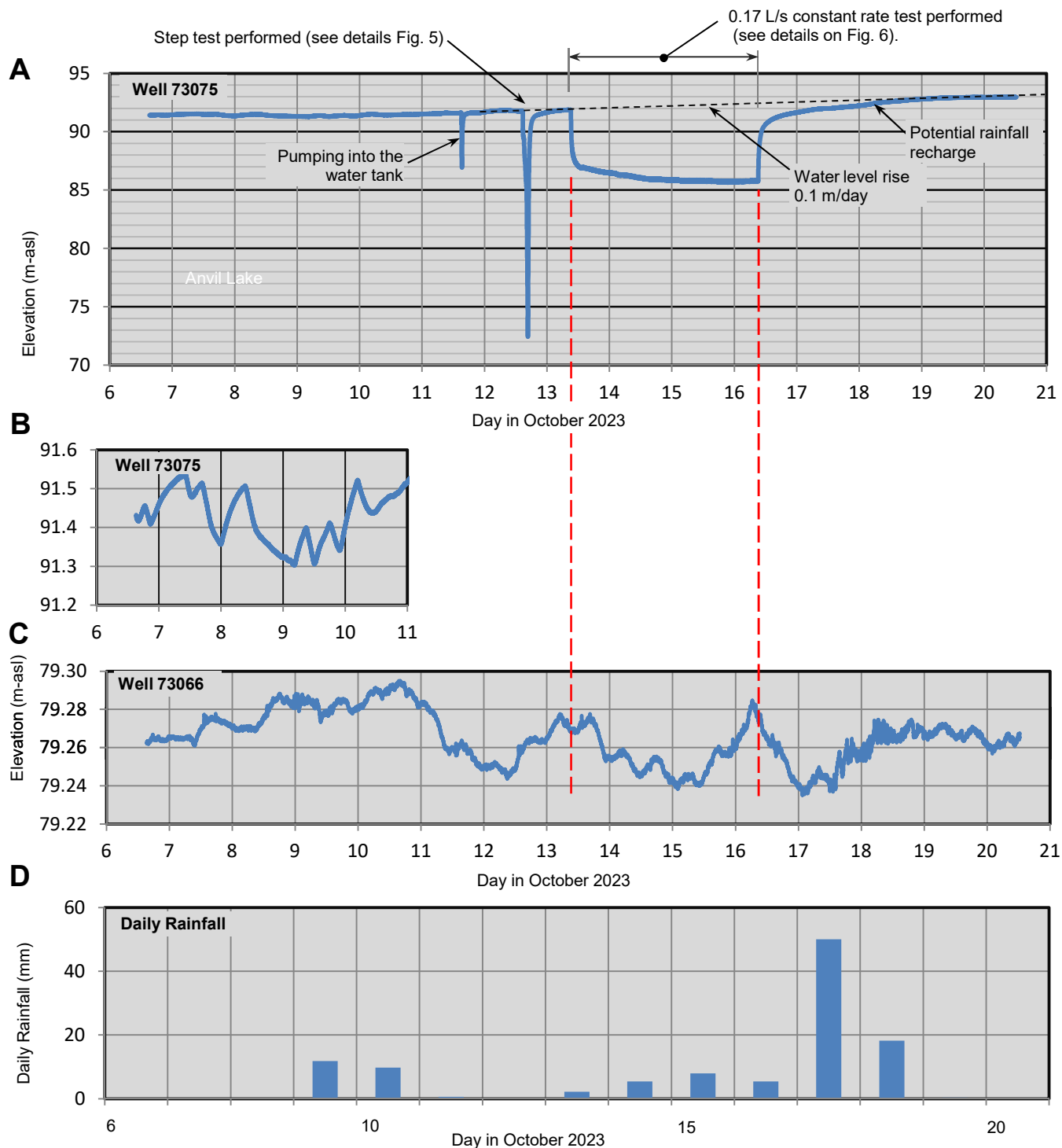
Drawn:

Date

Oct. 2023

Approved:

Fig. 6



NOTES

- 1) See location of wells on Figs. 1 and 2
- 2) Water level trends based on 1-minute interval data logger record.
- 3) Daily rainfall based on Environment Canada's Nanaimo City Yard station.

Alley Enterprises Ltd

ELANCO ENTERPRISES LTD.
Victoria, B.C. (250 744-1357)
Permit to Practice No: 1001505

**Assessment of Sustainable Yield from Wild
 Rose Farm and Garden Centre Well, 750
 Tin Can Alley, Gabriola Island, B.C.**

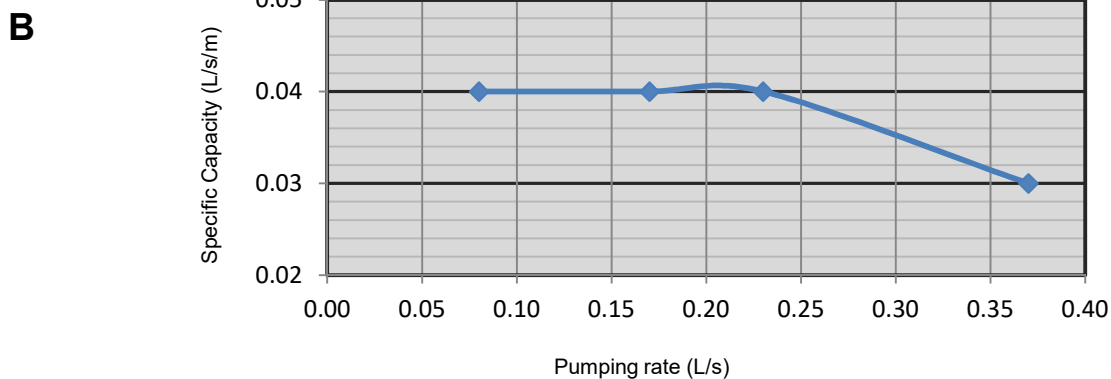
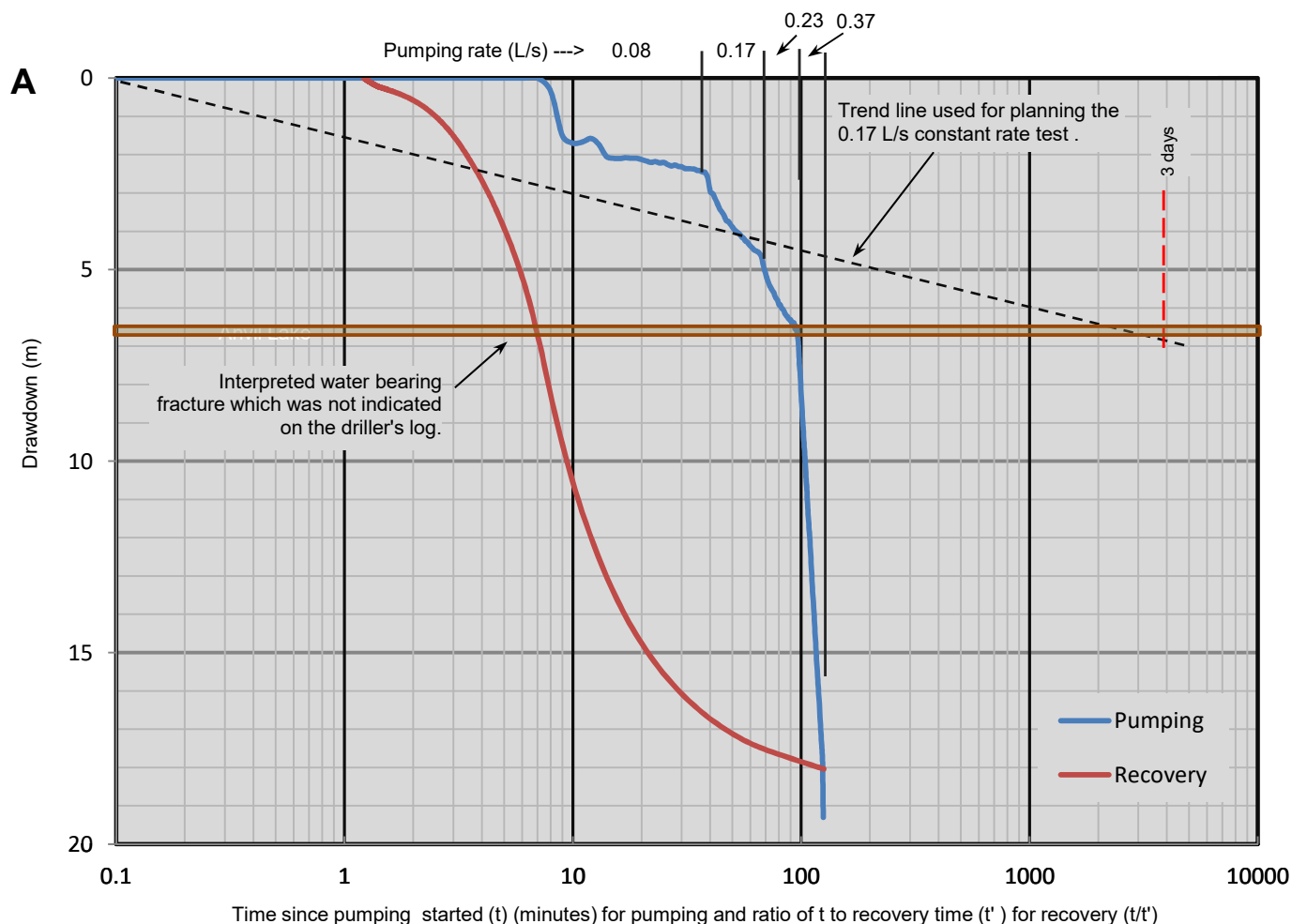
Water Level Elevation Trends

Drawn:

Approved:

Date
 Oct. 2023

Fig. **7**



NOTES

- 1) See location of well on Fig.2 and water level trends on Fig. 7.
- 2) Test was conducted on October 12, 2023
- 3) Data is based on 1minute data logger readings which was compared with manual depth to water measurements.

Alley Enterprises Ltd

ELANCO ENTERPRISES LTD.
Victoria, B.C. (250 744-1357)
Permit to Practice No: 1001505

**Assessment of Sustainable Yield from Wild
 Rose Farm and Garden Centre Well, 750
 Tin Can Alley, Gabriola Island, B.C.**

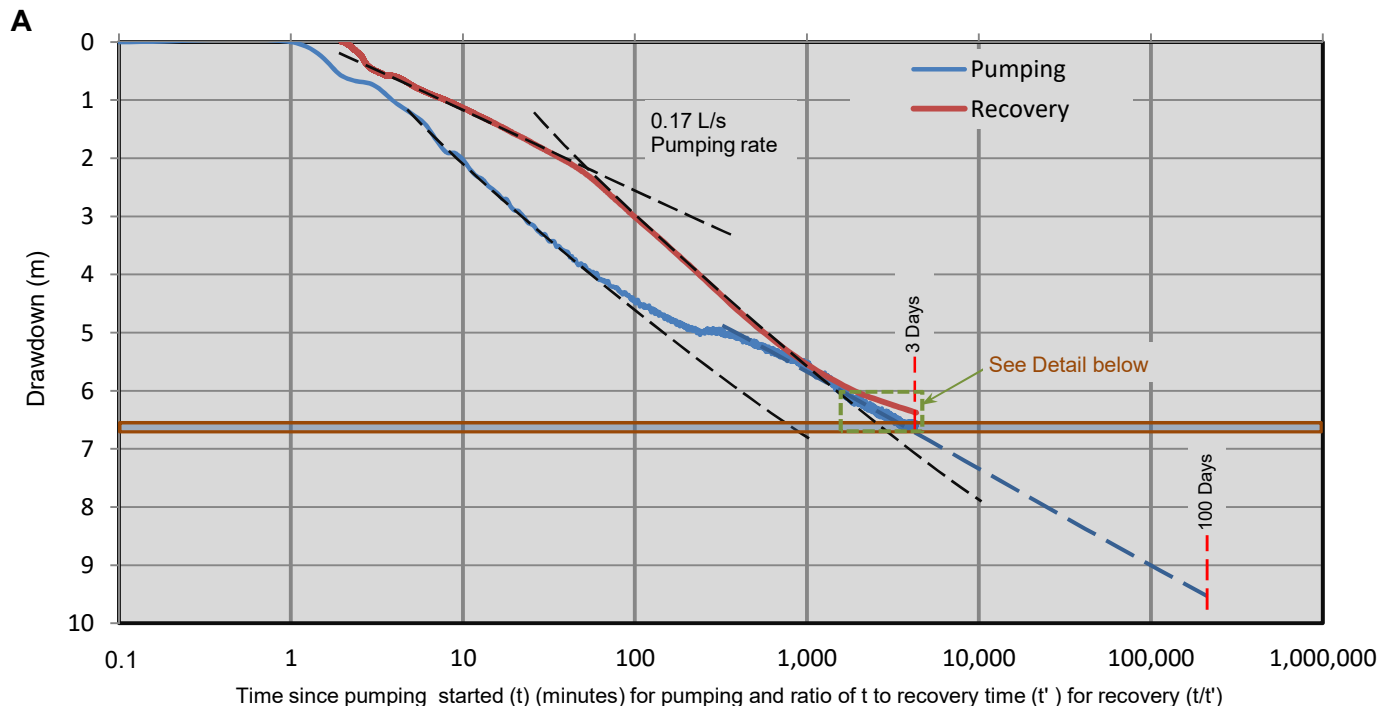
**Graphs of Step Pump Test
 Conducted on Well 73075**

Drawn:

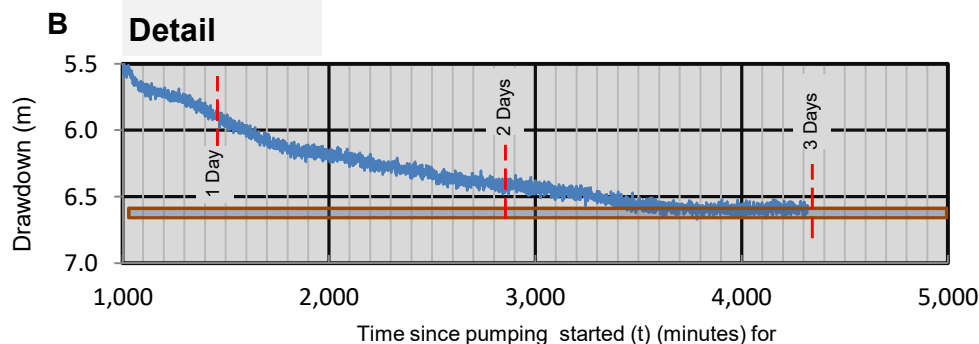
Approved:

Date
 Oct. 2023

Fig. **8**



Available drawdown (m) =



Available drawdown (m) = 6.6

Upper fracture

Available drawdown (m) = 38.2

Lower fracture

$$\text{Transmissivity} = 1.83 \times 10^{-4} \times Q / \Delta S$$

Q (L/s)	ΔS (m)	T (m ² /s)
0.07	2.5	5.1E-06
0.07	2.5	5.1E-06
0.07	1.7	7.5E-06
0.07	1.3	9.9E-06

First Leg

Pumping

Recovery

Second Leg

Pumping

Recovery

6.0 m³/d

100 Day			
Drawdown	Sp Cap L/s/m	L/s	m3/d
9.5	0.007	0.07	6
5.0	0.007	0.04	3
28.6	0.007	0.21	18

NOTE8

75% of 100 year

- 1) See location of well on Fig. 2 and water level trends on Fig. 7.
- 2) Pump test was monitored by B. Strachan of Gabriola Waterworks.
- 3) Water levels based on data logger readings at 1 minute intervals.
- 4) Pumping rates were calculated from intermittent flow meter volume and time readings.

Sustainable Well Yield =

Fracture Zone
Upper Bottom

0.04	0.21	L/s
0.48	2.8	lgpm
3.2	18.2	m ³ /d

Alley Enterprises Ltd

ELANCO ENTERPRISES LTD.
Victoria, B.C. (250 744-1357)

Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.

Graphs of Constant Rate Pump Test Conducted on Well 73075

Drawn:

RO

Date

Oct. 2023

Approved:

Fig.

9

70

Appendix A

Laboratory Report on Well Water Quality



Your P.O. #: 03-P-23073
 Your Project #: ALLEY ENTERPRISES
 Your C.O.C. #: 08511715

Attention: Bryan Richardson

Andrew Sheret - Nanaimo
 2545 McCullough Rd
 Nanaimo, BC
 Canada V9S 4M9

Report Date: 2022/09/06
 Report #: R3227015
 Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C265290

Received: 2022/08/30, 09:00

Sample Matrix: Drinking Water
 # Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Alkalinity @25C (pp, total), CO ₃ ,HCO ₃ ,OH	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 2320 B m
Chloride/Sulphate by Auto Colourimetry	1	N/A	2022/08/31	BBY6SOP-00011 / BBY6SOP-00017	SM23-4500-Cl/SO ₄ -E m
Colour (True) by Kone Lab	1	N/A	2022/08/31	BBY6SOP-00057	SM 23 2120 C m
Conductivity @25C	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 2510 B m
Fluoride	1	N/A	2022/08/31	BBY6SOP-00048	SM 23 4500-F C m
Hardness Total (calculated as CaCO ₃) (1)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
Mercury (Total) by CV	1	2022/09/01	2022/09/01	AB SOP-00084	BCMOE BCLM Oct2013 m
Na, K, Ca, Mg, S by CRC ICPMS (total)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
Elements by CRC ICPMS (total)	1	N/A	2022/09/01	BBY7SOP-00003 / BBY7SOP-00002	EPA 6020b R2 m
Nitrate + Nitrite (N)	1	N/A	2022/09/01	BBY6SOP-00010	SM 23 4500-NO ₃ - I m
Nitrite (N) by CFA	1	N/A	2022/09/01	BBY6SOP-00010	SM 23 4500-NO ₃ - I m
Nitrogen - Nitrate (as N)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
pH @25°C (2)	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 4500-H+ B m
Total Dissolved Solids (Filt. Residue)	1	2022/09/02	2022/09/06	BBY6SOP-00033	SM 23 2540 C m
Tot Coliform/E.Coli by MF-Chromocult(PW)	1	N/A	2022/08/30	BBY4SOP-00143	Merck KGaA Version 1
Turbidity	1	N/A	2022/08/31	BBY6SOP-00027	SM 23 2130 B m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, MELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.



Your P.O. #: 03-P-23073
Your Project #: ALLEY ENTERPRISES
Your C.O.C. #: 08511715

Attention: Bryan Richardson

Andrew Sheret - Nanaimo
2545 McCullough Rd
Nanaimo, BC
Canada V9S 4M9

Report Date: 2022/09/06
Report #: R3227015
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C265290

Received: 2022/08/30, 09:00

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) "Total Hardness" was calculated from Total Ca and Mg concentrations and may be biased high (Hardness, or Dissolved Hardness, calculated from Dissolved Ca and Mg, should be used for compliance if available).

(2) The CCME method requires pH to be analysed within 15 minutes of sampling and therefore field analysis is required for compliance. All Laboratory pH analyses in this report are reported past the CCME holding time. Bureau Veritas endeavours to analyze samples as soon as possible after receipt.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.

Customer Solutions, Western Canada Customer Experience Team

Email: customersolutionswest@bureauveritas.com

Phone# (604) 734 7276

=====

This report has been generated and distributed using a secure automated process.

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation please refer to the Validation Signature Page.



Bureau Veritas Job #: C265290
Report Date: 2022/09/06

Andrew Sheret - Nanaimo
Client Project #: ALLEY ENTERPRISES
Your P.O. #: 03-P-23073

DRINKING WATER PACKAGE (REGULATED)

Bureau Veritas ID					BAR842		
Sampling Date					2022/08/29 08:40		
COC Number					08511715		
	UNITS	MAC	AO	OG	PRE CISTERN	RDL	QC Batch
ANIONS							
Nitrite (N)	mg/L	1	-	-	<0.0050	0.0050	A703749
Calculated Parameters							
Total Hardness (CaCO3)	mg/L	-	-	-	3.17	0.50	A699157
Nitrate (N)	mg/L	10	-	-	0.028	0.020	A699237
Misc. Inorganics							
Conductivity	uS/cm	-	-	-	370	2.0	A702188
pH	pH	-	-	7.0:10.5	7.96	N/A	A702185
Total Dissolved Solids	mg/L	-	500	-	220	10	A704214
Anions							
Alkalinity (PP as CaCO3)	mg/L	-	-	-	<1.0	1.0	A702193
Alkalinity (Total as CaCO3)	mg/L	-	-	-	150	1.0	A702193
Bicarbonate (HCO3)	mg/L	-	-	-	180	1.0	A702193
Carbonate (CO3)	mg/L	-	-	-	<1.0	1.0	A702193
Dissolved Fluoride (F)	mg/L	1.5	-	-	0.11	0.050	A700462
Hydroxide (OH)	mg/L	-	-	-	<1.0	1.0	A702193
Chloride (Cl)	mg/L	-	250	-	21	1.0	A701293
Sulphate (SO4)	mg/L	-	500	-	13	1.0	A701293
MISCELLANEOUS							
True Colour	Col. Unit	-	15	-	8.2	5.0	A701243
Nutrients							
Nitrate plus Nitrite (N)	mg/L	-	-	-	0.028	0.020	A703745
Physical Properties							
Turbidity	NTU	see remark	see remark	see remark	0.45	0.10	A700499
Elements							
Total Mercury (Hg)	ug/L	1	-	-	<0.0019	0.0019	A701694
Total Metals by ICPMS							
Total Aluminum (Al)	ug/L	2900	-	100	18.8	3.0	A700455
Total Antimony (Sb)	ug/L	6	-	-	<0.50	0.50	A700455
Total Arsenic (As)	ug/L	10	-	-	0.12	0.10	A700455
Total Barium (Ba)	ug/L	2000	-	-	<1.0	1.0	A700455
Total Boron (B)	ug/L	5000	-	-	182	50	A700455
No Fill	No Exceedance						
Grey	Exceeds 1 criteria policy/level						
Black	Exceeds both criteria/levels						
RDL = Reportable Detection Limit							
N/A = Not Applicable							



Bureau Veritas Job #: C265290
Report Date: 2022/09/06

Andrew Sheret - Nanaimo
Client Project #: ALLEY ENTERPRISES
Your P.O. #: 03-P-23073

DRINKING WATER PACKAGE (REGULATED)

Bureau Veritas ID					BAR842		
Sampling Date					2022/08/29 08:40		
COC Number					08511715		
	UNITS	MAC	AO	OG	PRE CISTERN	RDL	QC Batch
Total Cadmium (Cd)	ug/L	7	-	-	<0.010	0.010	A700455
Total Chromium (Cr)	ug/L	50	-	-	<1.0	1.0	A700455
Total Cobalt (Co)	ug/L	-	-	-	<0.20	0.20	A700455
Total Copper (Cu)	ug/L	2000	1000	-	3.00	0.20	A700455
Total Iron (Fe)	ug/L	-	300	-	19.7	5.0	A700455
Total Lead (Pb)	ug/L	5	-	-	<0.20	0.20	A700455
Total Manganese (Mn)	ug/L	120	20	-	2.4	1.0	A700455
Total Molybdenum (Mo)	ug/L	-	-	-	<1.0	1.0	A700455
Total Nickel (Ni)	ug/L	-	-	-	<1.0	1.0	A700455
Total Selenium (Se)	ug/L	50	-	-	<0.10	0.10	A700455
Total Silicon (Si)	ug/L	-	-	-	14000	100	A700455
Total Silver (Ag)	ug/L	-	-	-	<0.020	0.020	A700455
Total Strontium (Sr)	ug/L	7000	-	-	15.5	1.0	A700455
Total Uranium (U)	ug/L	20	-	-	<0.10	0.10	A700455
Total Vanadium (V)	ug/L	-	-	-	<5.0	5.0	A700455
Total Zinc (Zn)	ug/L	-	5000	-	<5.0	5.0	A700455
Total Calcium (Ca)	mg/L	-	-	-	1.05	0.050	A699236
Total Magnesium (Mg)	mg/L	-	-	-	0.133	0.050	A699236
Total Potassium (K)	mg/L	-	-	-	0.107	0.050	A699236
Total Sodium (Na)	mg/L	-	200	-	89.8	0.050	A699236
Total Sulphur (S)	mg/L	-	-	-	3.3	3.0	A699236
Microbiological Param.							
Total Coliforms	CFU/100mL	0	-	-	12	N/A	A699457
E. coli	CFU/100mL	0	-	-	0	N/A	A699457
No Fill	No Exceedance						
Grey	Exceeds 1 criteria policy/level						
Black	Exceeds both criteria/levels						
RDL = Reportable Detection Limit							
N/A = Not Applicable							



GENERAL COMMENTS

MAC,AO,OG: The guidelines that have been included in this report have been taken from the Canadian Drinking Water Quality Summary Table, September 2020.

Criteria A = Maximum Acceptable Concentration (MAC) / Criteria B = Aesthetic Objectives (AO) / Criteria C = Operational Guidance Values (OG)

It is recommended to consult these guidelines when interpreting your data since there are non-numerical guidelines that are not included on this report.

Turbidity Guidelines:

1. Chemically assisted filtration: less than or equal to 0.3 NTU in 95% of the measurements or 95% of the time each month. Shall not exceed 1.0 NTU at any time.
2. Slow sand / diatomaceous earth filtration: less than or equal to 1.0 NTU in 95% of the measurements or 95% of the time each month. Shall not exceed 3.0 NTU at any time.
3. Membrane filtration: less than or equal to 0.1 NTU in 99% of the measurements made or at least 99% of the time each calendar month. Shall not exceed 0.3 NTU at any time.
4. To ensure effectiveness of disinfection and for good operation of the distribution system, it is recommended that water entering the distribution system have turbidity levels of 1.0 NTU or less.

Measurement of Uncertainty has not been accounted for when stating conformity to the selected criteria, where applicable.

Results relate only to the items tested.



Bureau Veritas Job #: C265290
Report Date: 2022/09/06

Andrew Sheret - Nanaimo
Client Project #: ALLEY ENTERPRISES
Your P.O. #: 03-P-23073

QUALITY ASSURANCE REPORT

QA/QC									
Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits	
A700455	MYO	Matrix Spike	Total Aluminum (Al)	2022/09/01		110	%	80 - 120	
			Total Antimony (Sb)	2022/09/01		101	%	80 - 120	
			Total Arsenic (As)	2022/09/01		105	%	80 - 120	
			Total Barium (Ba)	2022/09/01		98	%	80 - 120	
			Total Boron (B)	2022/09/01		NC	%	80 - 120	
			Total Cadmium (Cd)	2022/09/01		99	%	80 - 120	
			Total Chromium (Cr)	2022/09/01		100	%	80 - 120	
			Total Cobalt (Co)	2022/09/01		94	%	80 - 120	
			Total Copper (Cu)	2022/09/01		95	%	80 - 120	
			Total Iron (Fe)	2022/09/01		NC	%	80 - 120	
			Total Lead (Pb)	2022/09/01		97	%	80 - 120	
			Total Manganese (Mn)	2022/09/01		102	%	80 - 120	
			Total Molybdenum (Mo)	2022/09/01		105	%	80 - 120	
			Total Nickel (Ni)	2022/09/01		96	%	80 - 120	
			Total Selenium (Se)	2022/09/01		104	%	80 - 120	
			Total Silicon (Si)	2022/09/01		NC	%	80 - 120	
			Total Silver (Ag)	2022/09/01		97	%	80 - 120	
			Total Strontium (Sr)	2022/09/01		101	%	80 - 120	
			Total Uranium (U)	2022/09/01		99	%	80 - 120	
			Total Vanadium (V)	2022/09/01		100	%	80 - 120	
			Total Zinc (Zn)	2022/09/01		96	%	80 - 120	
A700455	MYO	Spiked Blank	Total Aluminum (Al)	2022/09/01		101	%	80 - 120	
			Total Antimony (Sb)	2022/09/01		100	%	80 - 120	
			Total Arsenic (As)	2022/09/01		102	%	80 - 120	
			Total Barium (Ba)	2022/09/01		96	%	80 - 120	
			Total Boron (B)	2022/09/01		102	%	80 - 120	
			Total Cadmium (Cd)	2022/09/01		99	%	80 - 120	
			Total Chromium (Cr)	2022/09/01		99	%	80 - 120	
			Total Cobalt (Co)	2022/09/01		97	%	80 - 120	
			Total Copper (Cu)	2022/09/01		99	%	80 - 120	
			Total Iron (Fe)	2022/09/01		100	%	80 - 120	
			Total Lead (Pb)	2022/09/01		99	%	80 - 120	
			Total Manganese (Mn)	2022/09/01		98	%	80 - 120	
			Total Molybdenum (Mo)	2022/09/01		104	%	80 - 120	
			Total Nickel (Ni)	2022/09/01		99	%	80 - 120	
			Total Selenium (Se)	2022/09/01		107	%	80 - 120	
			Total Silicon (Si)	2022/09/01		113	%	80 - 120	
			Total Silver (Ag)	2022/09/01		98	%	80 - 120	
			Total Strontium (Sr)	2022/09/01		96	%	80 - 120	
			Total Uranium (U)	2022/09/01		97	%	80 - 120	
			Total Vanadium (V)	2022/09/01		99	%	80 - 120	
			Total Zinc (Zn)	2022/09/01		100	%	80 - 120	
A700455	MYO	Method Blank	Total Aluminum (Al)	2022/09/01	<3.0		ug/L		
			Total Antimony (Sb)	2022/09/01	<0.50		ug/L		
			Total Arsenic (As)	2022/09/01	<0.10		ug/L		
			Total Barium (Ba)	2022/09/01	<1.0		ug/L		
			Total Boron (B)	2022/09/01	<50		ug/L		
			Total Cadmium (Cd)	2022/09/01	<0.010		ug/L		
			Total Chromium (Cr)	2022/09/01	<1.0		ug/L		
			Total Cobalt (Co)	2022/09/01	<0.20		ug/L		
			Total Copper (Cu)	2022/09/01	<0.20		ug/L		
			Total Iron (Fe)	2022/09/01	<5.0		ug/L		
			Total Lead (Pb)	2022/09/01	<0.20		ug/L		
			Total Manganese (Mn)	2022/09/01	<1.0		ug/L		



Bureau Veritas Job #: C265290

Report Date: 2022/09/06

Andrew Sheret - Nanaimo

Client Project #: ALLEY ENTERPRISES

Your P.O. #: 03-P-23073

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A700455	MYO	RPD	Total Molybdenum (Mo)	2022/09/01	<1.0		ug/L	
			Total Nickel (Ni)	2022/09/01	<1.0		ug/L	
			Total Selenium (Se)	2022/09/01	<0.10		ug/L	
			Total Silicon (Si)	2022/09/01	<100		ug/L	
			Total Silver (Ag)	2022/09/01	<0.020		ug/L	
			Total Strontium (Sr)	2022/09/01	<1.0		ug/L	
			Total Uranium (U)	2022/09/01	<0.10		ug/L	
			Total Vanadium (V)	2022/09/01	<5.0		ug/L	
			Total Zinc (Zn)	2022/09/01	<5.0		ug/L	
			Total Aluminum (Al)	2022/09/01	1.4		%	20
			Total Antimony (Sb)	2022/09/01	NC		%	20
			Total Arsenic (As)	2022/09/01	4.3		%	20
			Total Barium (Ba)	2022/09/01	NC		%	20
			Total Boron (B)	2022/09/01	1.3		%	20
			Total Cadmium (Cd)	2022/09/01	NC		%	20
			Total Chromium (Cr)	2022/09/01	NC		%	20
			Total Cobalt (Co)	2022/09/01	NC		%	20
			Total Copper (Cu)	2022/09/01	0.65		%	20
			Total Iron (Fe)	2022/09/01	0.52		%	20
			Total Lead (Pb)	2022/09/01	NC		%	20
			Total Manganese (Mn)	2022/09/01	2.1		%	20
			Total Molybdenum (Mo)	2022/09/01	NC		%	20
			Total Nickel (Ni)	2022/09/01	NC		%	20
			Total Selenium (Se)	2022/09/01	NC		%	20
			Total Silicon (Si)	2022/09/01	0.69		%	20
			Total Silver (Ag)	2022/09/01	NC		%	20
			Total Strontium (Sr)	2022/09/01	0.67		%	20
			Total Uranium (U)	2022/09/01	NC		%	20
			Total Vanadium (V)	2022/09/01	NC		%	20
			Total Zinc (Zn)	2022/09/01	NC		%	20
A700462	DDE	Matrix Spike	Dissolved Fluoride (F)	2022/08/31		110	%	80 - 120
A700462	DDE	Spiked Blank	Dissolved Fluoride (F)	2022/08/31		108	%	80 - 120
A700462	DDE	Method Blank	Dissolved Fluoride (F)	2022/08/31	<0.050		mg/L	
A700462	DDE	RPD	Dissolved Fluoride (F)	2022/08/31	0		%	20
A700499	EYU	Spiked Blank	Turbidity	2022/08/31		102	%	80 - 120
A700499	EYU	Method Blank	Turbidity	2022/08/31	<0.10		NTU	
A700499	EYU	RPD	Turbidity	2022/08/31	0.58		%	20
A701243	JAV	Spiked Blank	True Colour	2022/08/31		104	%	80 - 120
A701243	JAV	Method Blank	True Colour	2022/08/31	<5.0		Col. Unit	
A701243	JAV	RPD	True Colour	2022/08/31	NC		%	20
A701293	SE5	Matrix Spike	Chloride (Cl)	2022/08/31		122 (1)	%	80 - 120
A701293	SE5	Spiked Blank	Sulphate (SO4)	2022/08/31		112	%	80 - 120
			Chloride (Cl)	2022/08/31		103	%	80 - 120
			Sulphate (SO4)	2022/08/31		106	%	80 - 120
A701293	SE5	Method Blank	Chloride (Cl)	2022/08/31	<1.0		mg/L	
			Sulphate (SO4)	2022/08/31	<1.0		mg/L	
			Chloride (Cl)	2022/08/31	18		%	20
A701293	SE5	RPD	Sulphate (SO4)	2022/08/31	NC		%	20
			Total Mercury (Hg)	2022/09/01		101	%	80 - 120
			Total Mercury (Hg)	2022/09/01		96	%	80 - 120
A701694	BAL	Matrix Spike	Total Mercury (Hg)	2022/09/01	<0.0019		ug/L	
A701694	BAL	Method Blank	Total Mercury (Hg)	2022/09/01	NC		%	20
A701694	BAL	RPD	Total Mercury (Hg)	2022/09/01	NC		%	20
A702185	TSO	Spiked Blank	pH	2022/08/31		101	%	97 - 103
A702185	TSO	RPD	pH	2022/08/31	0.14		%	N/A



QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A702188	TSO	Spiked Blank	Conductivity	2022/08/31		101	%	80 - 120
A702188	TSO	Method Blank	Conductivity	2022/08/31	<2.0		uS/cm	
A702193	TSO	Spiked Blank	Alkalinity (Total as CaCO ₃)	2022/08/31		96	%	80 - 120
A702193	TSO	Method Blank	Alkalinity (PP as CaCO ₃)	2022/08/31	<1.0		mg/L	
			Alkalinity (Total as CaCO ₃)	2022/08/31	<1.0		mg/L	
			Bicarbonate (HCO ₃)	2022/08/31	<1.0		mg/L	
			Carbonate (CO ₃)	2022/08/31	<1.0		mg/L	
			Hydroxide (OH)	2022/08/31	<1.0		mg/L	
A703745	YIL	Matrix Spike	Nitrate plus Nitrite (N)	2022/09/01		99	%	80 - 120
A703745	YIL	Spiked Blank	Nitrate plus Nitrite (N)	2022/09/01		104	%	80 - 120
A703745	YIL	Method Blank	Nitrate plus Nitrite (N)	2022/09/01	<0.020		mg/L	
A703745	YIL	RPD	Nitrate plus Nitrite (N)	2022/09/01	NC		%	25
A703749	YIL	Matrix Spike	Nitrite (N)	2022/09/01		97	%	80 - 120
A703749	YIL	Spiked Blank	Nitrite (N)	2022/09/01		98	%	80 - 120
A703749	YIL	Method Blank	Nitrite (N)	2022/09/01	<0.0050		mg/L	
A703749	YIL	RPD	Nitrite (N)	2022/09/01	NC		%	20
A704214	WZ1	Matrix Spike	Total Dissolved Solids	2022/09/06		NC	%	80 - 120
A704214	WZ1	Spiked Blank	Total Dissolved Solids	2022/09/06		93	%	80 - 120
A704214	WZ1	Method Blank	Total Dissolved Solids	2022/09/06	<10		mg/L	
A704214	WZ1	RPD	Total Dissolved Solids	2022/09/06	NC		%	20

N/A = Not Applicable

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).

(1) Recovery or RPD for this parameter is outside control limits. The overall quality control for this analysis meets acceptability criteria.



Bureau Veritas Job #: C265290
Report Date: 2022/09/06

Andrew Sheret - Nanaimo
Client Project #: ALLEY ENTERPRISES
Your P.O. #: 03-P-23073

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

A handwritten signature in black ink, appearing to be "David Huang", written over a horizontal line.

David Huang, M.Sc., P.Chem., QP, Scientific Services Manager

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation please refer to the Validation Signature Page.



wldrsgdn@telus.net



Victoria: 480 Tansyden Place, Unit 1, Victoria, BC V8Z 6S3 Ph: (250) 385-6112 Tel Fax: (800) 385-6112
Courtenay: 2755 B Mossy Ave, Courtenay, BC V9M 8J9 Ph: (250) 335-7788 Tel Fax: (800) 665-5568

DRINKING WATER SUBMISSION CHAIN OF CUSTODY RECORD

BV Job #: _____

Company (Invoicing): **ANDREW SHERET LIMITED**

Company (Reporting): **ANDREW SHERET LIMITED**

Contact Name: **BRYAN RICHARDSON**

Mailing Address: **2545 MCCULLOUGH ROAD**

NANAIMO, BC

Phone #: **250-758-7383**

E-mail: **bryan.richardson@sharet.com**

**VANCOUVER ISLAND HEALTH
AUTHORITY**
Medical Health Officer: 1.800.204.6166
Drinking Water Officer: 250.755.6215

Please note your invoice may be
subject to a \$75 minimum bill.

Payment Received: Yes ☐ No ☐

All information on this form must be completed before testing can commence.

If your drinking water source services two or more homes, we strongly recommend that you contact local health authorities to find out how the Drinking Water Protection Act applies to this system. Please be aware that, in this situation, we are legally obligated to report results directly to local health authorities.

Sample Collection

For determining drinking water quality, samples should be representative of the water that will be consumed, therefore, we suggest sampling at the kitchen tap. However, other sampling locations may be used to determine pre-treatment water quality or for troubleshooting purposes.

1. Remove aerator/screen from faucet
2. Let the water run for 5 minutes
3. Label the bottle with your name, date and time you are taking the sample.
4. Fill all bottle(s) provided. Take care not to touch the inside of the bottle or underside of cap.
5. Cap the sample and place it in fridge or small cooler with icepack.

Remember: It is important that you do not contaminate the sample as you handle the container. Wash your hands before you start and be careful not to touch the rim of the bottle or the inside of the cap.

DON'T:

- Don't drink or boil any bottles you receive from the lab
- Don't let the sample sit out overnight, please refrigerate.
- Don't freeze the sample.

Sample Transportation & Delivery

1. Samples should arrive at the laboratories (Courtenay or Victoria) within 24 hrs of sampling. Ship samples between Monday and Thursday to avoid lab scheduling conflicts.
2. The sample should be kept cool during transit (<4°C - refrigerated or packed on ice).
3. Fill out the Chain of Custody (COC) form before these instructions and submit with the sample. Incomplete or missing COC's will result in delays inspecting turnaround time and the lab's ability to proceed with time sensitive tests.
4. Delivery Options:
Personally deliver samples to Courtenay or Victoria
Overnight shipping: If you ship a sample on the same day that it was collected you can use an overnight courier.
Same day shipping: Available in some areas. Please contact the lab for details.

After Hours Contact #:

☐ Regular Turnaround Time (TAT) ☐ RUSH Please contact the lab
(5 days for most tests) Surcharges will be applied

Project Name: **Alley Enterprises** Data Required:

SPECIAL INSTRUCTIONS:

Return Cooler ☐ Ship Sample Bottles (please specify) ☐
LPO# **03-P-23073**
INVOICE# **03-010242**

Sample Identification (Sample Location &/or Description)	Sample Location (eg. Tap, Wellhead)	Date/Time Sampled (24hr)	PLEASE CIRCLE	ANALYSIS REQUESTED PLEASE SELECT BELOW	Report Drinking Water Criteria DWG17
1 Pre Cistern		840	☒ Samples from a Drinking Water Source? Y/N ☒ Does source supply multiple households? Y/N ☒ Are individuals drinking this water? Y/N ☒ Are you on a bottled water delivery? Y/N ☒ Drinking Water Scan ☒ Home Safety Scan ☒ Test Water Main (including Horizontal & Vertical) ☒ Test Cistern and E. Coll	☒ Total Coliform ☒ E. Coli	X
2			☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N	☐ Total Coliform ☐ E. Coli	X
3			☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N	☐ Total Coliform ☐ E. Coli	X
4			☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N	☐ Total Coliform ☐ E. Coli	X
5			☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N ☐ Y ☐ N	☐ Total Coliform ☐ E. Coli	X

Unless otherwise agreed to in writing, work performed on this Chain of Custody is subject to Bureau Veritas Laboratories' standard Terms and Conditions. Signing at this Chain of Custody document is acknowledgment and acceptance of our terms available at <http://www.bvlabs.com/terms-and-conditions>

Print name and sign	Date (yy/mm/dd)	Time (24 hr)	Print name and sign	Date (yy/mm/dd)	Time (24 hr)	Time Sensitive	Temperature on Receipt (°C)	Custody Seal	Yes	No	N/A
Relinquished By: Bryan Richardson	22/08/29	10:38	Received by: J. Delaney C. Li	22/08/30	09:00	☐	A) 13 B) 16 C) 15	Present?	☐	☒	☐
							Just sampled & not on file	Intact?	☐	☐	☒

COC-1035

ice packs: yes, melted

BV (COC-02/07/17)

DRAFT

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

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

1. Citation

This bylaw may be cited for all purposes as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024”.

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

READ A FIRST TIME THIS	_____	DAY OF	_____	202x
READ A SECOND TIME THIS	_____	DAY OF	_____	202x
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	202x
READ A THIRD TIME THIS	_____	DAY OF	_____	202x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS				
	_____	DAY OF	_____	202x
ADOPTED THIS				
	_____	DAY OF	_____	202x

Chair

Secretary

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319**

Schedule “1”

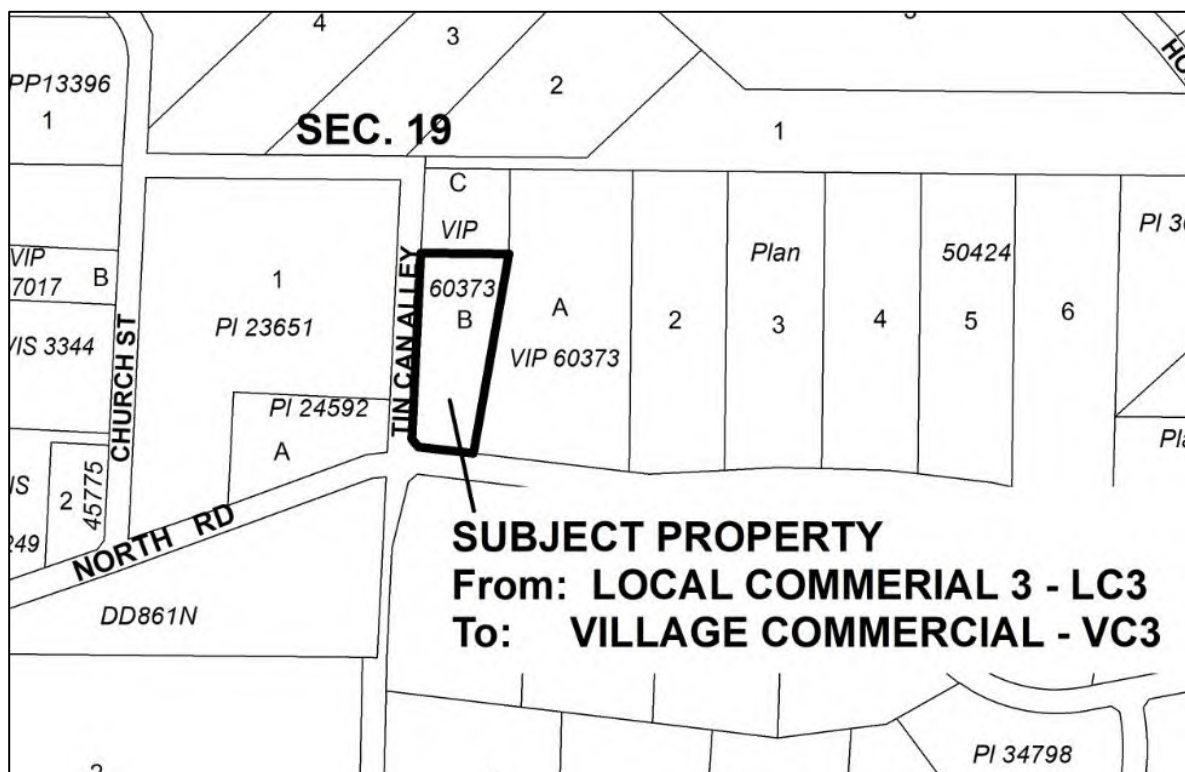
1. **Schedule “A”** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:
 - 1.1 **Part B GENERAL REGULATIONS**, Section B.1 **USES, BUILDINGS AND STRUCTURES**, Subsection **B.1.1 Permitted in Any Zone**, Article **B.1.1.1 Uses**, Clause B.1.1.1.c. is amended by replacing “D.3.7. Ferry Parking, D.3.10” with “D.3.8. Ferry Parking, D.3.11”.
 - 1.2 **Part B GENERAL REGULATIONS**, Section B.4 **SIGNS**, Subsection **B.4.1 Number and Total Sign Area**, Article **B.4.1.1**, Table 1 **Sign Regulations**, Column I is amended by adding “VC3,” after “VC2,”.
 - 1.3 **Part C ESTABLISHMENT OF ZONES**, Section C.1 **DIVISION INTO ZONES**, Subsection **C.1.1 Land Based Zones**, insert new zone “VC3 Village Commercial 3” after “Village Commercial 2 – Professional Centre” and before “DC1 District Commercial 1”.
 - 1.4 **Part D ZONES**, Section D.3 **COMMERCIAL AND INDUSTRIAL ZONES**, insert new Subsection **D.3.3 Village Commercial 3 (VC3)** after Subsection **D.3.2 Village Commercial 2 – Professional Centre(VC2)** as shown in **Appendix 1** attached to and forming part of this bylaw; and renumber all subsequent subsections chronologically.
 - 1.5 **Part D ZONES**, Section D.3 **COMMERCIAL AND INDUSTRIAL ZONES**, Subsection **D.3.3 District Commercial 1(DC1)**, Article D.3.3.3 **Regulations**, Clause D.3.3.3.b. **Buildings and Structures Siting Requirements**, Item D.3.3.3.b.iii. is amended by replacing “D.3.3.3.ii” with “D.3.4.3.ii”.
 - 1.6 **Part D ZONES**, Section D.3 **COMMERCIAL AND INDUSTRIAL ZONES**, Subsection **D.3.6 Local Commercial 3 – Garden Centres(LC3)**, Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted Accessory Uses**, Item **D.3.6.1.b.iii** is amended to remove the words “except on lands shown on Schedule C, Map 12”.
 - 1.7 **Part D ZONES**, Section D.3 **COMMERCIAL AND INDUSTRIAL ZONES**, Subsection **D.3.6 Local Commercial 3 – Garden Centres(LC3)**, Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted Accessory Uses**, Item **D.3.6.1.b.iv** is deleted in its entirety.
 - 1.8 **Part D ZONES**, Section D.3 **COMMERCIAL AND INDUSTRIAL ZONES**, Subsection **D.3.6 Local Commercial 3 – Garden Centres(LC3)**, Article **D.3.6.2 Buildings and Structures**, Clause **D.3.6.2.a. Permitted Buildings and Structures**, Item **D.3.6.2.a.iv** is deleted in its entirety.
 - 1.9 **Part G**, Section G.1 **DEFINITIONS**, is amended by deleting the following definition:

<i>“farm supply centre</i>	a business for the retail sale of farm supplies, but excluding the sale of farm equipment;”
----------------------------	---

2. **Schedule “B”** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

- 2.1. Schedule “B” – North Sheet, is amended by changing the zoning classification of Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 177 as are required to effect this change.

Plan No. 1



3. **Schedule “C”** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

- 3.1. Schedule “C” – Map 10, is amended by replacing “Item d.3.8.1.a.vii” with “Item d.3.9.1.a.vii”.
- 3.2. Schedule “C” – Map 12, is deleted in its entirety.
- 3.3. Schedule “C” – Map 17, is amended by replacing “Items D.3.8.1.a.v and D.3.8.1.a.viii” with “Items D.3.9.1.a.v and D.3.9.1.a.viii”.

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319**

Appendix 1

D.3.3 Village Commercial 3 (VC3)

D.3.3.1 Permitted Uses

The uses permitted in Article B.1.1.1, plus the following uses and no others are permitted in the Village Commercial 3 (VC3) zone:

a. Permitted *Principal* Uses

- i *garden centre*
- ii retail sales and rentals
- iii *personal services*
- iv *restaurant*
- v bakeries
- vi offices
- vii *limited public market*, subject to Subsection B.6.2

b. Permitted *Accessory* Uses

- i *single family* residential
- ii *two family dwelling* residential
- iii mini-storage

D.3.3.2 Buildings and Structures

The *buildings* and *structures* permitted in Article B.1.1.2, plus the following *buildings* and *structures* and no others are permitted in the Village Commercial 3 (VC3) zone:

a. Permitted *Buildings* and *Structures*

- i *Buildings* and *structures* to accommodate *principal* uses set out in this zone which must be connected to a freshwater collection system with a minimum storage capacity of 22,500 litres (5,944 US gallons).
- ii Maximum of:
 - two *dwelling units* per lot; and
 - two *buildings* per lot that exclude a *pump/utility house* and woodshed, and that are *accessory* to a *dwelling unit*.
- iii Other *buildings* and *structures* to accommodate the permitted accessory uses set out in this zone.

D.3.3.3 Regulations

The general regulations in Part B, plus the following regulations apply in the Village Commercial 3 (VC3) zone:

a. *Buildings* and *Structures* Height Limitations

- i The maximum *height* of *buildings* and *structures* is 9.0 metres (29.5 feet).

b. Buildings and Structures Siting Requirements

- i The minimum *setback* for *buildings* or *structures* except for a sign, *fence*, or *pump/utility house* is:
 - 6.0 metres (19.7 feet) from the *front lot line*;
 - 6.0 metres (9.8 feet) from any *interior lot line*, except where the *interior lot line* abuts a commercial or industrial *zone* in which case there is no *setback* requirement from the *interior lot line*; and
 - 3.0 metres (9.8 feet) from another *building* sited on the same *lot*.
- ii There is no *setback* requirement from any *exterior side lot line*, except for mini-storage units in which case the minimum *setback* is 4.5 metres.

c. Lot Coverage Limitations

- i The maximum combined *lot coverage* by *buildings* and *structures* is 40 percent of the *lot area*.

d. Lot Area Requirements for Subdivision

- i The minimum average *lot area* and the minimum *lot area* is 1.0 hectare (2.47 acres).

e. Mini-Storage Limitations

- i The maximum *floor area* is 9.3 square metres (100 square feet) per mini-storage unit.
- ii Mini-storage units must be separated from a highway or from land with zoning permitting a *principal* residential use by a landscape screen, subject to subsection B.2.7, not less than 2.0 metres (6.6 feet) in *height*.

File No.: GB-DVP-2023.3 (Miller)
(GB-BE-2023.15)

DATE OF MEETING: November 7, 2024
TO: Gabriola Island Local Trust Committee
FROM: Margot Thomaidis, Planner 2
Northern Team
COPY: Warren Dingman, Bylaw Compliance and Enforcement Officer
SUBJECT: Development Variance Permit Application
Applicant: Sandra Miller
Location: 880 Horseshoe Road, Gabriola Island

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee approve issuance of Development Variance Permit application GB-DVP-2023.3.

REPORT SUMMARY

The purpose of this application is for the Gabriola Island Local Trust Committee (LTC) to consider development variance permit application GB-DVP-2023.3 which seeks to vary the 10 metre setback minimum to permit works completed (a 30m² wood shed) within zero (0) metres of the interior lot line.

The application is supported as the variance sought is minor; there is no land/ground disturbance proposed; and it does not obstruct or impact neighbouring views and property. The Snuneymuxw First Nation (SFN) has deferred consideration of the application to Islands Trust.

BACKGROUND

The subject property is zoned Agriculture (AG) and is 2.05 ha (5.07 ac) in area. The wood shed under consideration, originally built in the 1990s, is within 0.84 metre (2.75 feet) of the northern property line shared with 860 Horseshoe Rd. (Figures 1 and 2). Additional property information can be found as Attachments 2 and 3. The application is proceeding following bylaw compliance and enforcement file GB-BE-2023.15 for works completed within a 10 metre setback area. Following staff recommendations to either remove the shed or seek a variance, the applicant submitted a development variance permit application.

Upon the applicant's request, the LTC granted a waiver of the requirement for a plan signed by a B.C. Land Surveyor at the LTC meeting on November 30, 2023, as follows:

GB-2023-088

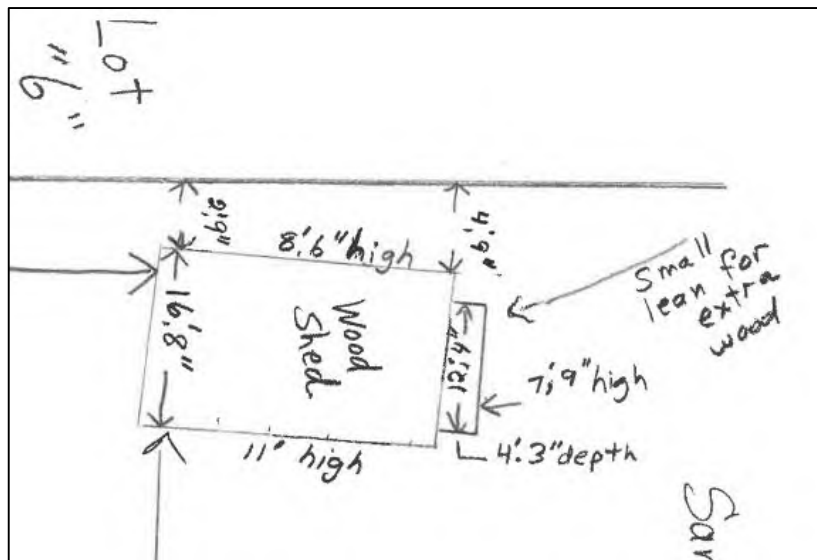
Moved and Seconded

that the Gabriola Island Local Trust Committee waive the requirement for a survey plan signed by a B.C. Land Surveyor and direct staff to proceed with Development Variance Permit application GB-DVP-2023.3 (Miller).

CARRIED

Planning staff relayed this request to the applicant in early January, and the applicant expressed that they did not wish to submit a referral application or to contact the Nation. The applicant submitted a letter to a Trustee and planning staff requesting more information about the request, on March 13, 2024 (see Attachment 1). Staff responded to the applicant, arranged a site visit on the property in late March and brought the application to the LTC's April 18, 2024 regular business meeting, at which time the LTC passed the following resolution:

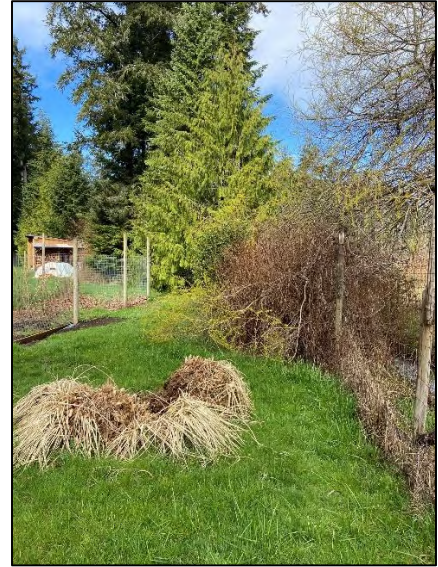
Figure 2. Site Plan Excerpt of Wood Shed – Prepared by Applicant



The applicant has provided rationale letters in support of their application and their survey waiver request from July and November 2023, as well as a letter requesting more information about the SFN referral request from March 2024 (Attachment 1). Copies of two hand-drawn site plans prepared by the applicant are provided in Attachment 2. Attachment 3 contains a Site Context, Attachment 4 contains the Notice that was sent to property owners in advance of this report, and Attachment 5 contains the proposed Permit.

Figure 3. Site Visit Photographs – March 26, 2024





ANALYSIS

Policy/Regulatory

Section 498 of the *Local Government Act* enables the LTC to issue (approve) a development variance permit (DVP) in order to vary siting, size, and dimensions of buildings and structures. A DVP may not be used to vary density or land use. In this case, a variance to a siting regulation is being sought.

Official Community Plan:

The property is designated Agriculture (AG) in the Gabriola Island Official Community Plan No. 166, 2014 (OCP). The property is also part of the Agricultural Land Reserve and is subject to the *Agricultural Land Commission Act* and Agricultural Land Reserve regulations.

Development Permit Area 3 – Riparian Areas (DP-3) is on part of the property including the location of the shed. A 30 metre buffer area on either side of McClay Creek is identified as DP-3 – Riparian Areas in the OCP and subject to Section F.3 of the LUB. A development permit application is not required at this time, since no disturbance of soils is proposed and the owners originally built the shed prior to the adoption of Riparian Areas Protection Regulations.

This variance request is not in conflict with any OCP policies.

Land Use Bylaw:

The property is zoned Agriculture (AG) on the Gabriola Island Land Use Bylaw No. 177, 2014 (LUB). The existing shed structure does not conform to the LUB siting regulations, hence a variance application is being sought. **Item D.2.1.3.a.ii** of the LUB states that the minimum setback for a single family dwelling, a manufactured home for immediate family or farm worker housing, a secondary suite and buildings and structures accessory to them is 10.0 metres (32.8 feet) from any lot line.

Intent of regulations being varied

Property line setbacks are established for various reasons such as ensuring access for utilities and services and to contribute towards consistent neighbourhood form and character.

Potential impacts of granting to variance

Granting a variance can potentially create an expectation in the community with regard to future applications. As variances consider the unique circumstances pertaining to a particular siting situation on a property that may warrant the relaxation of a specific zoning regulation, each application should be evaluated on its own merits. In this case, the variance as requested is considered minor and to have minimal impact on surrounding properties.

Consultation

DVP notices were initially circulated to surrounding property owners and residents on April 3, 2024 in advance of the LTC's April 18, 2024 consideration of the application, per *Local Government Act section 499 - Notice to affected property owners and tenants*. Since the LTC did not decide to issue or deny the permit at that time, re-notification was required prior to the LTC's consideration to issue the permit at their November 7th meeting. Notice was again circulated to surrounding property owners per LGA s. 499 on October 21, 2024.

At the time of writing the report, no submissions have been received from neighbours regarding the application. Any submissions received after the agenda is published will be sent to the LTC prior to the November 7th meeting and will be raised by the planner at that meeting. The notice and draft permit can be found as Attachments 4 and 5, respectively.

First Nations

Remote Access to Archaeological Data (RAAD) mapping shows no registered archaeological sites on or within 100 metres of the shed. As this application is for an as-built structure (works completed), staff provided the applicant with the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on the *Heritage Act* for future reference.

Despite there being no ground disturbance proposed and no registered archaeological sites on or within 100 metres of the property, Snuneymuxw First Nation (SFN) identified in December 2023 that they would like the applicant to submit a referral application. Once the applicant submitted a referral application form to SFN in August 2024, they were notified by SFN staff that a referral application was not necessary. SFN sent a response to the applicant deferring comment on the application.

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.

Rationale for Recommendation

Staff recommend support of this DVP request because:

- The variance application is considered complete;
- Issuance of the permit is recommended since the variance sought is minor;
- There is no land/ground disturbance proposed;
- It does not obstruct or impact neighbouring views and property; and
- Snuneymuxw First Nation has deferred comment on the referral 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. Staff advise that the implication of this alternative is additional processing time. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee request that the applicant submit to the Islands Trust [insert required information]...

2. Deny the application

The LTC may deny the application. Staff advise that the implications of this alternative are that bylaw compliance and enforcement action for the shed will continue and the applicant will be asked to move the structure outside of the lot line setback area, causing ground disturbance in a riparian area on the property. The applicant will not receive a refund of the DVP application fee, since a staff report has already been brought forward. A Development Permit application will be required before relocating the shed, including hiring a Qualified Environmental Professional to prepare a Riparian Area Protection Regulation report. 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 application GB-DVP-2023.3 for the following reasons [insert reasons]...

3. Receive for information

The LTC may receive the report for information.

Submitted By:	Margot Thomaidis, Planner 2	October 28, 2024
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	October 28, 2024

ATTACHMENTS

1. Applicant Letters, dated July 4th and November 29th, 2023, and March 13th, 2024
2. Site Plans
3. Site Context
4. Notice
5. Draft Permit

July 4th, 2023

ATTACHMENT 1

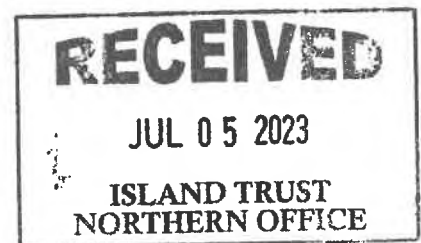
To the Local Trust Committee
Gabriola Island, BC\

Regarding file # GB-DVP-2023.3

This note is to request that my application for Development Variance Permit be accepted and processed with out a new professional survey being done.

My land 880 Horseshoe rd Gabriola Island was surveyed in 1989 when we, my X partner and I were preparing to purchase the land and build our home, unbenounced to me and due to my ignorance of process the survey was not registered. I have included the last registered survey of this land. Also considering the neighbours who made the complaint about the wood shed being to close to the property line would have had their land surveyed when they purchased their land and or built their home with in the past [REDACTED] years. In them doing so I have never received notice that the shed was over the property line. Which I know it not to be. Because of the nature of this bylaw report and resulting need for a Development Variance Permit I am requesting the requirement of a professional survey be waived.

Sincerely and thank you from Sandra Miller
880 Horseshoe Road Gabriola Island



REC. 646-LTC
Nov. 30, 2023.

November 29th, 2023

To the Island Trust Review Panel

I am requesting a waiver of a survey for my property line.

This matter is in regards to my request for a development variance permit accepted by Island Trust June 22nd, 2023 for a woodshed which was built 31 years ago. I have paid the variance development permit request of \$1938 five months ago. File number GB-DVP-2023.3

The reason for the request for a variance is due to my neighbours retaliation of a complaint that I had made of their illegal industrial activity on zoned agricultural land.

My neighbours bought the [REDACTED] property, [REDACTED] [REDACTED] Then in [REDACTED] they had the property line in question surveyed. That survey does not indicate my shed as being problematic. Furthermore, the [REDACTED] had never mentioned nor indicated that the shed was a problem or that it affected them in any way. My shed is barely visible to the neighbours as it is well away from their home and set behind heavy brush and trees. Included for your reference, is the survey that was distributed to neighbours by the Island Trust when the [REDACTED] had applied for a variance permit for a shed that they had built too close to their property line.

For many years my surrounding neighbours and I endured the noise and pollution of the [REDACTED] industrial activity carried out on the [REDACTED] property. The activity included running dump trucks and excavators, dumping sewage waste from the septic truck to a holding tank and stockpiling defunct septic fields. By 2021 I felt no longer able to enjoy the peace of my property and put in a formal complaint to the Island Trust Bylaw department and ALC. The excavating activity was stopped. At that point I got a call from the owner [REDACTED] who aggressively said if I complain again [REDACTED] will retaliate with a complaint that my shed is too close to the property line. Not until the activity resumed and accelerated again did I make another complaint to the By Law office about their industrial activity. Then my neighbour did in fact complain about my shed which had never been a problem up until this point. Other neighbours did not join in with the second complaint. One person said they feared what the land owner might do to them in retaliation.

I have paid the required permit fees and any more expenditures would be a financial hardship including resurveying the property line and/or tearing down and rebuilding my woodshed. My income is limited to a partial work pension. I am a single woman homeowner. As you are aware the cost of living has gone up exponentially and I find I have no money to spare.

Sincerely,

[REDACTED]

Sandra Miller

March 13th, 2024

To Islands Trust, Northern office,
Susan Yates, Trusty and Margot Thomaidis, Planner 2

This email is to request more information regarding the Snuneymuxw First Nation (SFN) Referral Application Process. I was told by the Islands Trust Planner that this Referral is a requirement of the Development Variance Permit (DVP) process. Secondly, I would like to know if Islands Trust has a policy regarding retaliatory bylaw complaints.

Please email me a copy of the policy that requires all DVPs to be reviewed by the SFN, including their fee policy. Where did this policy originate? Is it a Federal, Provincial or Island Trust policy? Has it been finalized and when did this policy officially go into effect? Does the referral policy clearly state that ALL DVPs be referred to the SFN's Land Clerk?

Does my 34-year-old woodshed that has no foundation, supported by five posts, three walls and a roof and built too close to the property line constitute a First Nations review? What criteria does the Snuneymuxw use to either approve or deny the referral? Does a simple woodshed have the same referral process and fee as a housing development or a new build on undeveloped privately owned land? Importantly, does this policy clearly state that the SFN have a say or claim on a person's privately owned residence, even if that land is not a recognized archaeological site nor land in a Treaty settlement? Is my land part of the Treaty settlement?

With regards to my file DVP # GB-BE-2023.15. On June 29th, 2023 Chloe Straw, Island Trust Planning Team Assistant, emailed acceptance of my file. In Chloe's acceptance letter the Islands Trust First Nation cultural protocol and Archaeology brochure clearly did not indicate that a SFN Referral Application Form and fee were required. It was not until I received Planner Margot Thomadiis's email dated January 5th/24 notifying me that the SFN Referral Application Form was attached and was now a requirement. I met with Margot at the Islands Trust office on January 10th/24 to say that I did not agree with filling out the form. On Feb. 5th/24 I received another email with the SFN Application Fee form attached noting that the fee too is required. I was informed at the start of my DVP application the requirements that would be needed to complete it, I fulfilled the requirements. The imposed SFN Referral requirements were not included as part of the original requirements. Therefore I am questioning whether my file predates the Snuneymuxw's request for their Referral Application. Having filled my DVP application, paid my fees and received acceptance on June 15th, 2023. Does my file fall under the preexisting protocol at the time of submission?

My second question: does the Islands Trust have a policy regarding retaliatory bylaw complaints? I believe I have been a target of retaliatory action [REDACTED] using my woodshed as leverage. My woodshed was built in 1990 unfortunately too close to the property line but well out of the line of view [REDACTED] It had not been a problem all those years including the more recent years when these [REDACTED] [REDACTED]. They have been operating their [REDACTED] business on [REDACTED] this [REDACTED] property. After my failed attempts to communicate my concerns about this disruptive activity, I then reported the [REDACTED] [REDACTED] activity to Islands Trust and the Agricultural Land Reserve. I had received a phone call from [REDACTED] with [REDACTED] intent to report the shed if I reported them. Hence, now my need for this DVP. I ask for your consideration regarding this background information. Furthermore my woodshed stands as it always has been and no ground is being dug up or disturbed.

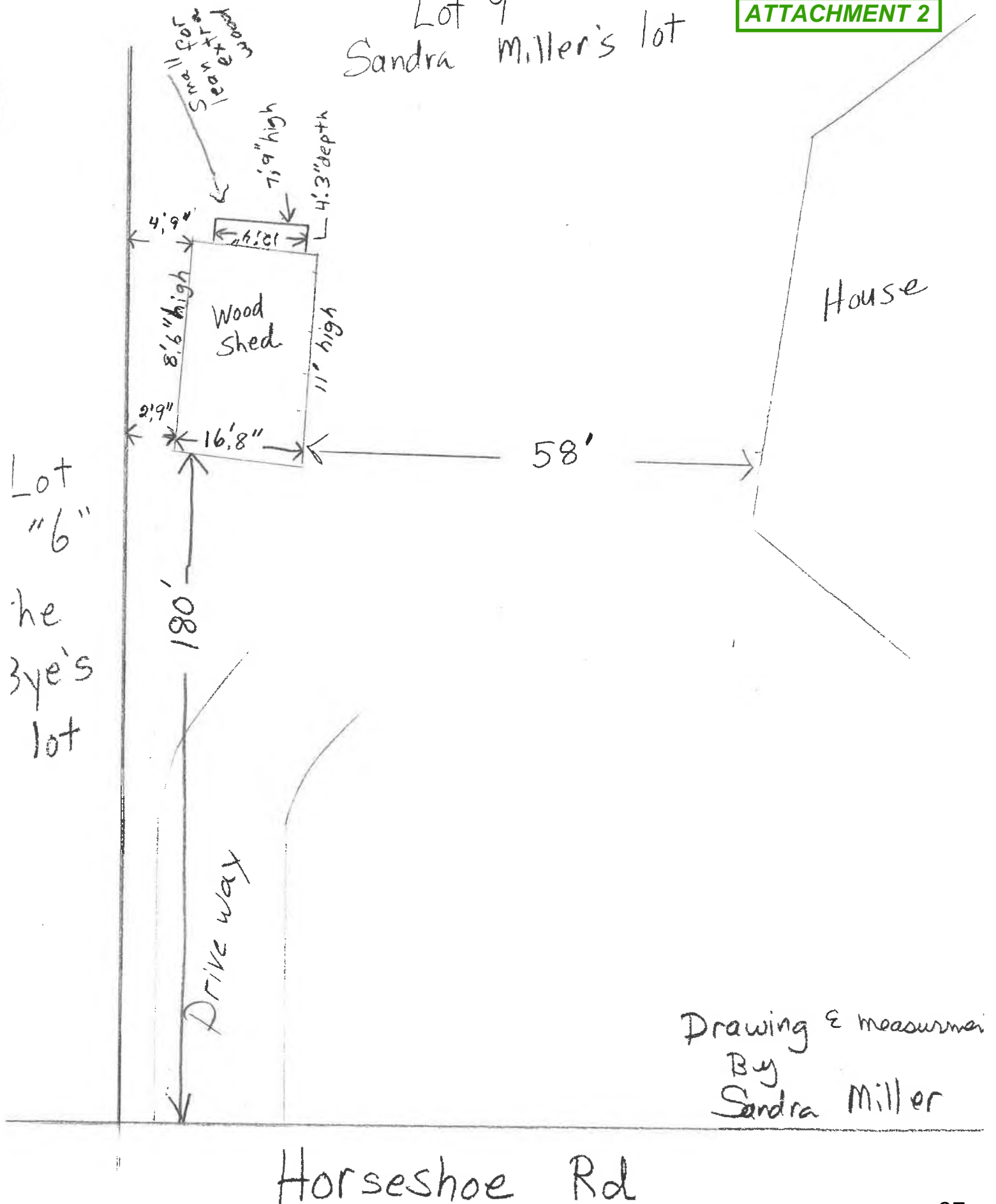
I believe I have followed Islands Trust's bylaw and DVP policy in a timely manner. On June 2nd, 2023 a letter was mailed to my home informing me of my [REDACTED] bylaw complaint. Following the Bylaw officer, Warren Dingman's site visit I filed a DVP request for the woodshed and paid the required fees by June 15th of 2023. On June 29th I received an email from Chloe Straw notifying me that my application was received and that due to the Islands Trust's high volume the processing of my application may be delayed. If Island Trust would have properly continued the process of my file in a timely manner, would it have been completed before the First Nations referral request for DVPs?

I welcome you Susan and Margot to my property to see the woodshed. I believe that after the site visit you will gain a better understanding of why I am averse to tearing down the shed. At the Islands Trust meeting November 30th/2023, when the survey requirement was waived there was an agreement that Margot would visit my property and take measurements of the shed in relation to my property line. This has not yet been completed.

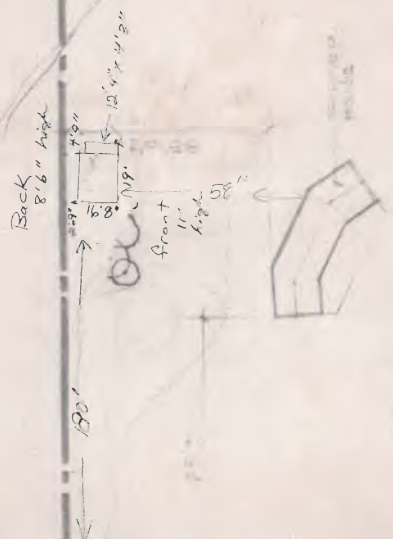
Sincerely from
Sandra Miller
DVP # GB-BE-2023.15.

ATTACHMENT 2

Lot "9"
Sandra Miller's lot



9



400.54

SITE PLAN

1" = 50' - 0"

ATTACHMENT 3

ATTACHMENT 3 – SITE CONTEXT

GB-DVP-2023.3 (MILLER)

LOCATION

Legal Description	LOT 9, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 26155
PID	002-347-733
Civic Address	880 Horseshoe Rd, Gabriola Island
Lot size	2.05 hectares/5.07 acres

LAND USE

Current Land Use	Residential
Surrounding Land Use	Residential to North, South, East and West, Subject property and immediate surrounding properties in ALR

HISTORICAL ACTIVITY

File No.	Purpose
None	N/a

POLICY/REGULATORY

Official Community Plan Designations	Land Use Designation: Agriculture (AG) ALR? Yes, property is located in the Agricultural Land Reserve DPA? Yes, Riparian Development Permit Area (DPA 3) on property – McClay Creek:  Existing wood shed and workshop appear to be located in the Riparian DPA, but were constructed prior to DPA regulation adoption and therefore do not require an approved DP. Any disturbance of soils, removal, alteration, or destruction of vegetation, construction of, addition to, or alteration of a building or other structure in the future will require an approved Development Permit.
Land Use Bylaw	Zoning: Agriculture (AG)

	Part D - ZONES D.2 RESOURCE ZONES D.2.1 Agriculture (AG) D.2.1.3 Regulations a. Buildings and Structures Siting Requirements ii On lots 1.0 hectare (2.47 acres) or larger, except for a sign, fence, or pump/utility house: the minimum setback for a single family dwelling, a manufactured home for immediate family or farm worker housing, a secondary suite and buildings and structures accessory to them is 10.0 metres (32.8 feet) from any lot line.
Covenants	No Covenants on Title
Bylaw Enforcement	GB-BE-2023.15 - large shed along the lot line that contains an area for wood storage and a workshop. Constructed in the 1990's and at that time was required to be 10 metres from any lot line. DVP seeks varying the lot line setback for works completed.

SITE INFLUENCES

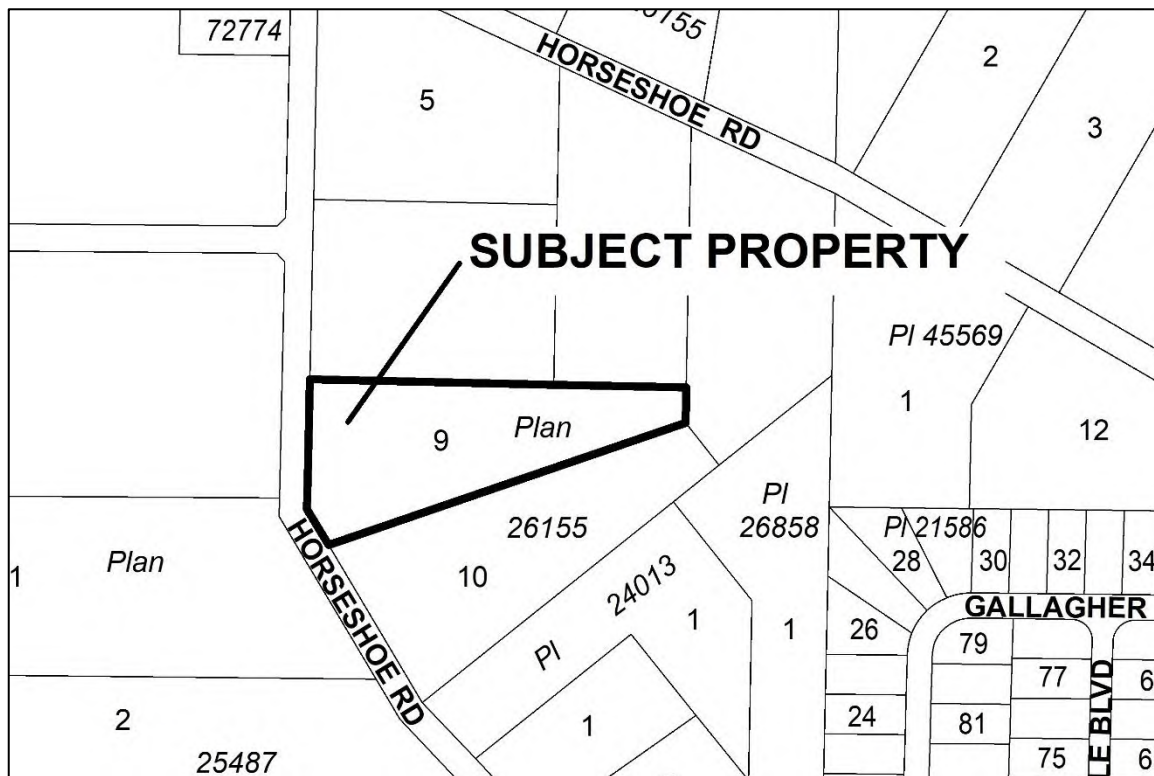
Islands Trust Conservancy	n/a – This application does not directly affect an ITC-owned property or conservation covenant; nor does it directly affect a property adjacent to an ITC-owned property or conservation covenant. It also does not pertain to terrestrial or intertidal Crown Land located within 100m of an ITC-owned property or conservation covenant. Therefore referral to ITC for comment is not required.
Regional Conservation Strategy	The Regional Conservation Plan 2018-2027 estimated importance of habitat composition in the area of the subject property is MEDIUM-LOW. This application does not appear to be inconsistent or contrary to the goals and objectives set out in the ITC Regional Conservation Plan.
Species at Risk	None Mapped
Sensitive Ecosystems	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	This DVP application seeks to lawfully site an existing accessory structure on the property and as such does not propose any additional intensity of use or development beyond what is currently permitted by zoning. GHG emissions can be expected to be commensurate with normal levels associated with Single Family Residential development patterns and use, including the use of personal vehicles for transport on and off island.

NOTICE is hereby given pursuant to Section 499 of the *Local Government Act* that the Gabriola Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit, the proposed permit would vary the Gabriola Island Land Use Bylaw, 1999 by:

- Decreasing the minimum permitted lot line setback from 10.0 metres to 0.0 metres, to permit an existing shed

The property is located at **880 Horseshoe Rd, Gabriola Island** and is legally described as LOT 9, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 26155 (PID: 002-347-733).

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



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 23, 2024** and continuing up to and including **November 6, 2024**.

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., **November 6, 2024**.

The Gabriola Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the business meeting starting at **10:30 a.m., November 7, 2024 at the Gabriola Arts & Heritage Centre, 476 South Road, Gabriola, BC.**

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

PROPOSED

ATTACHMENT 5



Islands Trust

GABRIOLA ISLAND LOCAL TRUST COMMITTEE

DEVELOPMENT VARIANCE PERMIT NO. GB-DVP-2023.3

TO: Sandra Miller,

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

PID: 002-347-733

LOT 9, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 26155

2. Pursuant to Section 498 of the *Local Government Act*, the *Gabriola Island Land Use Bylaw, 1999* is varied as follows:

- a) **Part D – Zones, Section D.2 Resource Zones, Subsection D.2.1 Agriculture (AG), Article D.2.1.3 Regulations, Clause a. Buildings and Structures Siting Requirements, Item ii. the minimum setback for a single family dwelling, a manufactured home for immediate family or farm worker housing, a secondary suite and buildings and structures accessory to them is 10.0 metres (32.8 feet) from any lot line, is varied:**

- **To allow a minimum interior lot line setback of 0.0 metres.**

3. The development shall be consistent with Schedule 'A', which is attached to and form part of this permit. 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, 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 ____, 2024.

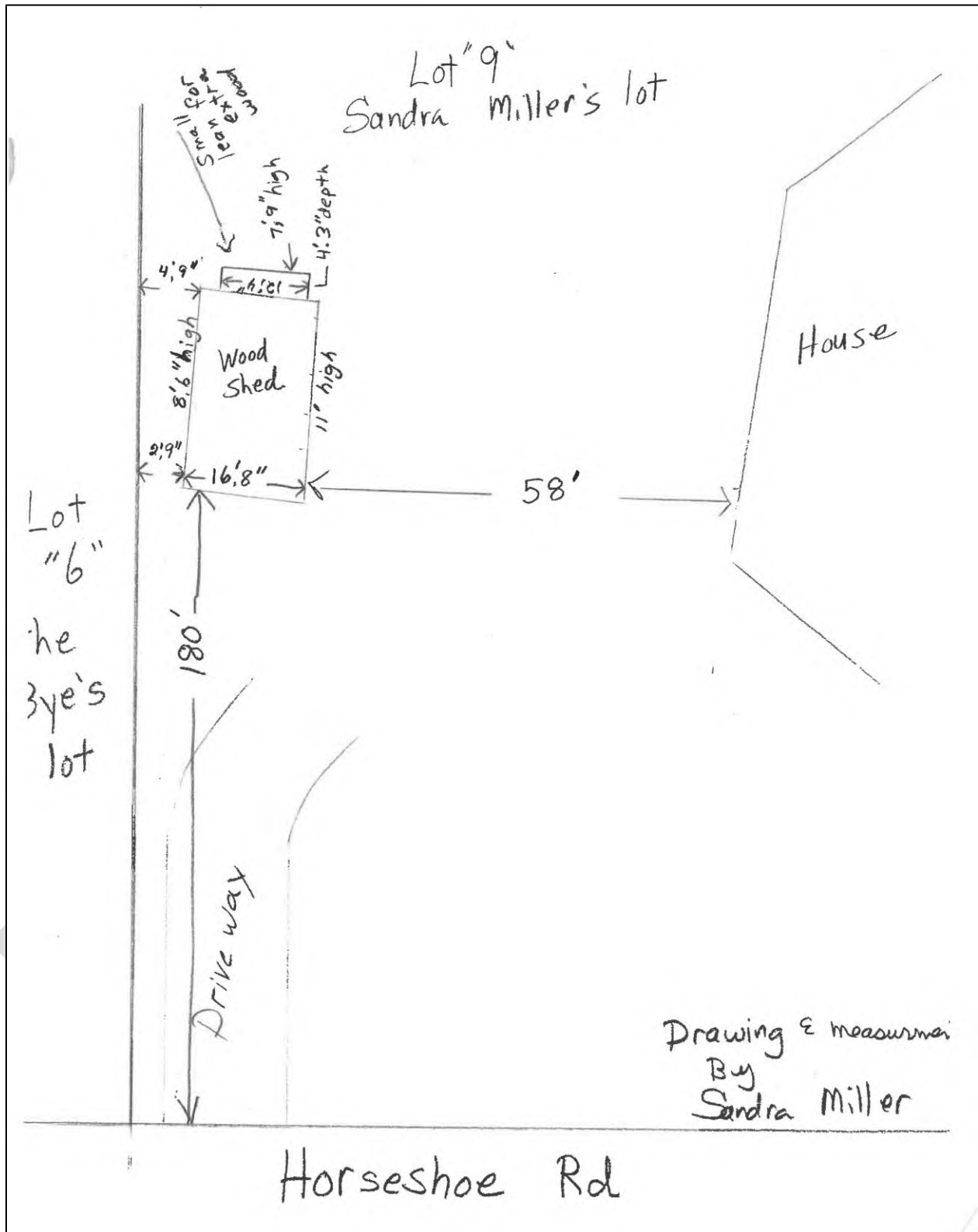
Deputy Secretary, Islands Trust

Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE XXTH DAY OF ____, 2026, THIS PERMIT AUTOMATICALLY LAPSES.

PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
GB-DVP-2023.3
Schedule "A" - Site Plan



File No.: PLDP20240249
xref: GB-DP-2022.2

DATE OF MEETING: November 7, 2024

TO: Gabriola Island Local Trust Committee

FROM: Stephen Baugh, Island Planner
Northern Team

COPY: Renée Jamurat, Regional Planning Manager

SUBJECT: Development Permit Application – PLDP20240249 (M’akola Housing)
Applicant: Jamie Bégin
Location: PARCEL A (BEING A CONSOLIDATION OF LOTS 1 AND 2, SEE
CB581463)SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN
EPP11544 [PID 031-945-376]

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee approve issuance of Development Permit PLDP20240249.

REPORT SUMMARY

The purpose of this report is to present a development permit application for consideration by the Gabriola Island Local Trust Committee (LTC). The proposed development is the construction of 24 affordable housing townhomes within **Development Permit Area 8 Multi-dwelling Affordable Housing (DP-8)**.

Staff is recommending issuance of PLDP20240249, as it is generally consistent with Development Permit guidelines for DP-8.

BACKGROUND

This application is for a development permit for DP-8 in order to permit the construction of 24 townhomes in 8 different buildings and a utility building.

The property owners have previously applied for and been granted a rezoning for the subject property to allow for the affordable housing units. In 2022, the property owners applied for and were granted a development permit for Development Permit 11 Environmental Protection. They have also been granted building permits from the Regional District of Nanaimo and have received final project approval from BC Housing and funding through Canada Mortgage and Housing Corporation’s affordable housing fund.

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 DP-8 Multi-dwelling Affordable Housing:

4.4.2 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure:

- neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater,
- water quality is maintained, and
- existing, anticipated and seasonal demands for water are considered and allowed for.

5.2.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.

Official Community Plan:

The subject property is currently designated as Multi-dwelling Affordable Housing (MAH) in the Gabriola Island Official Community Plan Bylaw No. 166 (OCP).

The subject property lies within DP-8 Multi-dwelling Affordable Housing as shown on Schedule D of the OCP. The OCP identifies the objective of DP-8 to be:

“To ensure that the scale and character of any new development and alteration of the existing development is undertaken in a manner which is in keeping with the rural character of the Island.”

Land Use Bylaw:

The subject property is zoned ‘Multi-dwelling Affordable Housing 1’ under the Gabriola Island Land Use Bylaw No. 177 (LUB). The guidelines for DP-8 are found under Section F.8 of the LUB. A detailed review of the proposed development with respect to the DP-8 Guidelines is provided in **Attachment 2**, and staff find that the application meets all but one of the DP-8 guidelines.

The building permit referrals have been reviewed by Islands Trust staff and confirmed to meet all other LUB requirements. However, a development permit for DP-8 is required for construction of, addition to, or alteration of a building or other structure and for the alteration of land.

Issues and Opportunities

A complete review of DPA guidelines is provided in Attachment 2, however a more detailed explanation of two DPA guidelines (F.8.3.8 and F.8.3.11) is provided below.

DPA guideline F.8.3.8:

All DPA guidelines are met by this application with the exception of the guideline F.8.3.8 which states that the exterior surfaces of the building shall be comprised of wood or stone and the proposed buildings predominately use a fibre cement board for the exterior siding. The applicant has explained that cement fibre board was chosen

over wood and stone materials because it is a more cost effective option, provides better durability than wood and it is within the BC Housing Design Guidelines for materials. Although the cement fibre board is not a composed of locally materials, the siding used will have a wood grain texture and the result will be a similar visual appearance to wood siding which is common for buildings on Gabriola Island. While the guideline speaks specifically to the materials used, the objective of DP-8 is related to the character of new development and as a result staff are recommending the Development Permit be approved.

DPA guideline F.9.3.11:

A community garden space will not be provided as part of this development, although DP guideline F.9.3.11 states “Bicycle storage areas and structures, bicycle and pedestrian paths and areas for community garden space shall be provided as a means of decreasing greenhouse gas emissions.” The applicant has explained that drought resistant plants have been selected for the site due to the limited water availability and introducing community gardens on site would make water demands uncertain because of the risk of overwatering and high water need plants being introduced. As a result the development is generally in-line with this guideline since there are bicycle storage areas and structures, bicycle and pedestrian paths and the rationale for not providing the community garden supports other DP guidelines for water conservation. In addition, the project is designed to Step Code 4 specifications which supports decreasing greenhouse gas emissions.

The consideration of whether to issue the development permit should centre on the Development Permit guidelines. As highlighted in the analysis of the DP guidelines in Attachment 2, this application is consistent with all except for one guideline, and as a result staff recommend approval of the development permit.

Consultation

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

First Nations

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.

Rationale for Recommendation

Staff find the application submitted meets the guidelines for DP-8, and are therefore recommend approval of Development Permit PLDP20240249.

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. Staff advise that the implications of this alternative are that the project may no longer be viable as funding for this project is based on an approved start date. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee request that the applicant submit to the Islands Trust [specify information].

2. Deny the application

The LTC may deny the application if they find that the proposed work does not meet DPA Guidelines. Staff advise that the implications of this alternative are that the affordable housing project will not be able to proceed to construction at this time. If this alternative is selected, the LTC must state the reasons for denial. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee deny application PLDP20240249 for the following reasons [insert reasons].

NEXT STEPS

If the LTC approves issuance of the development permit as proposed, staff will issue the permit.

Submitted By:	Stephen Baugh, Island Planner	October 22, 2024
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	October 28, 2024

ATTACHMENTS

1. Site Context
2. DPA Guidelines
3. Applicant Description
4. Draft DP Permit

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	PARCEL A (BEING A CONSOLIDATION OF LOTS 1 AND 2, SEE CB581463)SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN EPP11544
PID	031-945-376
Lot Size	2.00 hectares

LAND USE

Current Land Use	Vacant Land
Surrounding Land Use	Residential, Institutional, Park

HISTORICAL ACTIVITY

File No.	Purpose
GB-BP-2023.56-2023.65	Building permit referrals to allow construction of affordable housing units.
GB-DP-2022.2	Development permit approved for DP-11 Environmental Protection.
GB-DVP-2022.6	Variance to permit parking spots within a lot line setback.
GB-RZ-2020.1	Rezoning to permit multi-dwelling affordable housing units.

POLICY/REGULATORY

Official Community Plan Designations	Land Use Designation: Multi-dwelling Affordable Housing (MAH) Development Permit Areas: DP-8 Multi-dwelling Affordable Housing and DP-11 – Environmental Protection
Land Use Bylaw	Zoning: Multi-dwelling Affordable Housing 1 (MAH1)
Other Regulations	Housing Agreement registered on title
Covenants	CB165389 (Gabriola Island LTC): energy efficiency, unit configuration, and sewage requirements, affordable housing requirement. CB886207 (BC Housing Management Commission): restriction on sale of dwelling units.
Bylaw Enforcement	n/a

SITE INFLUENCES

Islands Trust Conservancy	The proposal does not directly affect an Islands Trust Conservancy Board (ITC) –owned property or conservation covenant, nor directly affects a property adjacent to an ITC-owned property or conservation covenant. Referral to ITC for comment is not required.
Regional Conservation Strategy	Appendix II of the Regional Conservation Plan 2018-2027 estimated importance of habitat composition is HIGH on the subject property. The

	Gabriola Island Local Trust Area has been identified as being a HIGH priority for conservation.
Species at Risk	None mapped
Sensitive Ecosystems	Islands Trust mapping indicates the presence of a Mature Forest sensitive ecosystem on the subject property.
Hazard Areas	None mapped.
Archaeological Sites	Remote Access to Archaeological Data (RAAD) does not indicate an archaeological site on the subject property. Archaeological potential modelling does not indicate a high potential for previously unidentified archaeological sites on the subject properties. Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still 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	Applicant is proposing an affordable housing project that incorporates water conservation methods, compliance with BC Energy Step Code standards, clustering of buildings to retain up to 55-60% of forest coverage. The subject properties are within walking distance of the Village Commercial Centre, including public transportation stops. The applicant is exploring bicycle parking onsite for residents.
Groundwater Vulnerability	Moderately Low

ATTACHMENT 2 – DEVELOPMENT PERMIT AREA GUIDELINES

DP-8 MULTI-DWELLING AFFORDABLE HOUSING

Guideline	Complies	Planner Comments
F.8.3.1 The character of the development shall be in keeping with the island environment and be capable of blending in with the aesthetic qualities of the natural surroundings.	yes	Tree retention strategy was authorized through the issued DP GB-DP-2022.2. A Planting Plan has also been prepared to replant some areas of the site. Colours of exterior finishes include natural wood posts and beams; siding colours of: Dark red , Dark blue , Dark green , Beige ; white trim, and red front doors. Siding will have a wood grain texture.
F.8.3.2 Natural vegetation and trees shall be retained or native vegetation planted and maintained for screening of parking and storage areas. Safety and visibility shall be considered in landscape design.	yes	Tree retention strategy was authorized through the issued DP GB-DP-2022.2, this includes retaining or planting trees on either side of the parking areas. The applicant has provided a Planting Plan which shows the location of vegetation to be planted which will supplement retained vegetation in screening parking areas. Storage areas will have retained vegetation as screening.
F.8.3.3 Landscaping shall facilitate water retention.	yes	Applicant has provided a detailed Landscape Plan which achieves water retention through planting specifications and minimizing the use of non-permeable surfaces. Drought resistant plants have been selected.
F.8.3.4 Facilities for recycling shall be provided in garbage collection areas.	yes	Recycling facilities are shown in the landscaping plan provided by the applicant and RDN has granted the project conditional approval for curbside collection of recycling.
F.8.3.5 Lighting is to be kept to a minimum necessary for pedestrian safety and visibility. Lighting in off-street parking areas shall be adequate for security purposes.	yes	Landscape Plan provided by the applicant shows lighting in parking areas and along the central pathway connecting the street and parking areas to buildings. Light bollards in parking areas direct light downwards.
F.8.3.6 Signs made from natural materials or incorporating materials produced by local artisans and craft people are encouraged.	n/a	No permanent signs are proposed to be part of this project.
F.8.3.7 Off-street parking shall be designed to be as unobtrusive as possible and, where possible, located to the rear of the parcel.	yes	Although parking is not located to the rear of the parcel, it is screened from the road and site planning prioritized minimizing tree removal and shorter walking distances from parking areas to housing units.

F.8.3.8 Exterior surfaces of buildings and structure shall reflect a locally crafted character and be comprised of natural local materials such as wood or stone.	no	Exterior surfaces of buildings will be predominantly fibre cement board, with some wood posts and beams which will be treated with a transparent stain. Although not made of wood, siding will have a wood grain texture resulting in a similar visual appearance to painted wood siding. Light bollards on the pathway will use wood posts, light bollards in parking areas are metal.
F.8.3.9 Common area amenities shall be provided prior to alteration and/or occupancy.	yes	All amenities will be provided prior to occupancy.
F.8.3.10 A vegetation screen shall be provided within the required setback area which provides and adequate visual screen of the intended use from an adjoining residential parcel.	yes	Landscape plan shows existing vegetation is retained on all sides of the property adjoining another parcel.
F.8.3.11 Bicycle storage areas and structures, bicycle and pedestrian paths and areas for community garden space shall be provided as a means of decreasing greenhouse gas emissions.	yes	Pathways are provided throughout the site and bike storage is also shown on the Landscape Plan provided by the applicant. No community garden will be provided as it introduces risk and uncertainty in the water demand of the site. The project is designed to Step Code 4 specifications which will aid in decreasing greenhouse gas emissions over the life of the project.
F.8.3.12 Where possible, water conservation measures and energy efficient building siting and design shall be provided.	yes	The project is designed to Step Code 4 specifications and includes efficient appliances, energy efficient siting and building design. Rain water will be treated to ensure it meets potable water requirements. Other water conservation measures include: education for tenants on water conservation, drought resistant landscaping, and using discarded water from water treatment for plant watering.

Attachment 3 - Applicant Description

Development Permit Application

Multi-dwelling Affordable Housing Development Permit Area

Existing Use/ Proposed Use:

The site is currently vacant. The proposed project will provide affordable housing for the residents of Gabriola Island. A total of 24 townhomes, with a mix of studio, one, two, and three-bedrooms, will be constructed in eight wood frame buildings. In addition, a ninth building has been proposed as a utility building to house service area and indoor bicycle storage for the tenants. The development is designed to meet the needs of families, seniors, and people with disabilities with a layout that promotes walkability and a sense of community.

The project has received Final Project Approval from BC Housing and has been approved for funding through CMHC's Affordable Housing Fund.

Land Use Bylaw Compliance:

F.8.3.1 The character of the development shall be in keeping with the island environment and be capable of blending in with the aesthetic qualities of the natural surroundings.

Housing has been built in keeping with the general form and character of other buildings on the Island and in compliance with the BC Housing Design Guidelines (as they are the funder of the project).

F.8.3.2 Natural vegetation and trees shall be retained or native vegetation planted and maintained for screening of parking and storage areas. Safety and visibility shall be considered in landscape design.

The tree retention strategy was authorized through GB-DP-2022.2, including DPV. Trees (retained or new planted) included on either side of the parking areas, where appropriate for visibility.

F.8.3.3 Landscaping shall facilitate water retention.

Detailed landscaping plan provided which achieves water retention through planting specifications and minimizing use of non-permeable surfaces.

F.8.3.4 Facilities for recycling shall be provided in garbage collection areas.

Garbage and recycling will be the responsibility of tenants, per their lease agreements.

F.8.3.5 Lighting is to be kept to a minimum necessary for pedestrian safety and visibility. Lighting in off-street parking areas shall be adequate for security purposes.

Some lighting has been provided along paths to allow for safe and accessible use of site.

F.8.3.6 Signs made from natural materials or incorporating materials produced by local artisans and craft people are encouraged.

No project sign currently anticipated.

F.8.3.7 Off-street parking shall be designed to be as unobtrusive as possible and, where possible, located to the rear of the parcel.

Off-street parking locations chosen to minimize tree removal and to provide short walking distances from parking areas to the housing units (to meet accessibility requirements).

F.8.3.8 Exterior surfaces of buildings and structure shall reflect a locally crafted character and be comprised of natural local materials such as wood or stone.

Siding materials chosen to be consistent with local aesthetics while in alignment with BC Housing Design Guidelines and Construction Standards.

F.8.3.9 Common area amenities shall be provided prior to alteration and/or occupancy.

Construction of all amenities will be constructed or installed prior to handover and occupancy.

F.8.3.10 A vegetation screen shall be provided within the required setback area which provides and adequate visual screen of the intended use from an adjoining residential parcel.

Tree retention has been prioritized through site design where appropriate given tree health. Landscape drawings are provided which include plantings within the setbacks.

F.8.3.11 Bicycle storage areas and structures, bicycle and pedestrian paths and areas for community garden space shall be provided as a means of decreasing greenhouse gas emissions.

Pathways and green space provided throughout the site. Step Code 4 requirement governed design and specifications, minimizing greenhouse gas emissions.

F.8.3.12 Where possible, water conservation measures and energy efficient building siting and design shall be provided.

Step Code 4 will be achieved for the entire project, which includes requirements for efficient appliances, energy efficient siting and envelope details which maximize building efficiency/reduce reliance on mechanical heating and cooling.

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT
PLDP20240249**

To: GABRIOLA HOUSING SOCIETY, INC. NO S0060928
c/o Jamie Begin

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

PARCEL A (BEING A CONSOLIDATION OF LOTS 1 AND 2, SEE CB581463) SECTION 19 GABRIOLA ISLAND
NANAIMO DISTRICT PLAN EPP11544
(PID: 031-945-376)

2. This Development Permit PLDP20240249 authorizes the alteration of land, construction of 24 affordable housing townhomes with associated infrastructure, and construction of a utility/storage building within the Development Permit Area 8 (DPA 8) – Multi-dwelling Affordable Housing, subject to the following requirements and conditions:

Site and Building Plans

- a) The vegetation planting, tree removal and landscaping of the development shall be substantially consistent with Schedule A – Landscape Site Plan, Schedule B – Tree Plan, Schedule C – Landscape Grading Plan, and Schedule D – Planting Plan.
- b) The siting and dimensions of all buildings and structures shall be substantially consistent with Schedule C – Landscape Grading Plan attached to and forming part of this permit.
- c) The design and construction of buildings shall be substantially consistent with Schedule E – Building A Plan, Schedule F – Building B Plan, Schedule G – Building D Plan, Schedule H – Building E Plan, Schedule I – Building F Plan, Schedule J – Building G Plan, Schedule K – Building H Plan, Schedule L – Building J Plan, and Schedule M – Building K Plan attached to and forming part of this permit.

Amenities

- d) Common area amenities shall be provided prior to occupancy.
3. Any further development within designated Development Permit Areas will require a new Development Permit, or a Development Permit Amendment.
 4. The area described herein shall be developed in accordance with the terms, conditions and provisions of this Permit, and any plans and specifications attached to this Permit, which shall form a part thereof.
 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.



Islands Trust

AUTHORIZING RESOLUTION PASSED BY THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE THIS 7th DAY OF NOVEMBER, 2024.

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
PLDP20240249

SCHEDULE 'A' – Landscape Site Plan

Landscape Drawings

- LA1** Landscape Site Plan
- LA2** Arboriculture Plan
- LA3** Landscape Grading Plan
- LA4** Planting Plan
- LA5** Landscape Details
- LA6** Arboriculture Details
- LA7** Landscape Specifications

Key

- a** Existing Pathway
- b** Existing Trees
- c** Turnabout
- d** Community Walkway
- e** Vehicle Parking
- f** Recycling
- g** Rain Garden
- h** Bicycle Storage
- i** Play Meadow
- j** Cistern
- k** Fire Truck Access
- l** Septic Field
- m** Pathway

Notes

Architecture
plans refer to drawings by
Matus Architecture

Civil
plans refer to drawings by
Harold Engineering



SCHOOL



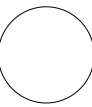
June 27, 2024 issue for construction
June 24, 2024 revised
July 19, 2023 90% construction
BCH review set
June 15, 2023 8p submission / to rdn
June 15, 2023 9p response / to bch
April 26, 2023 8p progress review
March 30, 2023 review
July 20, 2022 revision
July 18, 2022 revision
May 24, 2022 design development
May 20, 2022 revision
May 6, 2022 revision
February 16, 2022 revision
December 6, 2021 revision
January 12, 2021 revision
November 24, 2020 revision
November 16, 2020 revision
November 12, 2020 revision
November 4, 2020 conceptual plan
May 20, 2020 preliminary plan



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
PLDP20240249

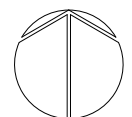
SCHEDULE 'B' – Tree Plan

Key

-  Existing Trees to be protected and retained, from Williamson Tree Survey March 2022
- C** Cedar *Thuja plicata* with survey number and diameter
- F** Douglas Fir *Pseudotsuga menziesii* with survey number and diameter
- H** Hemlock *Pseudotsuga menziesii* with survey number and diameter
-  Existing Trees from airphoto interpretation
-  Tree Protection Fencing please refer to drawings LA5 & LA6

Notes

Survey
please refer to drawings by
Williamson & Associates



June 27, 2024 issue for tender
June 24, 2024 revised
July 13, 2023 10% construction
BCA review set
June 15, 2023 10% submission / to rdb
June 13, 2023 10% response / to bch
June 12, 2023 revision
April 16, 2023 by progress
August 10, 2022 revision
July 20, 2022 revision
June 8, 2022 revision
May 24, 2022 design development
May 6, 2022



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
PLDP20240249

SCHEDULE 'C' – Landscape Grading Plan

Key

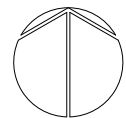
- a Existing Pathway
- b Community Walkway
- c Vehicle Parking
- d Recycling
- e Rain Garden
- f Bicycle Storage
- g Fire Access
- h Pathway
- i Septic Field
- ◇ Hydro Pole
- ⊕ Light Standard
- ⊗ Bollard Light
- ⊞ Hydro Service Box
- Well
- Bicycle Rack
- ⊞ Care edge w/grad

Notes

Contour interval 1.0 metre
Spot elevations are in metres
nw = top of wall elevation

Details

- ① Landscape Detail
- please refer to Drawing LA5



June 27, 2024 time for tender
June 24, 2024 revision
July 13, 2023 90% construction
2023 review set
June 15, 2023 80% submission / to rdp
June 15, 2023 50% response / to hcb
April 26, 2023 40% progress review
March 30, 2023 review
July 20, 2022 revision
July 18, 2022 revision
May 24, 2022 design development
May 20, 2022 revision
May 6, 2022 revision
February 16, 2022 revision
December 6, 2021 revision
January 12, 2021 revision
November 24, 2020 revision
November 16, 2020 revision
November 4, 2020 conceptual plan
May 20, 2020 preliminary plan

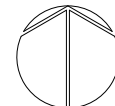


GABRIOLA ISLAND LOCAL TRUST COMMITTEE
PLDP20240249

SCHEDULE 'D' – Planting Plan

Symbol	Qty	Botanical Name Common Name	Size	Note
TREES				
	5	<i>Acer glabrum</i> Douglas Maple	2m ht	coast native
	10	<i>Acer rubrum</i> October Glory Red Maple	5cm cal	
	5	<i>Fagus sylvatica</i> Dawyck Dawyck Beech	2m ht	low branch
	14	<i>Prunus yedoensis</i> Akbomo Flowering Cherry	5cm cal	
	7	<i>Quercus garryana</i> Garry Oak	5cm cal	coast native
SHRUBS				
	15	<i>Amelanchier alnifolia</i> Saskatoon	#5	coast native
	43	<i>Blechnum spicant</i> Deer Fern	#2	coast native
	54	<i>Chonilla ternata</i> Mexican Mockorange	#5	
	21	<i>Euonymus alatus</i> Compactus Burningshrub	#2	
	51	<i>Gaultheria shallon</i> Salal	#2	coast native
	10	<i>Holodiscus discolor</i> Oceanspray	#5	coast native
	16	<i>Mahonia aquifolium</i> Tall Oregon grape	#5	coast native
	38	<i>Mahonia nervosa</i> Oregon Grape	#2	coast native
	23	<i>Pinus mugo</i> Pumilio Mugo Pine	#5	
	99	<i>Polystichum munitum</i> Swordfern	#2	coast native
	12	<i>Ribes sanguineum</i> Red Flowering Currant	#5	coast native
	75	<i>Rosa gymnocarpa</i> Baldhip Rose	#2	coast native
	17	<i>Rosa nutkana</i> Nootka Rose	#5	coast native
	9	<i>Vaccinium parvifolium</i> Red Huckleberry	#2	coast native
	14	<i>Vaccinium oxycoccos</i> Evergreen Huckleberry	#2	coast native
GROUNDCOVERS				
	180	<i>Arctostaphylos uva-ursi</i> Kinnikinnick	#1	coast native
	140	<i>Erica carnea</i> Springwood White Heather	#1	
	180	<i>Hypericum calycinum</i> St Johnswort	#1	
	180	<i>Pachysandra terminalis</i> Japanese Spurge	#1	
PERENNIALS				
	20	<i>Eriogonum fasciculatum</i> Rush	#1	coast native
	60	<i>Lupinus arcticus</i> Lupine	#1	coast native
	60	<i>Maianthemum dilatatum</i> False Lily of the Valley	#1	coast native
	60	<i>Silene maritima</i> 'Vivian Skies' Blue Eyed Grass	#1	coast native
	20	<i>Typha latifolia</i> Cattail	#1	coast native
MEADOW				
		<i>Danthonia californica</i> California Outgrass	Seed	hydrated
		<i>Festuca idahoensis</i> Roemer Roemer's Fescue	Seed	hydrated
		Coastal Wildflower Mix	Seed	hydrated

All Plants to meet BC S/LA / BCNTA Standards
Hand water to be provided for all planting areas
Groundcover to provide 100% soil coverage



June 27, 2024 IFC
BCIT review 2024
June 15, 2023 50% submission / to rdb
June 15, 2023 50% response / to rdb
April 26, 2023 50% progress review
March 30, 2023 review
May 24, 2022 design development
November 4, 2020 conceptual plan
May 20, 2020 preliminary plan

GHS
Gabriola Housing Society
Paisley Place
Gabriola Island, BC
Planting Plan
Scale 1:250

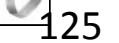
TOPOGRAPHICS
landscape architecture
250 247 9720

LA 4



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
PLDP20240249

SCHEDULE 'E' – Building A Plan



125

125

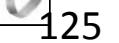
125

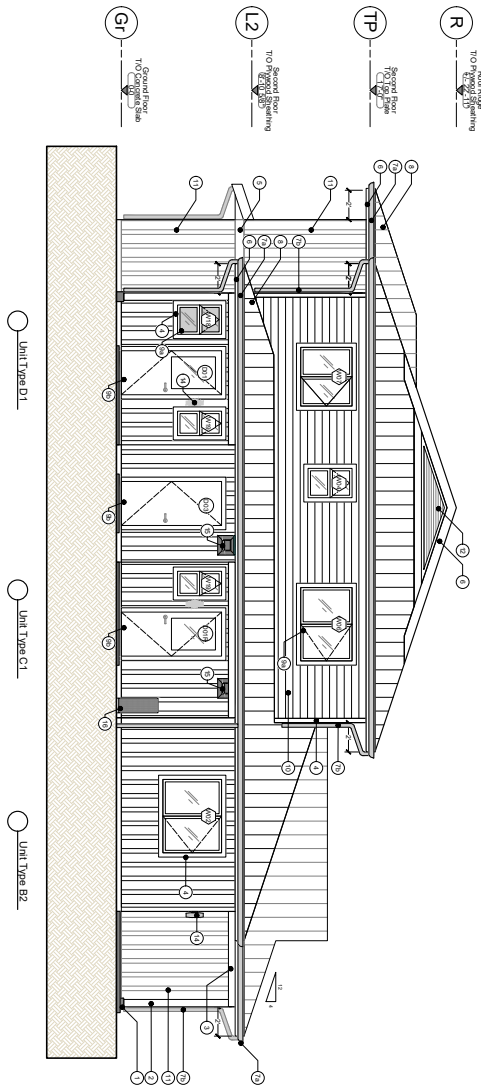
125

125

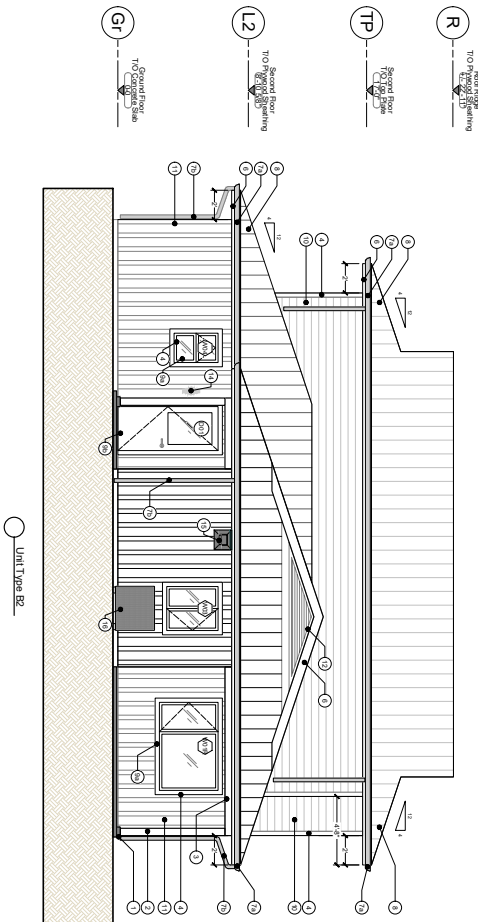
125

125



[illegible]

1 EAST ELEVATION
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"

GENERAL NOTES

- SEE ELECTRICAL MECHANICAL DRAWINGS FOR DETAILS
- SEE MECHANICAL FOR PERMEATE AND MINERAL WATER DRAINS
- SEE GEO TECHNICAL REPORT FOR DETAILS
- SEE CIVIL DRAWINGS FOR DETAILS
- SEE PROJECT MANUAL FOR SCHEDULES
- FLASHING NOT DRAWN

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

SIGNED	DATE
SEALS	

REV	DATE	ISSUE FOR	DESCRIPTION
1	June 03/2014	OWNER	

PROJECT NR: 2011
CLIENT PR NR: XXXX

Paisley Place
Gabriola Island, BC

SITE ADDRESS:

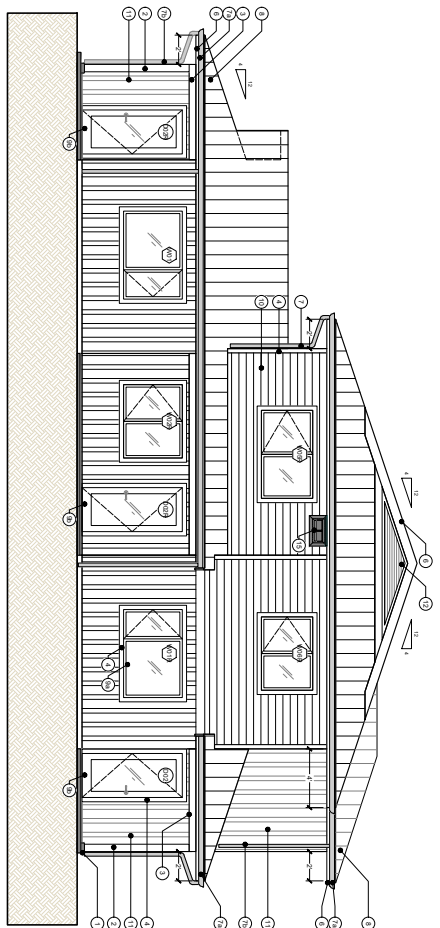
CLIENT: Gabriola Housing Society **PHONE:**

**BUILDING A - TYPE 1
ELEVATIONS**

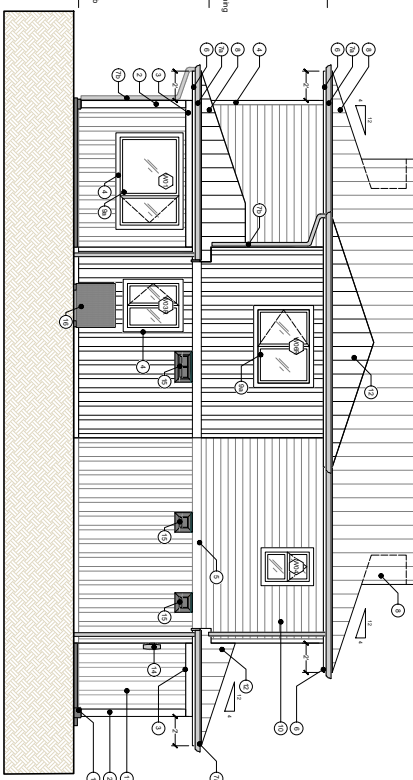
SCALE: 1/4" EQ. 1'

DWG: A-150

REV: ✓

[illegible]

1 WEST ELEVATION
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

ITEM	DATE	ISSUE FOR	DESCRIPTION
1	03/20/24		

PROJECT NR: 2011
CLIENT PR NR: XXXX

SITE ADDRESS: Paisley Place
Gabriola Island, BC

CLIENT: Gabriola Housing Society

PHONE:

BUILDING A - TYPE 1 **ELEVATIONS**

A-151

SCALE: 1/4" EQ. 1'

DWG: A-151

REV: A

- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL SPECIFICATIONS AND DETAILS
- SEE PROVIDING SCHEDULES FOR FIRE RESISTANT REQUIREMENTS
- SEE ELECTRICAL, MECHANICAL DRAWINGS FOR DETAILS
- SEE MECHANICAL FOR PERIMETER AND MAIN WATER DRAINS
- SEE GEO TECHNICAL REPORT FOR DETAILS
- SEE OVAL DRAWINGS FOR DETAILS
- SEE PROJECT MANUAL FOR SCHEDULES
- FLASHING NOT DRAWN

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED

SIGNED	DATE
SEALS	

SITE ADDRESS: Paisley Place
Gabriola Island, BC

CLIENT: Gabriola Housing Society

PHONE:

BUILDING A - TYPE 1 **ELEVATIONS**

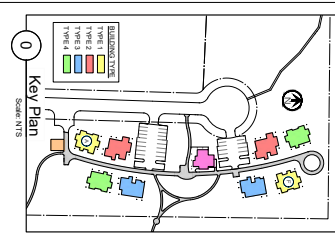
A-151

SCALE: 1/4" EQ. 1'

DWG: A-151

REV: A

MOBIS ARCHITECTURE
3420 HURON ST.
VANCOUVER, BC V6L 2G6
PHONE: 604 685 5300
FAX: 604 685 4715



- GENERAL NOTES
- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL.
 - SEE CIVIL DRAWING FOR ALL UTILITIES.
 - SEE MECHANICAL, ELECTRICAL AND PLUMBING (MEP) DRAWINGS FOR ALL MECHANICAL, ELECTRICAL AND PLUMBING.
 - SEE INTERIOR DESIGN DRAWINGS FOR DETAILS (MATERIALS, FINISHES, ETC.).
 - SEE PROJECT MANUAL FOR FURTHER DETAILS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COMPLETED.

SIGNED: _____ DATE: _____

SEALS: _____

DATE	REVISION
1/1/2020	1/1/2020
2/1/2020	2/1/2020
3/1/2020	3/1/2020
4/1/2020	4/1/2020
5/1/2020	5/1/2020
6/1/2020	6/1/2020
7/1/2020	7/1/2020
8/1/2020	8/1/2020
9/1/2020	9/1/2020
10/1/2020	10/1/2020
11/1/2020	11/1/2020
12/1/2020	12/1/2020

PROJECT NO. 3011

CLIENT: Gabriel Housing Society

PHONE: 604 685 5300

PROJECT NAME: Gabriel Place

PROJECT ADDRESS: Gabriel Island, BC

PROJECT TYPE: BUILDING A - TYPE 1

SCALE: A-190

TYPE	EXTENSION DOOR SCHEDULE FIBRE GLASS DOOR PANEL	NOTES
DO1 Entry		Left Hand Swing-in 1/2 LITE
DO2 Entry		Left Hand Swing-out 1/2 LITE
DO3 Entry		Right Hand Swing-in 1/2 LITE
DO4 Entry		Right Hand Swing-out 1/2 LITE
DO5 Entry		Left Hand Swing-in 1/2 LITE
DO6 Entry		Left Hand Swing-out 1/2 LITE
DO7 Entry		Right Hand Swing-in 1/2 LITE
DO8 Entry		Right Hand Swing-out 1/2 LITE

2 DOOR SCHEDULE
Scale: 1/4" = 1'-0"

TYPE	ELEVATION VIEW	NOTES	TYPE	ELEVATION VIEW	NOTES
WO1		Fixed Casement	WO5R		Fixed Casement
WO2		Fixed Casement	WO6		Fixed Casement
WO3		Fixed Casement	WO7		Fixed Casement
WO4		Fixed Casement	WO8		Fixed Casement
WO5		Fixed Casement	WO9		Fixed Casement
WO6		Fixed Casement	WO10		Fixed Casement
WO7		Fixed Casement	WO11		Fixed Casement
WO8		Fixed Casement	WO12		Fixed Casement
WO9		Fixed Casement	WO13		Fixed Casement
WO10		Fixed Casement	WO14		Fixed Casement
WO11		Fixed Casement	WO15		Fixed Casement
WO12		Fixed Casement	WO16		Fixed Casement
WO13		Fixed Casement	WO17		Fixed Casement
WO14		Fixed Casement	WO18		Fixed Casement
WO15		Fixed Casement	WO19		Fixed Casement
WO16		Fixed Casement	WO20		Fixed Casement
WO17		Fixed Casement	WO21		Fixed Casement
WO18		Fixed Casement	WO22		Fixed Casement
WO19		Fixed Casement	WO23		Fixed Casement
WO20		Fixed Casement	WO24		Fixed Casement
WO21		Fixed Casement	WO25		Fixed Casement
WO22		Fixed Casement	WO26		Fixed Casement
WO23		Fixed Casement	WO27		Fixed Casement
WO24		Fixed Casement	WO28		Fixed Casement
WO25		Fixed Casement	WO29		Fixed Casement
WO26		Fixed Casement	WO30		Fixed Casement
WO27		Fixed Casement	WO31		Fixed Casement
WO28		Fixed Casement	WO32		Fixed Casement
WO29		Fixed Casement	WO33		Fixed Casement
WO30		Fixed Casement	WO34		Fixed Casement
WO31		Fixed Casement	WO35		Fixed Casement
WO32		Fixed Casement	WO36		Fixed Casement
WO33		Fixed Casement	WO37		Fixed Casement
WO34		Fixed Casement	WO38		Fixed Casement
WO35		Fixed Casement	WO39		Fixed Casement
WO36		Fixed Casement	WO40		Fixed Casement
WO37		Fixed Casement	WO41		Fixed Casement
WO38		Fixed Casement	WO42		Fixed Casement
WO39		Fixed Casement	WO43		Fixed Casement
WO40		Fixed Casement	WO44		Fixed Casement
WO41		Fixed Casement	WO45		Fixed Casement
WO42		Fixed Casement	WO46		Fixed Casement
WO43		Fixed Casement	WO47		Fixed Casement
WO44		Fixed Casement	WO48		Fixed Casement
WO45		Fixed Casement	WO49		Fixed Casement
WO46		Fixed Casement	WO50		Fixed Casement
WO47		Fixed Casement	WO51		Fixed Casement
WO48		Fixed Casement	WO52		Fixed Casement
WO49		Fixed Casement	WO53		Fixed Casement
WO50		Fixed Casement	WO54		Fixed Casement
WO51		Fixed Casement	WO55		Fixed Casement
WO52		Fixed Casement	WO56		Fixed Casement
WO53		Fixed Casement	WO57		Fixed Casement
WO54		Fixed Casement	WO58		Fixed Casement
WO55		Fixed Casement	WO59		Fixed Casement
WO56		Fixed Casement	WO60		Fixed Casement
WO57		Fixed Casement	WO61		Fixed Casement
WO58		Fixed Casement	WO62		Fixed Casement
WO59		Fixed Casement	WO63		Fixed Casement
WO60		Fixed Casement	WO64		Fixed Casement
WO61		Fixed Casement	WO65		Fixed Casement
WO62		Fixed Casement	WO66		Fixed Casement
WO63		Fixed Casement	WO67		Fixed Casement
WO64		Fixed Casement	WO68		Fixed Casement
WO65		Fixed Casement	WO69		Fixed Casement
WO66	<				



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
PLDP20240249

SCHEDULE 'F' – Building B Plan



CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

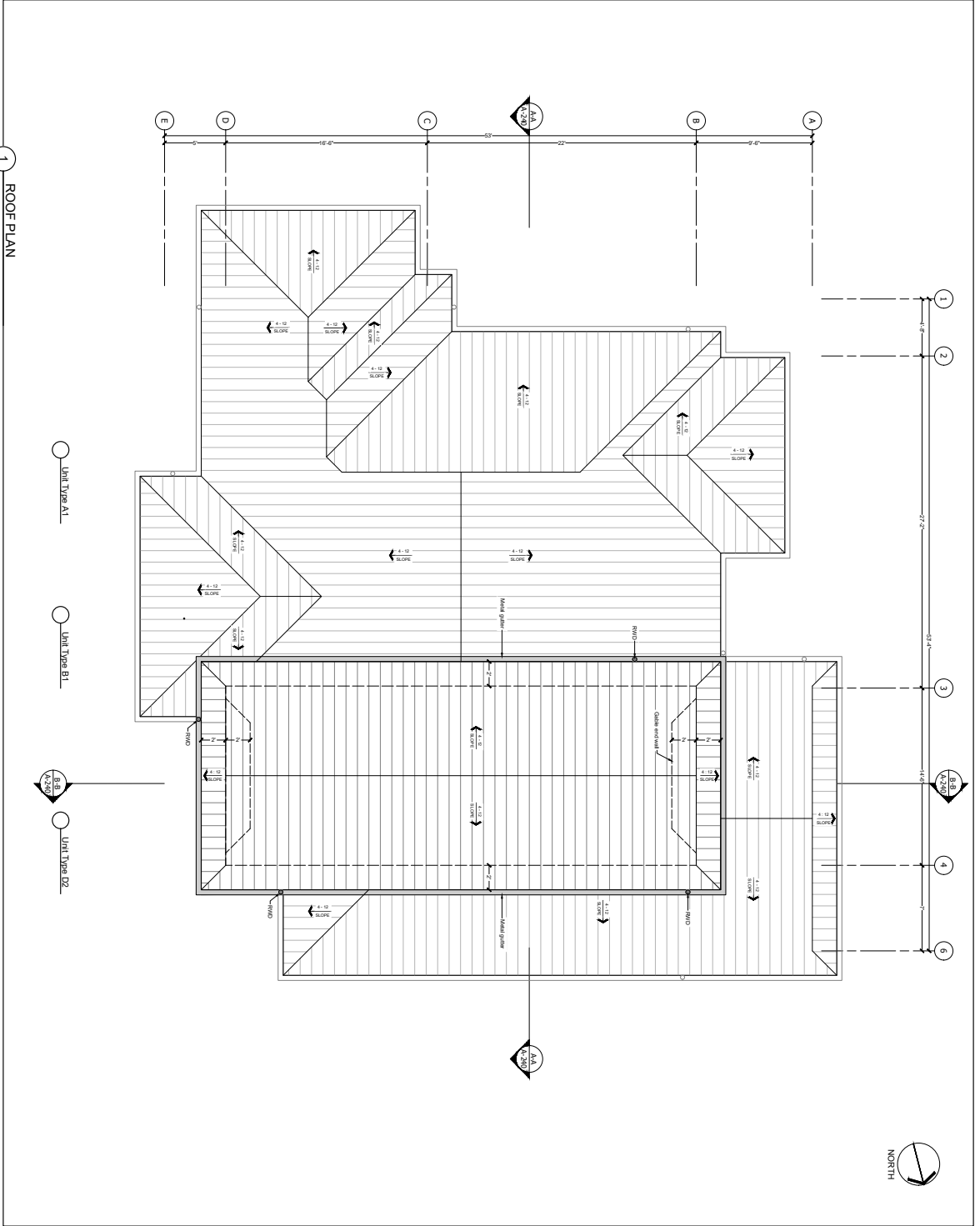
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED

DATE	ISSUE FOR	DESCRIPTION
03/20/24	TECHNICAL	

PROJECT NR: 2011
CLIENT PRNR: XXXX

BUILDING B - TYPE 2
ROOF PLAN

REV: 





35	CU MECHANICAL UNIT	See Mechanical Drawings	Colour: T10
----	--------------------	-------------------------	-------------

Scale: 1/4" = 1'-0"



Scale: 1/4" = 1'-0"

CLIENT P# INR: XXXX

CLIENT: Gabriela Housing Society **PHC:**

ELEVATIONS

A-250 14" EQ. 1"

- SEE PROJECT MANUAL FOR SCHEDULES
- FLASHING NOT DRAWN

CONSTRUCTION UNTIL COUNTERSIGNED

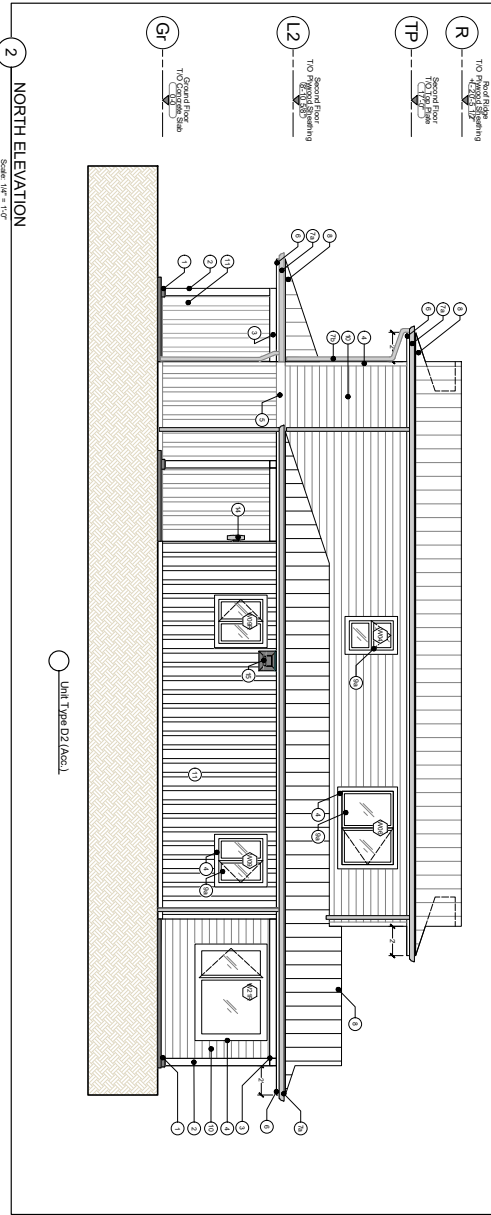
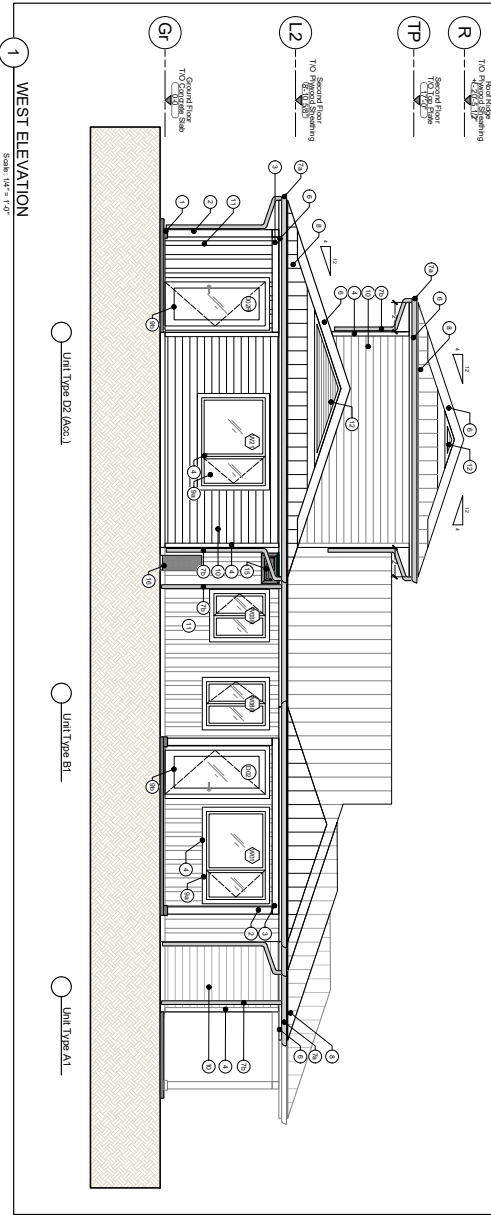
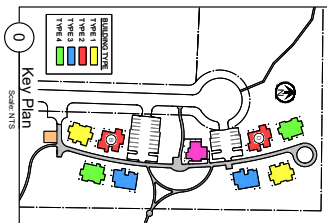
SEALS

CLIENT: Gabriela Housing Society **PHC:**

ELEVATIONS

A-250 14" EQ. 1"

EXTERIOR FINISH SCHEDULE		
NO.	DESCRIPTION	NOTES
1	SPRIGGED CONCRETE FOUNDATION FINISH	
2	BASE FINISH	Color: White
3	BASE FINISH	Color: White
4	BASE FINISH	Color: White
5	BASE FINISH	Color: White
6	BASE FINISH	Color: White
7	BASE FINISH	Color: White
8	BASE FINISH	Color: White
9	BASE FINISH	Color: White
10	BASE FINISH	Color: White
11	BASE FINISH	Color: White
12	BASE FINISH	Color: White
13	BASE FINISH	Color: White
14	BASE FINISH	Color: White
15	BASE FINISH	Color: White
16	BASE FINISH	Color: White
17	BASE FINISH	Color: White
18	BASE FINISH	Color: White
19	BASE FINISH	Color: White
20	BASE FINISH	Color: White
21	BASE FINISH	Color: White
22	BASE FINISH	Color: White
23	BASE FINISH	Color: White
24	BASE FINISH	Color: White
25	BASE FINISH	Color: White
26	BASE FINISH	Color: White
27	BASE FINISH	Color: White
28	BASE FINISH	Color: White
29	BASE FINISH	Color: White
30	BASE FINISH	Color: White
31	BASE FINISH	Color: White
32	BASE FINISH	Color: White
33	BASE FINISH	Color: White
34	BASE FINISH	Color: White
35	BASE FINISH	Color: White
36	BASE FINISH	Color: White
37	BASE FINISH	Color: White
38	BASE FINISH	Color: White
39	BASE FINISH	Color: White
40	BASE FINISH	Color: White
41	BASE FINISH	Color: White
42	BASE FINISH	Color: White
43	BASE FINISH	Color: White
44	BASE FINISH	Color: White
45	BASE FINISH	Color: White
46	BASE FINISH	Color: White
47	BASE FINISH	Color: White
48	BASE FINISH	Color: White
49	BASE FINISH	Color: White
50	BASE FINISH	Color: White
51	BASE FINISH	Color: White
52	BASE FINISH	Color: White
53	BASE FINISH	Color: White
54	BASE FINISH	Color: White
55	BASE FINISH	Color: White
56	BASE FINISH	Color: White
57	BASE FINISH	Color: White
58	BASE FINISH	Color: White
59	BASE FINISH	Color: White
60	BASE FINISH	Color: White
61	BASE FINISH	Color: White
62	BASE FINISH	Color: White
63	BASE FINISH	Color: White
64	BASE FINISH	Color: White
65	BASE FINISH	Color: White
66	BASE FINISH	Color: White
67	BASE FINISH	Color: White
68	BASE FINISH	Color: White
69	BASE FINISH	Color: White
70	BASE FINISH	Color: White
71	BASE FINISH	Color: White
72	BASE FINISH	Color: White
73	BASE FINISH	Color: White
74	BASE FINISH	Color: White
75	BASE FINISH	Color: White
76	BASE FINISH	Color: White
77	BASE FINISH	Color: White
78	BASE FINISH	Color: White
79	BASE FINISH	Color: White
80	BASE FINISH	Color: White
81	BASE FINISH	Color: White
82	BASE FINISH	Color: White
83	BASE FINISH	Color: White
84	BASE FINISH	Color: White
85	BASE FINISH	Color: White
86	BASE FINISH	Color: White
87	BASE FINISH	Color: White
88	BASE FINISH	Color: White
89	BASE FINISH	Color: White
90	BASE FINISH	Color: White
91	BASE FINISH	Color: White
92	BASE FINISH	Color: White
93	BASE FINISH	Color: White
94	BASE FINISH	Color: White
95	BASE FINISH	Color: White
96	BASE FINISH	Color: White
97	BASE FINISH	Color: White
98	BASE FINISH	Color: White
99	BASE FINISH	Color: White
100	BASE FINISH	Color: White



GENERAL NOTES

- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL.
- USE OF COLOR AND TYPE IS FOR IDENTIFICATION ONLY.
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- SEE MECHANICAL, ELECTRICAL, PLUMBING AND SANITARY DRAWINGS FOR DETAILS.
- SEE CIVIL DRAWINGS FOR DETAILS.
- PLUMBING NOT SHOWN.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB BEFORE PROCEEDING WITH THE WORK. THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COMPLETED.

REVISIONS

NO.	DATE	DESCRIPTION
1		

CLIENT INFORMATION

CLIENT: **Palmer Place**
Gabriola Island, BC

PROJECT NO: **201**

DATE: **2011**

SCALE: **A-251**

- SEE PROJECT MANUAL FOR SCHEDULES

CONSTRUCTION UNTIL COUNTERSIGNED

SEALS

CLIENT PRINT: XXXX

Student	Mathematical Reasoning Score	Final
1	10	10
2	10	10
3	10	10
4	10	10
5	10	10
6	10	10
7	10	10
8	10	10
9	10	10
10	10	10
11	10	10
12	10	10
13	10	10
14	10	10
15	10	10
16	10	10
17	10	10
18	10	10
19	10	10
20	10	10
21	10	10
22	10	10
23	10	10
24	10	10
25	10	10
26	10	10
27	10	10
28	10	10
29	10	10
30	10	10
31	10	10
32	10	10
33	10	10
34	10	10
35	10	10
36	10	10
37	10	10
38	10	10
39	10	10
40	10	10
41	10	10
42	10	10
43	10	10
44	10	10
45	10	10
46	10	10
47	10	10
48	10	10
49	10	10
50	10	10
51	10	10
52	10	10
53	10	10
54	10	10
55	10	10
56	10	10
57	10	10
58	10	10
59	10	10
60	10	10
61	10	10
62	10	10
63	10	10
64	10	10
65	10	10
66	10	10
67	10	10
68	10	10
69	10	10
70	10	10
71	10	10
72	10	10
73	10	10
74	10	10
75	10	10
76	10	10
77	10	10
78	10	10
79	10	10
80	10	10
81	10	10
82	10	10
83	10	10
84	10	10
85	10	10
86	10	10
87	10	10
88	10	10
89	10	10
90	10	10
91	10	10
92	10	10
93	10	10
94	10	10
95	10	10
96	10	10
97	10	10
98	10	10
99	10	10
100	10	10

Building Blocks

14" Eq. 1 A-230

1 WINDOW SCHEDULE

2 BOOK SCHEDULE



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
PLDP20240249

SCHEDULE 'G' – Building D Plan



SIGNED	DATE
SEALS	

Paisley Place
Gabriola Island, BC

SITE ADDRESS:

CLIENT: Gabriola Housing Society

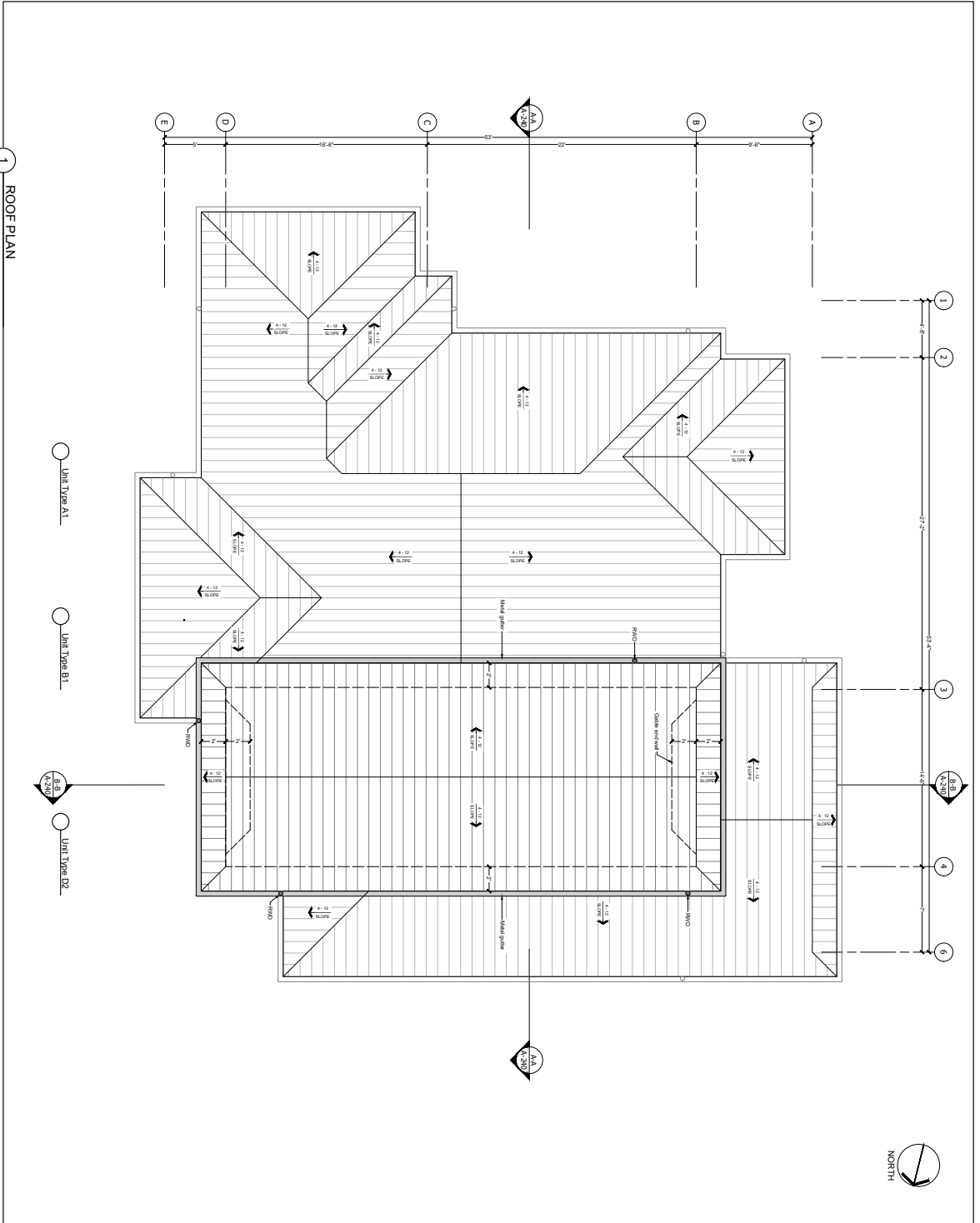
PHONE:

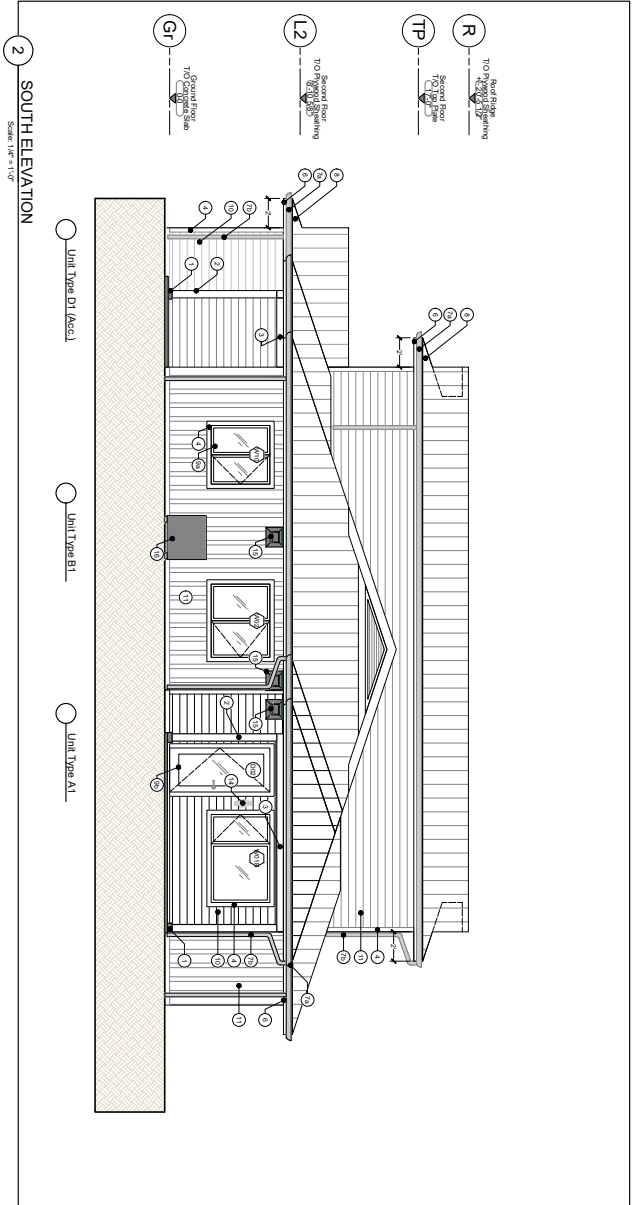
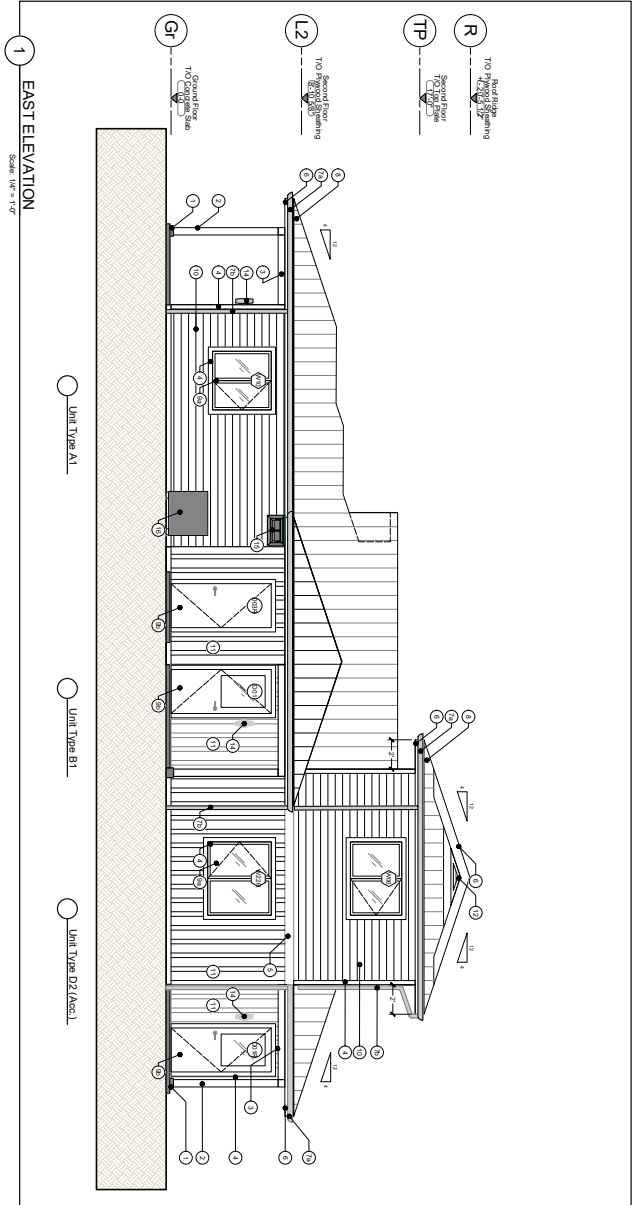
ROOF PLAN

SCALE: 1/4" EQ. 1'

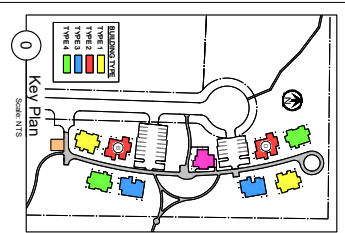
DWG: A-513

RE: /





EXTERIOR FINISH SCHEDULE		
NO.	DESCRIPTION	NOTES
1	SPRINKLED CONCRETE FOUNDATION WALL	
2	BASE FINISH	Finish by 1/2"
3	BASE FINISH	Finish by 1/2"
4	BASE FINISH	Finish by 1/2"
5	BASE FINISH	Finish by 1/2"
6	BASE FINISH	Finish by 1/2"
7	BASE FINISH	Finish by 1/2"
8	BASE FINISH	Finish by 1/2"
9	BASE FINISH	Finish by 1/2"
10	BASE FINISH	Finish by 1/2"
11	BASE FINISH	Finish by 1/2"
12	BASE FINISH	Finish by 1/2"
13	BASE FINISH	Finish by 1/2"
14	BASE FINISH	Finish by 1/2"
15	BASE FINISH	Finish by 1/2"
16	BASE FINISH	Finish by 1/2"
17	BASE FINISH	Finish by 1/2"
18	BASE FINISH	Finish by 1/2"
19	BASE FINISH	Finish by 1/2"
20	BASE FINISH	Finish by 1/2"
21	BASE FINISH	Finish by 1/2"
22	BASE FINISH	Finish by 1/2"
23	BASE FINISH	Finish by 1/2"
24	BASE FINISH	Finish by 1/2"
25	BASE FINISH	Finish by 1/2"
26	BASE FINISH	Finish by 1/2"
27	BASE FINISH	Finish by 1/2"
28	BASE FINISH	Finish by 1/2"
29	BASE FINISH	Finish by 1/2"
30	BASE FINISH	Finish by 1/2"
31	BASE FINISH	Finish by 1/2"
32	BASE FINISH	Finish by 1/2"
33	BASE FINISH	Finish by 1/2"
34	BASE FINISH	Finish by 1/2"
35	BASE FINISH	Finish by 1/2"
36	BASE FINISH	Finish by 1/2"
37	BASE FINISH	Finish by 1/2"
38	BASE FINISH	Finish by 1/2"
39	BASE FINISH	Finish by 1/2"
40	BASE FINISH	Finish by 1/2"
41	BASE FINISH	Finish by 1/2"
42	BASE FINISH	Finish by 1/2"
43	BASE FINISH	Finish by 1/2"
44	BASE FINISH	Finish by 1/2"
45	BASE FINISH	Finish by 1/2"
46	BASE FINISH	Finish by 1/2"
47	BASE FINISH	Finish by 1/2"
48	BASE FINISH	Finish by 1/2"
49	BASE FINISH	Finish by 1/2"
50	BASE FINISH	Finish by 1/2"
51	BASE FINISH	Finish by 1/2"
52	BASE FINISH	Finish by 1/2"
53	BASE FINISH	Finish by 1/2"
54	BASE FINISH	Finish by 1/2"
55	BASE FINISH	Finish by 1/2"
56	BASE FINISH	Finish by 1/2"
57	BASE FINISH	Finish by 1/2"
58	BASE FINISH	Finish by 1/2"
59	BASE FINISH	Finish by 1/2"
60	BASE FINISH	Finish by 1/2"
61	BASE FINISH	Finish by 1/2"
62	BASE FINISH	Finish by 1/2"
63	BASE FINISH	Finish by 1/2"
64	BASE FINISH	Finish by 1/2"
65	BASE FINISH	Finish by 1/2"
66	BASE FINISH	Finish by 1/2"
67	BASE FINISH	Finish by 1/2"
68	BASE FINISH	Finish by 1/2"
69	BASE FINISH	Finish by 1/2"
70	BASE FINISH	Finish by 1/2"
71	BASE FINISH	Finish by 1/2"
72	BASE FINISH	Finish by 1/2"
73	BASE FINISH	Finish by 1/2"
74	BASE FINISH	Finish by 1/2"
75	BASE FINISH	Finish by 1/2"
76	BASE FINISH	Finish by 1/2"
77	BASE FINISH	Finish by 1/2"
78	BASE FINISH	Finish by 1/2"
79	BASE FINISH	Finish by 1/2"
80	BASE FINISH	Finish by 1/2"
81	BASE FINISH	Finish by 1/2"
82	BASE FINISH	Finish by 1/2"
83	BASE FINISH	Finish by 1/2"
84	BASE FINISH	Finish by 1/2"
85	BASE FINISH	Finish by 1/2"
86	BASE FINISH	Finish by 1/2"
87	BASE FINISH	Finish by 1/2"
88	BASE FINISH	Finish by 1/2"
89	BASE FINISH	Finish by 1/2"
90	BASE FINISH	Finish by 1/2"
91	BASE FINISH	Finish by 1/2"
92	BASE FINISH	Finish by 1/2"
93	BASE FINISH	Finish by 1/2"
94	BASE FINISH	Finish by 1/2"
95	BASE FINISH	Finish by 1/2"
96	BASE FINISH	Finish by 1/2"
97	BASE FINISH	Finish by 1/2"
98	BASE FINISH	Finish by 1/2"
99	BASE FINISH	Finish by 1/2"
100	BASE FINISH	Finish by 1/2"



CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND BEFORE PROCEEDING WITH THE WORK. THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COMPLETED.

SEAL S
DATE

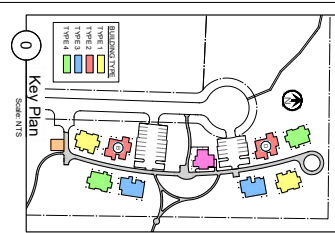
PROJECT NAME: 3011
SITE ADDRESS: Gabriola Island, BC
CLIENT: Gabriola Housing Society
PHONE: (604) 885-5500
FAX: (604) 885-5500

BUILDING B/D - TYPE 2

ELEVATIONS

SCALE: 1/8" = 1'-0"
A-550

MOBILIS ARCHITECTURE
3400 HAVENVIEW
SUITE 100
VANCOUVER, BC V6N 1A1
PHONE: 604 585 5300
FAX: 604 585 4715



- GENERAL NOTES
- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL
 - SEE ELECTRICAL DRAWINGS FOR ALL ELECTRICAL
 - SEE MECHANICAL DRAWINGS FOR ALL MECHANICAL
 - SEE INTERIOR DESIGN DRAWINGS FOR DETAILS
 - SEE PROJECT MANUAL FOR DETAILS

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SIGNED: _____ DATE: _____
SEALS: _____

PROJECT NAME: Pailley Place
CLIENT: Gabriola Island, BC
PROJECT NO: 3011
DATE: _____
SCALE: A-590
WINDOW / DOOR SCHEDULE

TYPE	EXTENSION DOOR SCHEDULE FIBRE GLASS DOOR PANEL	NOTES
DD1 Entry		Left Hand Swing-in 1/2 LITE
DD2 Entry		Right Hand Swing-in 1/2 LITE
DD3 Entry		Left Hand Swing-out FULL LITE
DD4 Entry		Right Hand Swing-out FULL LITE

2 DOOR SCHEDULE
Scale: 1/4" = 1'-0"

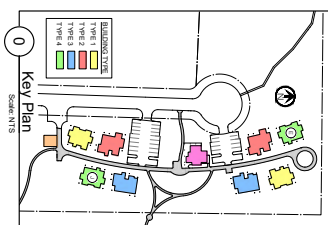
TYPE	ELEVATION VIEW	NOTES	TYPE	ELEVATION VIEW	NOTES
W01		Fixed Casement	W09		Fixed Casement
W02		Fixed Casement	W10		Fixed Casement
W03		Fixed Casement	W11		Fixed Casement
W04		Fixed Casement	W12		Fixed Casement
W05		Fixed Casement	W13		Fixed Casement
W06		Fixed Casement	W14		Fixed Casement
W07		Fixed Casement	W15		Fixed Casement
W08		Fixed Casement	W16		Fixed Casement

1 WINDOW SCHEDULE
Scale: 1/4" = 1'-0"



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
PLDP20240249

SCHEDULE 'H' – Building E Plan



- GENERAL NOTES
- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL.
 - SEE CIVIL DRAWING FOR ALL CIVIL.
 - SEE MECHANICAL DRAWING FOR ALL MECHANICAL.
 - SEE ELECTRICAL DRAWING FOR ALL ELECTRICAL.
 - SEE INTERIOR DESIGN DRAWINGS FOR DETAILS.
 - SEE INTERIOR DESIGN DRAWINGS FOR DETAILS.
 - SEE MECHANICAL DRAWING FOR DETAILS.
 - SEE ELECTRICAL DRAWING FOR DETAILS.
 - SEE CIVIL DRAWING FOR DETAILS.
 - SEE PROJECT MANUAL FOR DETAILS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE DESIGN INFORMATION. THE CONTRACTOR'S RESPONSIBILITY IS TO VERIFY THE DIMENSIONS AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COMPLETED.

SIGNED: _____ DATE: _____

SEALS

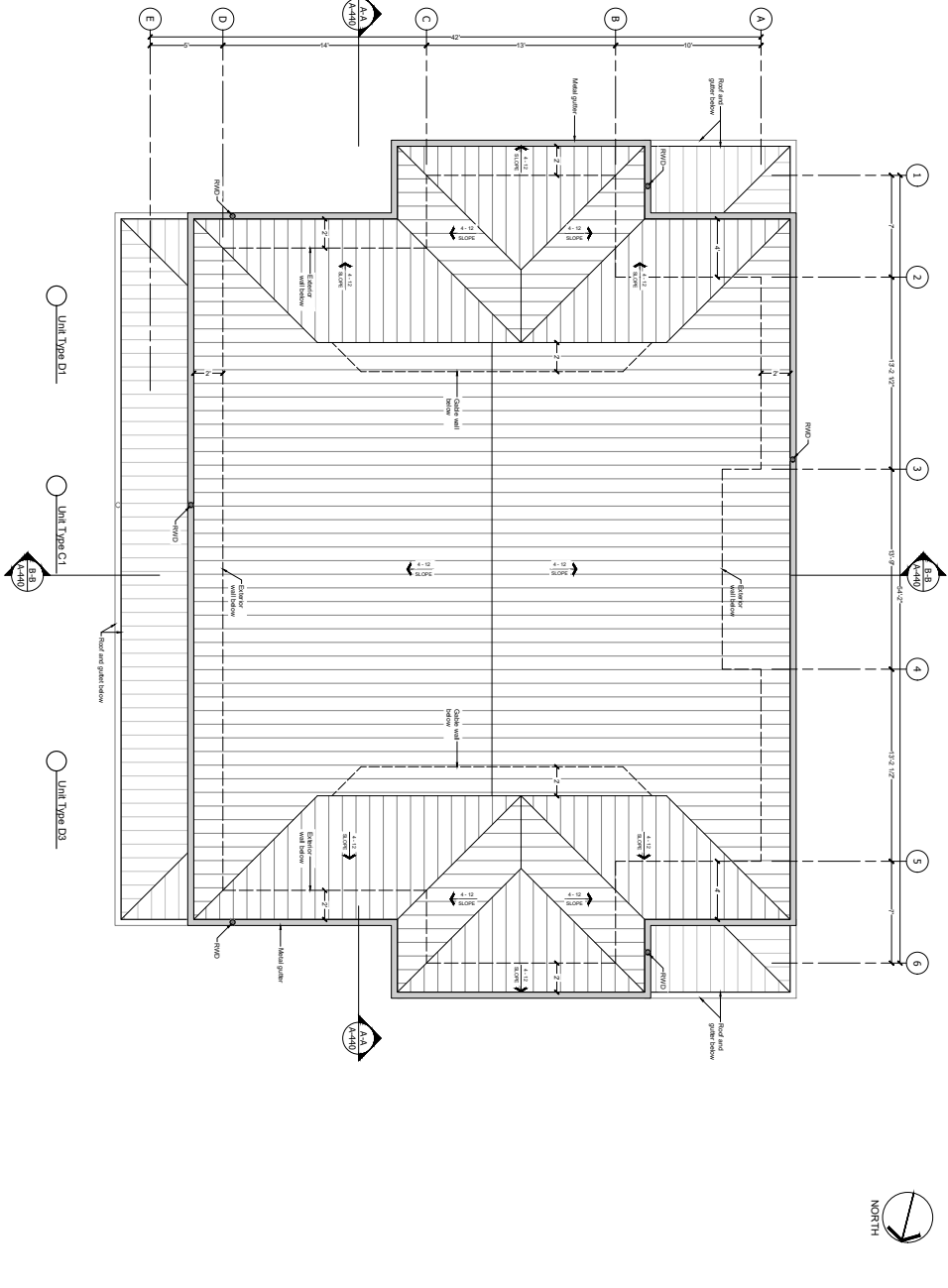
DATE	DESCRIPTION
10/1/2011	ISSUED FOR PERMIT
10/1/2011	ISSUED FOR PERMIT

PROJECT NO. 3011
CLIENT: Gabriel Housing Society
PROJECT: BUILDING E - TYPE 4

SCALE: 1/8" = 1'-0"
A-613

1 ROOF PLAN

Scale: 1/8" = 1'-0"



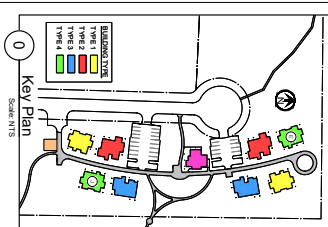
Site Plan

Legend:

- TYPED (green)
- TYPED (blue)
- TYPED (red)
- TYPED (yellow)

Scale: 1" = 100'

North Arrow



Score: 11/15 = 73.3%



Scale: 1/4" = 1'-0"



- SPECIFIC INSTRUCTIONS FOR ALL STRUCTURAL SECTIONS AND DETAILS
- SEE FRIEDMAN SCHEDULES FOR FIRE RESISTANT RECURMENTS
- SEE ELECTRICAL, MECHANICAL DRAWINGS FOR DETAILS
- SEE MECHANICAL, FOR PERIMETER AND RAINWATER DRAINS
- SEE GEOTECHNICAL REPORT FOR DETAILS
- SEE OVA DRAWINGS FOR DETAILS
- SEE PROJECT MANUAL, FOR SCHEDULES
- FLASHING, NOT DRAWN

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK BEFORE PROCEEDING WITH THE WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED

SIGNED	DATE
SEALS	

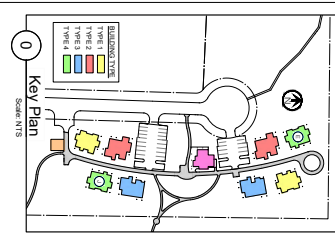
Paisley Place
Gabriola Island, BC

BUILDING E - TYPE 4

SCALE: 1/4" EQ. 1'

DWG: A-650

MOBIO IS ARCHITECTURE
3420 HAVENVIEW
VANCOUVER, BC V6N 1A1
PHONE: 604.686.5300
FAX: 604.686.4725



- GENERAL NOTES
- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL
 - USE OF COLOR AND DETAILS
 - SEE ALL DIMENSIONS ON ELEVATION AND WINDOW SCHEDULES
 - SEE INTERIOR DESIGN DRAWINGS FOR DETAILS
 - SEE PROJECT MANUAL FOR FINISHES

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SIGNED: _____ DATE: _____

PROJECT NO. 3011
DATE: _____
REVISION: _____

CLIENT: Mobio
PROJECT NAME: Mobio
PROJECT ADDRESS: Gabriola Island, BC
CLIENT PHONE: _____
CLIENT FAX: _____

BUILDING E - TYPE 4

WINDOW / DOOR SCHEDULE
SCALE: 1/4\"/>

2 DOOR SCHEDULE

TYPE	EXTENSION DOOR SCHEDULE FIBRE GLASS DOOR PANEL	NOTES
DD1 Entry		Left Hand Swing-in 1/2 LITE
DD2 Entry		Right Hand Swing-in 1/2 LITE
DD3 Entry		Left Hand Swing-out FULL LITE

1 WINDOW SCHEDULE

TYPE	ELEVATION VIEW	NOTES	TYPE	ELEVATION VIEW	NOTES
WD1		Fixed Casement	WD7		Fixed Casement
WD2		Fixed Casement	WD8		Left Hand Swing-in Fixed Glass Transoms
WD3		Fixed Casement	WD9		Fixed Casement
WD4		Fixed Casement	WD10		Fixed Casement
WD5		Fixed Casement			



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
PLDP20240249

SCHEDULE 'I' – Building F Plan



SIGNED	DATE
SEALS	

Paisley Place
Gabriola Island, BC

SITE ADDRESS:

CLIENT: Gabriola Housing Society

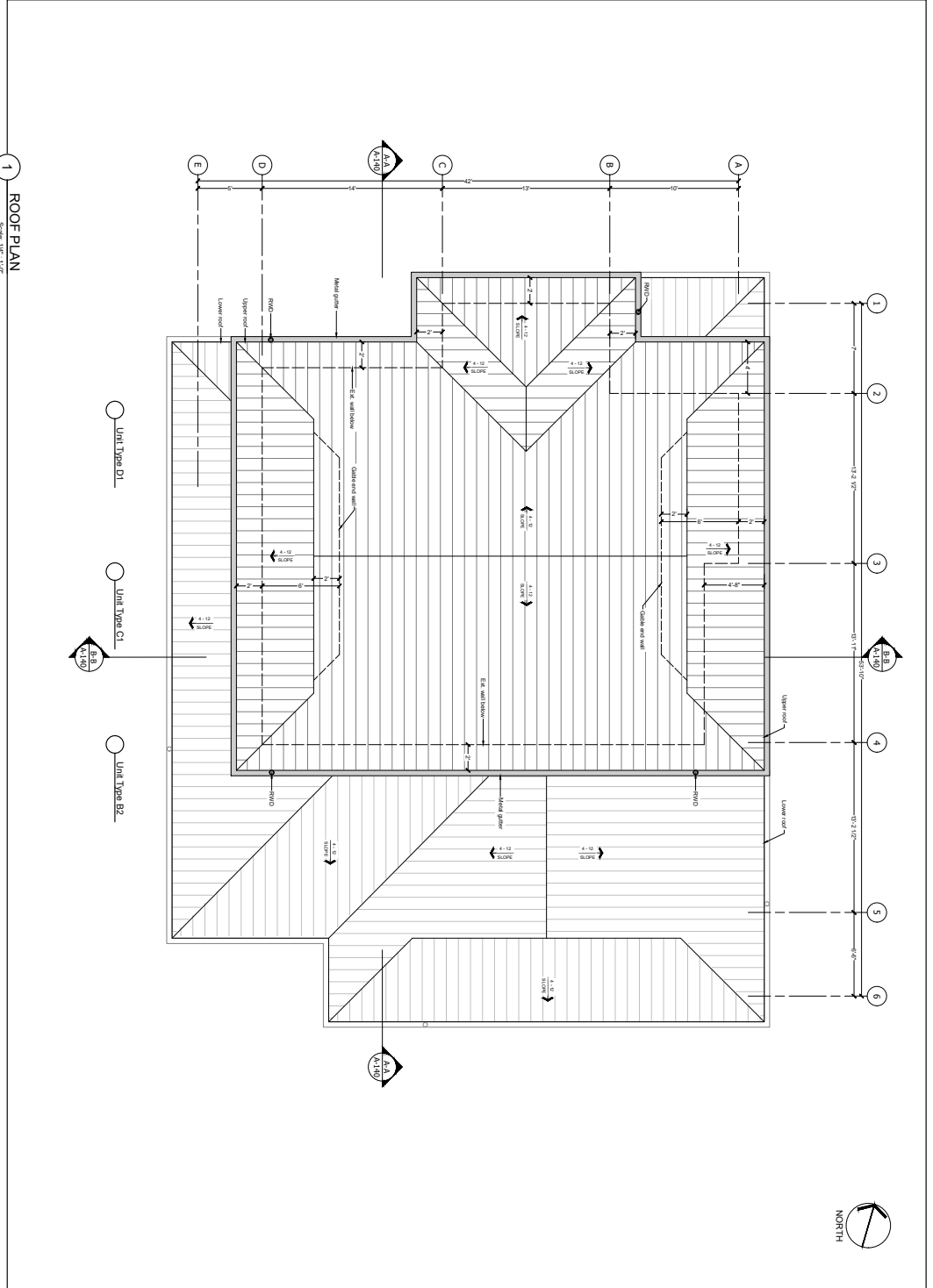
PHONE:

ROOF PLAN

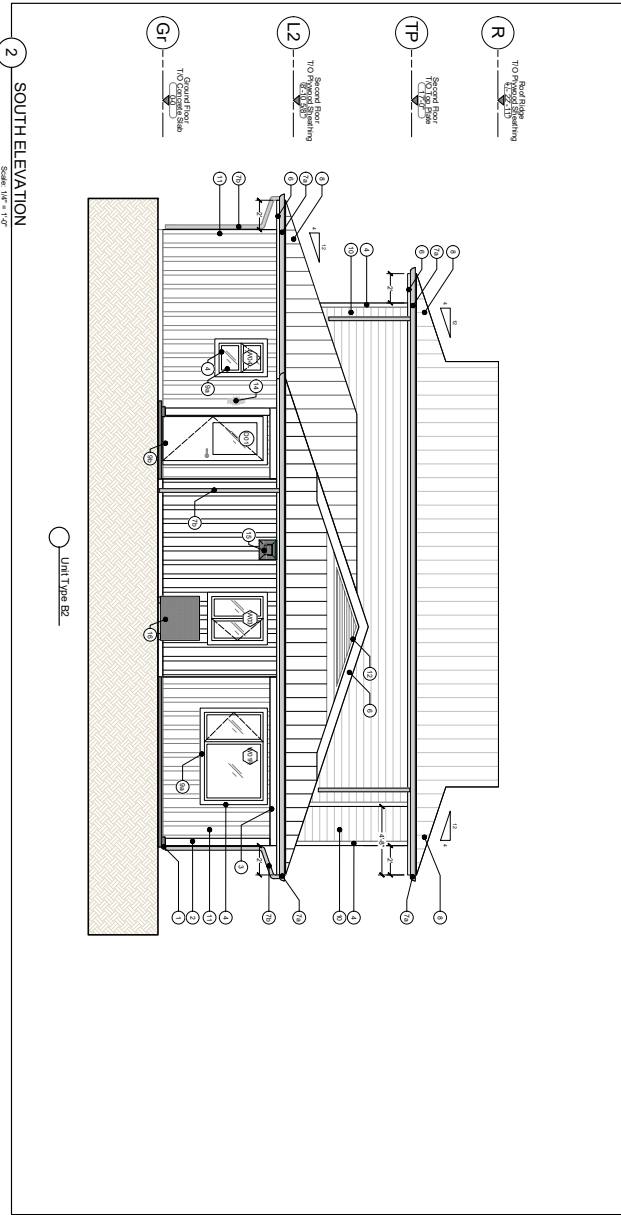
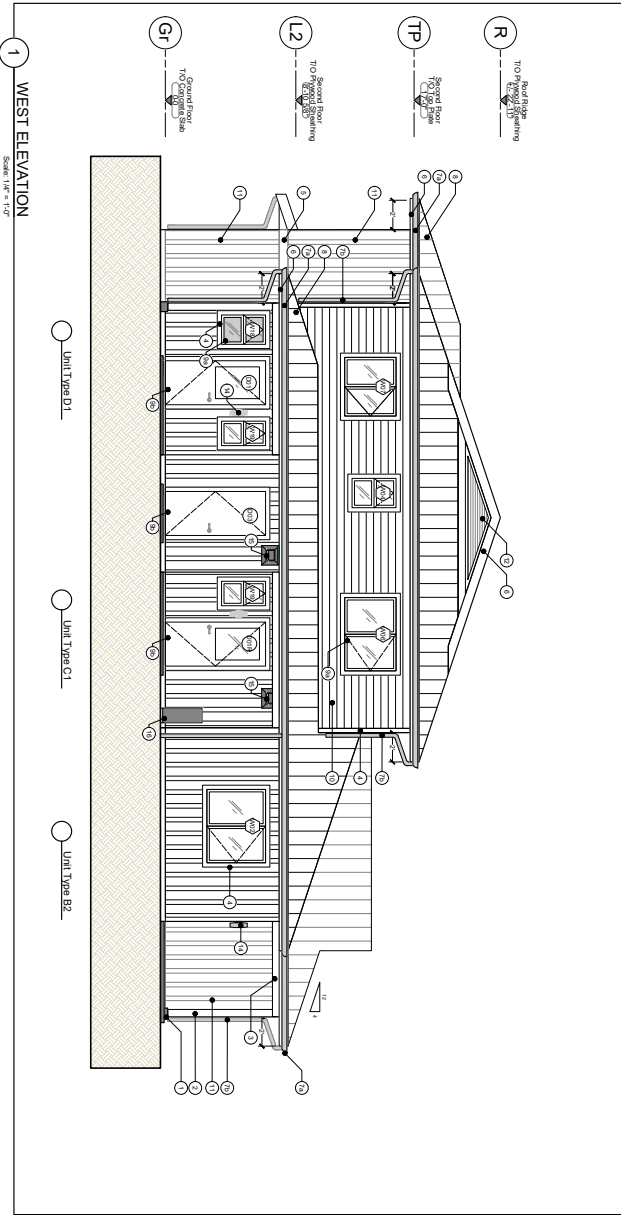
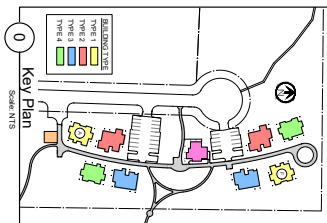
SCALE: 1/4" EQ. 1'

DWG: A-713

RE: /



EXTERIOR FINISH SCHEDULE			
NO.	DESCRIPTION	NOTES	TEXTURE - COLOUR
1	EXPOSED CONCRETE FOUNDATION FINISH	Smooth texture (light grey)	Cast-in-place concrete
2	BASE FINISH	Cast-in-place	Cast-in-place concrete
3	BASE FINISH	Cast-in-place	Cast-in-place concrete
4	BASE FINISH	Cast-in-place	Cast-in-place concrete
5	BASE FINISH	Cast-in-place	Cast-in-place concrete
6	BASE FINISH	Cast-in-place	Cast-in-place concrete
7	BASE FINISH	Cast-in-place	Cast-in-place concrete
8	BASE FINISH	Cast-in-place	Cast-in-place concrete
9	BASE FINISH	Cast-in-place	Cast-in-place concrete
10	BASE FINISH	Cast-in-place	Cast-in-place concrete
11	BASE FINISH	Cast-in-place	Cast-in-place concrete
12	BASE FINISH	Cast-in-place	Cast-in-place concrete
13	BASE FINISH	Cast-in-place	Cast-in-place concrete
14	BASE FINISH	Cast-in-place	Cast-in-place concrete
15	BASE FINISH	Cast-in-place	Cast-in-place concrete
16	BASE FINISH	Cast-in-place	Cast-in-place concrete
17	BASE FINISH	Cast-in-place	Cast-in-place concrete
18	BASE FINISH	Cast-in-place	Cast-in-place concrete
19	BASE FINISH	Cast-in-place	Cast-in-place concrete
20	BASE FINISH	Cast-in-place	Cast-in-place concrete



- GENERAL NOTES
- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL SPECIFICATIONS AND DETAILS.
 - SEE MECHANICAL DRAWINGS FOR ALL MECHANICAL SPECIFICATIONS AND DETAILS.
 - SEE ELECTRICAL DRAWINGS FOR ALL ELECTRICAL SPECIFICATIONS AND DETAILS.
 - SEE PLUMBING DRAWINGS FOR ALL PLUMBING SPECIFICATIONS AND DETAILS.
 - SEE FINISH SCHEDULE FOR ALL FINISH SPECIFICATIONS AND DETAILS.
 - SEE ALL DIMENSIONS FOR DETAILS.
 - PLUMBING NOT SHOWN.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS OTHERWISE NOTED.

SIGNED _____ DATE _____

PROJECT NO. 3111
DATE _____
ISSUED FOR _____
DESCRIPTION _____

CLIENT: **Palmyr Place**
Gabriola Island, BC

CLIENT: **Gabriel Housing Society**
PHONE: _____

BUILDING F - TYPE 1
ELEVATIONS
SCALE: **A-750**
DATE: _____



--	--



Scale: 1/4" = 1'-0"



Scale: 1:4" = 1'-0"

CLIENT PRJ NR: XXXX

CLIENT: Gabriela Housing Society **PHONE:**

ELEVATIONS

A-751
14" Eq. 1"

A

MOBIS ARCHITECTURE
3420 HURON ST.
VANCOUVER, BC V6L 2B6
PHONE: 604 685 5300
FAX: 604 685 4725



- GENERAL NOTES
- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL.
 - SEE OF COURTESY AND DETAILS.
 - SEE FINISH SCHEDULE FOR FINISHES AND WINDOW SCHEDULE FOR WINDOW SCHEDULE.
 - SEE INTERIOR DESIGN DRAWINGS FOR DETAILS.
 - SEE PROJECT MANUAL FOR FURTHER INFORMATION.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DIMENSIONS PROVIDED BY THE CONTRACTOR. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COMPLETED.

SIGNED: _____ DATE: _____

PROJECT NO. 3011
DATE: _____
ISSUED FOR: _____
REVISION: _____

PROJECT NAME: Pailley Place
CLIENT: Gabrielle Island, BC
CLIENT PHONE: 604 685 5300
CLIENT FAX: 604 685 4725

BUILDING F - TYPE 1

WINDOW / DOOR SCHEDULE
SCALE: 1/4\"/>

2 DOOR SCHEDULE

Scale: 1/4" = 1'-0"

TYPE	EXTENSION DOOR SCHEDULE FIBRE GLASS DOOR PANEL	NOTES
DD1 Entry		Left Hand Swing-in 1/2 LITE
DD2 Patio		Left Hand Swing-out FULL LITE
DD3 Patio		Right Hand Swing-out FULL LITE
DD4 Building		Left Hand Swing-out

1 WINDOW SCHEDULE

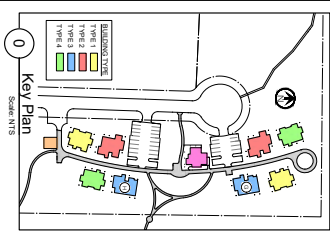
Scale: 1/4" = 1'-0"

TYPE	ELEVATION VIEW	NOTES	TYPE	ELEVATION VIEW	NOTES
WD1		Fixed Casement	WD5R		Fixed Casement
WD2		Fixed Casement	WD6		Fixed Casement
WD3		Fixed Casement	WD7		Fixed Casement
WD4		Fixed Casement	WD8		Fixed Casement
WD5		Fixed Casement	WD9		Fixed Casement
WD6		Fixed Casement	WD10		Fixed Casement
WD7		Fixed Casement	WD11		Fixed Casement
WD8		Fixed Casement	WD12		Fixed Casement
WD9		Fixed Casement	WD13		Fixed Casement
WD10		Fixed Casement	WD14		Fixed Casement
WD11		Fixed Casement	WD15		Fixed Casement
WD12		Fixed Casement	WD16		Fixed Casement
WD13		Fixed Casement	WD17		Fixed Casement
WD14		Fixed Casement	WD18		Fixed Casement
WD15		Fixed Casement	WD19		Fixed Casement
WD16		Fixed Casement	WD20		Fixed Casement
WD17		Fixed Casement	WD21		Fixed Casement
WD18		Fixed Casement	WD22		Fixed Casement
WD19		Fixed Casement	WD23		Fixed Casement
WD20		Fixed Casement	WD24		Fixed Casement
WD21		Fixed Casement	WD25		Fixed Casement
WD22		Fixed Casement	WD26		Fixed Casement
WD23		Fixed Casement	WD27		Fixed Casement
WD24		Fixed Casement	WD28		Fixed Casement
WD25		Fixed Casement	WD29		Fixed Casement
WD26		Fixed Casement	WD30		Fixed Casement
WD27		Fixed Casement	WD31		Fixed Casement
WD28		Fixed Casement	WD32		Fixed Casement
WD29		Fixed Casement	WD33		Fixed Casement
WD30		Fixed Casement	WD34		Fixed Casement
WD31		Fixed Casement	WD35		Fixed Casement
WD32		Fixed Casement	WD36		Fixed Casement
WD33		Fixed Casement	WD37		Fixed Casement
WD34		Fixed Casement	WD38		Fixed Casement
WD35		Fixed Casement	WD39		Fixed Casement
WD36		Fixed Casement	WD40		Fixed Casement
WD37		Fixed Casement	WD41		Fixed Casement
WD38		Fixed Casement	WD42		Fixed Casement
WD39		Fixed Casement	WD43		Fixed Casement
WD40		Fixed Casement	WD44		Fixed Casement
WD41		Fixed Casement	WD45		Fixed Casement
WD42		Fixed Casement	WD46		Fixed Casement
WD43		Fixed Casement	WD47		Fixed Casement
WD44		Fixed Casement	WD48		Fixed Casement
WD45		Fixed Casement	WD49		Fixed Casement
WD46		Fixed Casement	WD50		Fixed Casement
WD47		Fixed Casement	WD51		Fixed Casement
WD48		Fixed Casement	WD52		Fixed Casement
WD49		Fixed Casement	WD53		Fixed Casement
WD50		Fixed Casement	WD54		Fixed Casement
WD51		Fixed Casement	WD55		Fixed Casement
WD52		Fixed Casement	WD56		Fixed Casement
WD53		Fixed Casement	WD57		Fixed Casement
WD54		Fixed Casement	WD58		Fixed Casement
WD55		Fixed Casement	WD59		Fixed Casement
WD56		Fixed Casement	WD60		Fixed Casement
WD57		Fixed Casement	WD61		Fixed Casement
WD58		Fixed Casement	WD62		Fixed Casement
WD59		Fixed Casement	WD63		Fixed Casement
WD60		Fixed Casement	WD64		Fixed Casement
WD61		Fixed Casement	WD65		Fixed Casement
WD62		Fixed Casement	WD66		Fixed Casement
WD63		Fixed Casement	WD67		Fixed Casement
WD64		Fixed Casement	WD68		Fixed Casement
WD65		Fixed Casement	WD69		Fixed Casement
WD66		Fixed Casement	WD70		Fixed Casement
WD67		Fixed Casement	WD71		Fixed Casement
WD68		Fixed Casement	WD72		Fixed Casement
WD69		Fixed Casement	WD73		Fixed Casement
WD70		Fixed Casement	WD74		Fixed Casement
WD71		Fixed Casement	WD75		Fixed Casement
WD72</					



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
PLDP20240249

SCHEDULE 'J' – Building G Plan



- GENERAL NOTES:
- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.
 - USE OF COMMON AND TRADE NAMES FOR MATERIALS DOES NOT CONSTITUTE AN ENDORSEMENT OR RECOMMENDATION BY THE ARCHITECT.
 - THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.
 - SEE ALL CITY AND DISTRICT ORDINANCES FOR ALL REQUIREMENTS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

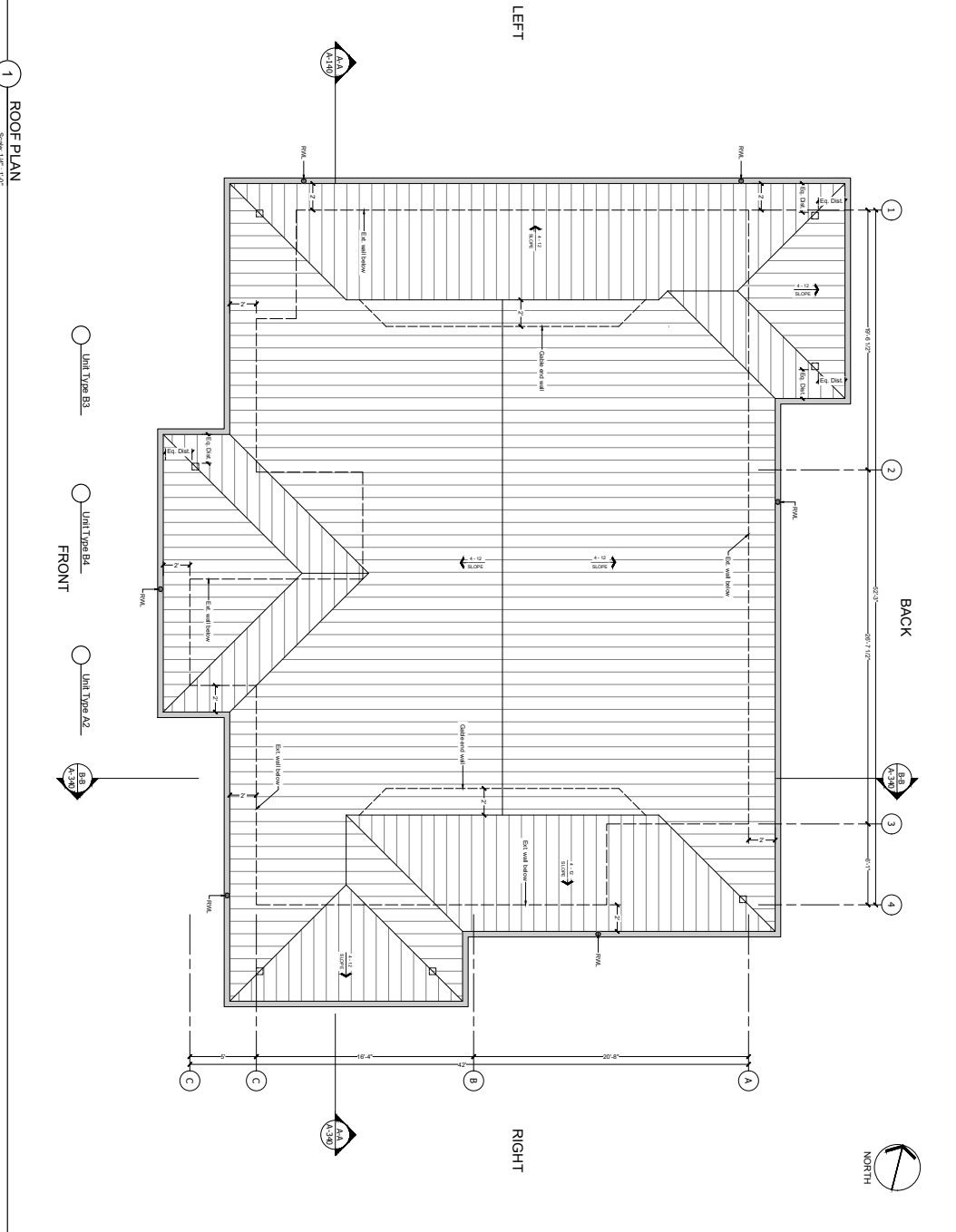
SIGNED: _____ DATE: _____

DATE	DESCRIPTION
1/1/2011	ISSUED FOR PERMIT
1/1/2011	ISSUED FOR CONSTRUCTION

PROJECT NO. 3011
SITE ADDRESS: Pailley Place
Gabriola Island, BC
CLIENT: Gabriola Housing Society
PHONE: _____

BUILDING G - TYPE 3
ROOF PLAN

SCALE: 1/8" = 1'-0"
A-812



1 ROOF PLAN
Scale: 1/8" = 1'-0"

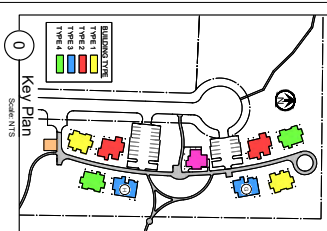
BUILDING LAYOUT

TYPE 1	TYPE 2
TYPE 3	TYPE 4

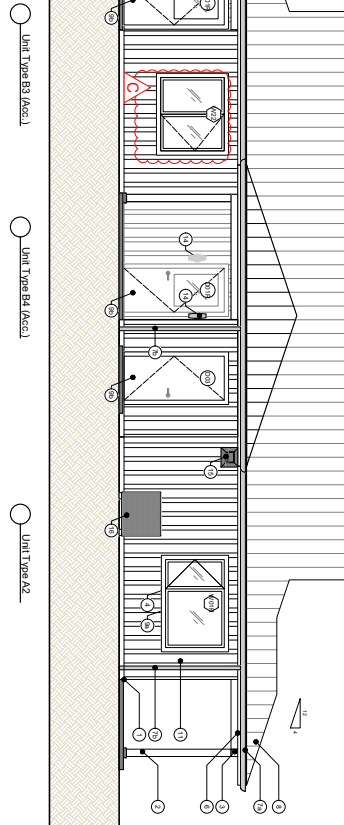
Key Plan

Scale: N.T.S.

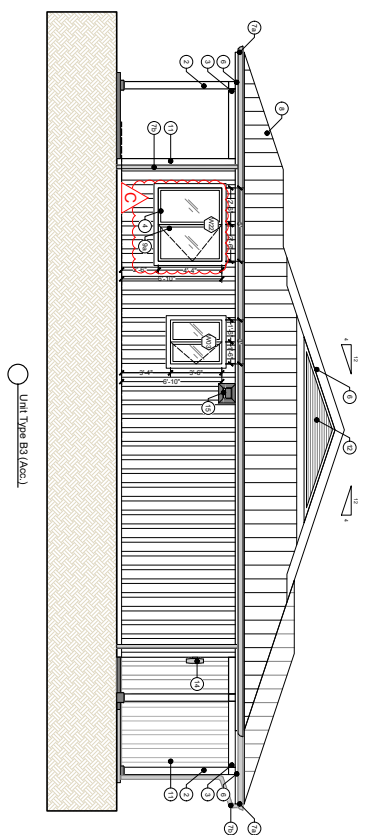
PROJ. NO. 00-000-000
 REVISION: 01, 000-000
 DATE: 01/01/00



Scale: 1/5 = 1.0



Scale: 1/4" = 1'-0"



REV	DATE	ISSUE FOR	DESCRIPTION
1	03/20/24	STANDARD	

PROJECT NR: 2011
CLIENT PR NR: 0000

Paisley Place
Gabriola Island, BC

SITE ADDRESS:

CLIENT: Gabriola Housing Society

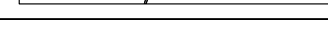
PHONE:

BUILDING G/ H - TYPE 3 **ELEVATIONS**

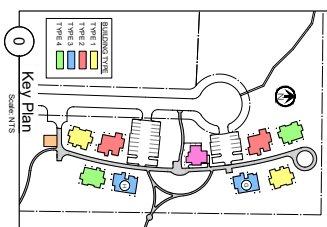
SCALE: 1/4" EQ. 1'

DWG: A-850

REV: 1



			4.2	
--	--	--	-----	--



- GENERAL NOTES
- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL.
 - SEE SET OF TYPICALS AND DETAILS.
 - SEE ALL DIMENSIONS FOR LOCATION AND WINDOW REFERENCE.
 - SEE ALL DIMENSIONS FOR WINDOW SIZES AND WINDOW REFERENCE.
 - SEE INTERIOR DESIGN DRAWINGS FOR DETAILS AND MATERIALS.
 - SEE PROJECT MANUAL FOR FURTHER DETAILS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND PROVIDE DIMENSIONS TO THE ARCHITECT. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COMPLETED.

SIGNED: _____ DATE: _____

PROJECT NO. 3011
DATE: _____
ISSUED FOR: _____
REVISION: _____

PROJECT NAME: Pailley Place
ADDRESS: Gabriola Island, BC
CLIENT: Gabriola Housing Society
PHONE: _____

BUILDING G - TYPE 3

WINDOW / DOOR SCHEDULE
SCALE: 1/4" = 1'-0"
A-890

TYPE	EXTERIOR DOOR SCHEDULE FIBRE GLASS DOOR PANEL	NOTES
DOOR Entry		Right Hand Swing-in 1/2 LITE
DOOR P-880		Left Hand Swing-out FULL LITE
DOOR P-880		Right Hand FULL LITE
DOOR Building		Left Hand Swing-out

2 DOOR SCHEDULE
Scale: 1/4" = 1'-0"

TYPE	ELEVATION VIEW	NOTES
WINDOW		Fixed Casement
WINDOW		Fixed Casement
WINDOW		Fixed Casement
WINDOW		Fixed Casement
WINDOW		Fixed Casement
WINDOW		Fixed Casement
WINDOW		Fixed Casement
WINDOW		Fixed Casement
WINDOW		Fixed Casement
WINDOW		Fixed Casement

1 WINDOW SCHEDULE
Scale: 1/4" = 1'-0"



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
PLDP20240249

SCHEDULE 'K' – Building H Plan



- GENERAL NOTES
- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.
 - SEE ELECTRICAL AND MECHANICAL DRAWINGS FOR ALL ELECTRICAL AND MECHANICAL REQUIREMENTS.
 - SEE MECHANICAL DRAWINGS FOR ALL MECHANICAL REQUIREMENTS.
 - SEE MECHANICAL DRAWINGS FOR ALL MECHANICAL REQUIREMENTS.
 - SEE MECHANICAL DRAWINGS FOR ALL MECHANICAL REQUIREMENTS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

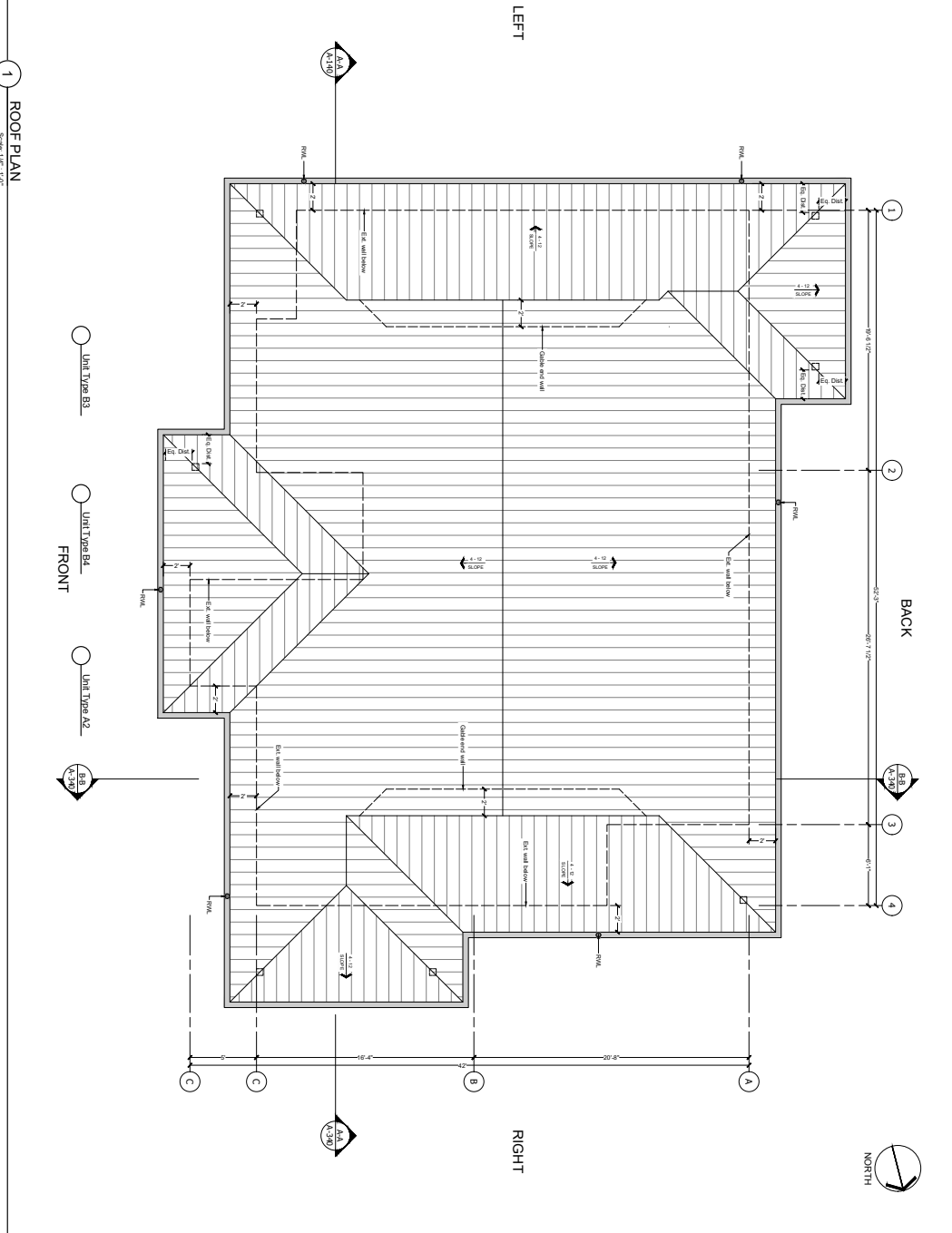
SIGNED: _____ DATE: _____

REV.	DATE	DESCRIPTION
1	2011	ISSUED FOR PERMIT

PROJECT NAME: 3011
CLIENT NAME: XXX
SITE ADDRESS: Pelly Place
Gabriola Island, BC
CLIENT: Gabriola Housing Society
PHONE: _____

BUILDING H - TYPE 3
ROOF PLAN

SCALE: 1/8" = 1'-0"
A-312

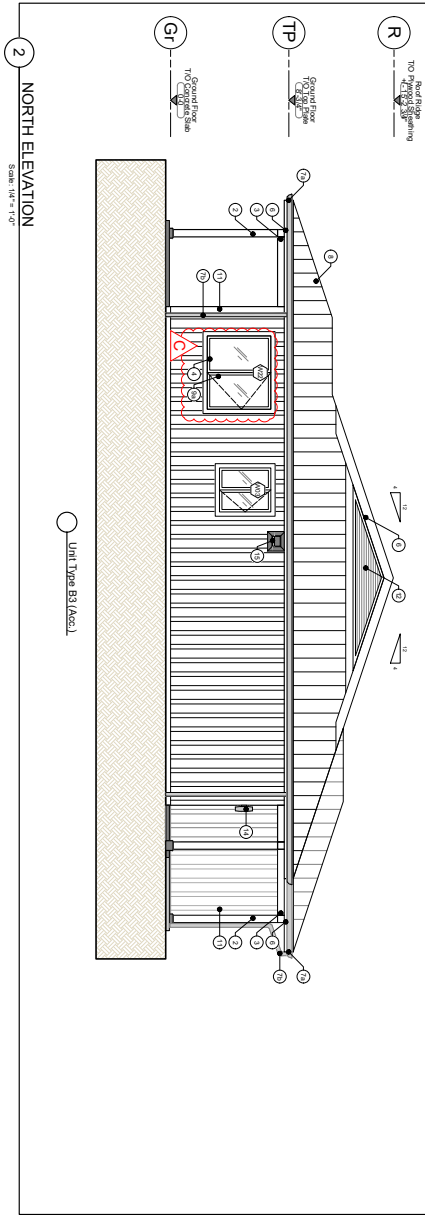


1 ROOF PLAN
Scale: 1/8" = 1'-0"

The site plan shows a school building with a central corridor and several classrooms. A legend in the top left corner identifies the classrooms by year level:

BUILDING ZONE	
Year 1	Yellow
Year 2	Red
Year 3	Blue
Year 4	Green

The key plan in the bottom left corner shows the school's location within a larger area, with a scale of 1:10,000. The school is marked with a red dot and labeled 'School'.



CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING WITH THE WORK.

NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COMMISSIONED

SIGNED

DATE

SEAL AS

☒ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE

☐ SCALE

☐ DRAWN BY

☐ CHECKED BY

☐ IN CHARGE

☐ DESCRIPTION

☐ REVISION

☐ DATE



CU - MECHANICAL UNIT	See Mechanical Drawings	Colour: T80
----------------------	-------------------------	-------------



Scale: 1/4" = 1'-0"



Scale: 1/4" = 1'-0"

CLIENT PRJ NR: XXXX

CLIENT:	Gabriola Housing Society	PHONE:	
----------------	--------------------------	---------------	--

ELEVATIONS

A-351 14" EQ. 1"

- SEE PROJECT MANUAL FOR SCHEDULES
- FLASHING NOT DRAWN

CONSTRUCTION UNTIL COUNTERSIGNED

SEALS

ELEVATIONS

TYPE	ELEVATION VIEW	NOTES
W01R	10'0" LONG SLAB	Fixed/Casement
W03	10'0" LONG SLAB	Fixed/Casement
W04R	10'0" LONG SLAB	Fixed/Casement
W05	10'0" LONG SLAB	Fixed/Casement
W06R	10'0" LONG SLAB	Fixed/Casement
W07	10'0" LONG SLAB	Fixed/Casement
W08	10'0" LONG SLAB	Fixed/Casement
W09	10'0" LONG SLAB	Fixed/Casement
W10	10'0" LONG SLAB	Fixed/Casement
W11	10'0" LONG SLAB	Fixed/Casement
W12	10'0" LONG SLAB	Fixed/Casement
W13	10'0" LONG SLAB	Fixed/Casement
W14	10'0" LONG SLAB	Fixed/Casement
W15	10'0" LONG SLAB	Fixed/Casement
W16	10'0" LONG SLAB	Fixed/Casement
W17	10'0" LONG SLAB	Fixed/Casement
W18	10'0" LONG SLAB	Fixed/Casement
W19	10'0" LONG SLAB	Fixed/Casement
W20	10'0" LONG SLAB	Fixed/Casement
W21	10'0" LONG SLAB	Fixed/Casement
W22	10'0" LONG SLAB	Fixed/Casement
W23	10'0" LONG SLAB	Fixed/Casement
W24	10'0" LONG SLAB	Fixed/Casement
W25	10'0" LONG SLAB	Fixed/Casement
W26	10'0" LONG SLAB	Fixed/Casement
W27		

WINDOW SCHEDULE

TYPE	EXTENSION SCHEDULE FIBRE GLASS DOOR PANEL	NOTES
D01R Unit Entry		Right Hand Swing-out 1/2 LITE
D02 Patio		Left Hand Swing-out FULL LITE
D02R Patio		Right Hand Swing-out FULL LITE
D03 Block Building		Left Hand Swing-out

5

DOOR SCHEDULE

Scale: 1/4" = 1'-0"

2 DOOR SCHEDULE

1 WINDOW SCHEDULE

Scale: 1/4" = 1'-0"

2
DOOR SCHEDULE
Scale 1/4" = 1'-0"

- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL SPECIFICATIONS AND DETAILS
- SEE AS3501 OR UNIT PLANS
- UNIT DRAWINGS FOR DOOR AND WINDOW REFERENCE
- INTERIOR WALL ASSEMBLIES AND DIMENSIONS
- SEE INTERIOR DESIGN DRAWINGS FOR DETAILS
- SEE FLOOR DRAWING SCHEDULES FOR FLOOR FINISHES AND REQUIREMENTS
- SEE PROJECT MANUAL FOR SCHEDULES

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED

SIGNED	DATE
SEALS	

DATE	ISSUE FOR	DESCRIPTION
10/20/2018	RENDER	

SITE ADDRESS: Paisley Place
Gabriola Island, BC

CLIENT: Gabriola Housing Society

PH

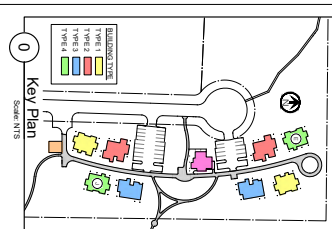
BUILDING H - TYPE 3

WINDOW / DOOR SCHEUDLE
SCALE: $\frac{1}{4}" = 1'$
DWG: **A-390**
REV: /



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
PLDP20240249

SCHEDULE 'L' – Building J Plan



- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL SPECIFICATIONS AND DETAILS
- SEE DRAWINGS FOR LAYOUT ONLY
- SEE LUMEN DRAWINGS FOR COLOR AND WINDOW REFERENCE
- SEE INTERIOR DESIGN DRAWINGS FOR DETAILS
- SEE PRELIMINARY SCHEDULES FOR PRELIMINARY REQUIREMENTS
- SEE MECHANICAL DRAWINGS FOR DETAILS
- SEE GEOGRAPHICAL REPORT FOR DETAILS
- SEE CIVIL DRAWINGS FOR DETAILS
- SEE PROJECT MANUAL FOR SCHEDULE

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED

SIGNED	DATE
SEALS	

REV	DATE	ISSUE FOR	DESCRIPTION
1	03/20/2014	ISSUED	

PROJECT NR: 2011
CLIENT PR NR: XXXX

Paisley Place
Gabriola Island, BC

SITE ADDRESS:

CLIENT: Gabriola Housing Society

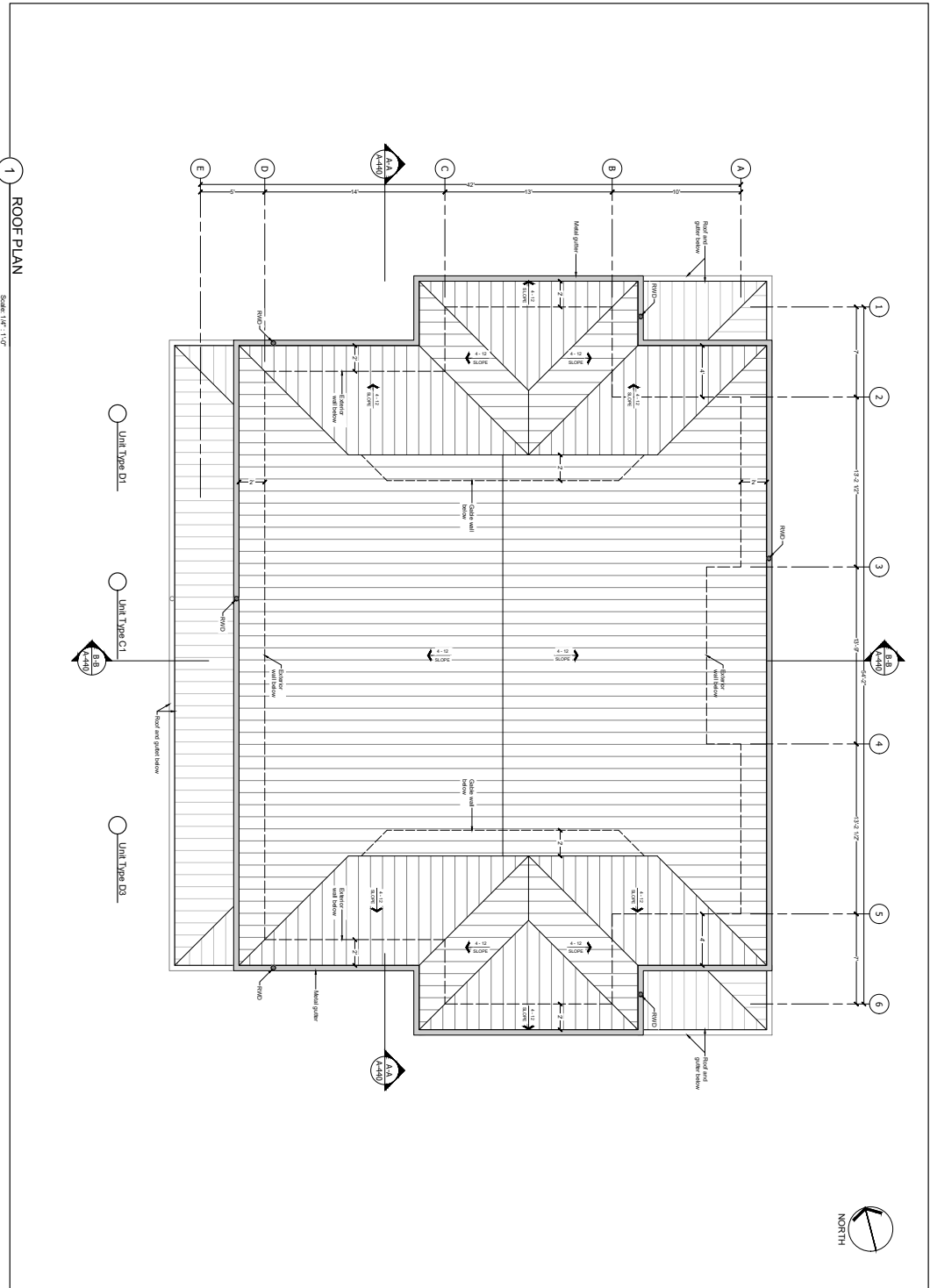
PHONE:

BUILDING J - TYPE 4

ROOF PLAN

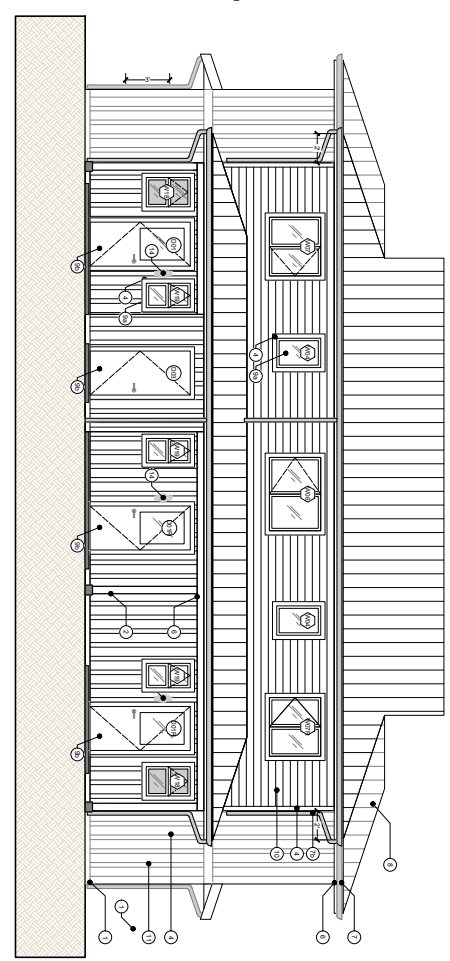
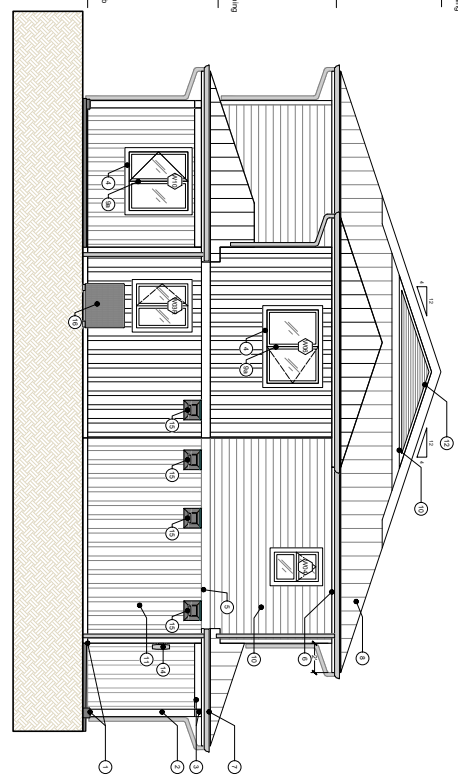
SCALE: 1/4" EQ. 1'

DWG: A-413



1 ROOF PLAN

Scale: 1/4" = 1'-0"

[illegible]Scale: $1\frac{1}{4}" = 1'-0"$ 

ELEVATION
Scale: 1"= 1'-0"

	J.M. JENSEN		
	03/20/04	TECHNICAL	
REV.	DATE	ISSUE FOR	DESCRIPTION

PROJECT NR.: 2011
CLIENT PR.NR.: XXXX

SITE ADDRESS: Paisley Place
Gabriola Island, BC

CLIENT: Gabriola Housing Society

PHONE:

BUILDING J - TYPE 4 ELEVATIONS

SCALE: 1/4" EQ. 1'

DWG: A-450

REV: A

GENERAL NOTES

- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL
- SEE CIVIL DRAWINGS FOR DETAILS
- SEE MECHANICAL SCHEDULES FOR FIRE RESISTANT
- REINFORCEMENTS
- SEE ELECTRICAL MECHANICAL DRAWINGS FOR DETAILS
- SEE MECHANICAL FOR REINFORCEMENT AND INVAIANT BR
- SEE CIVIL MECHANICAL REPORT FOR DETAILS
- SEE CIVIL DRAWINGS FOR DETAILS
- SEE MECHANICAL DRAWINGS FOR DETAILS
- FINISHING NOT DRAWN

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING WITH THE WORK.

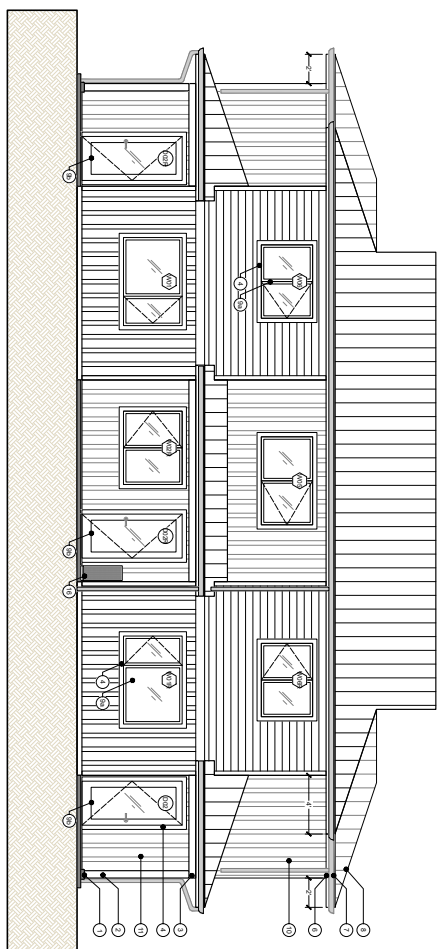
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED

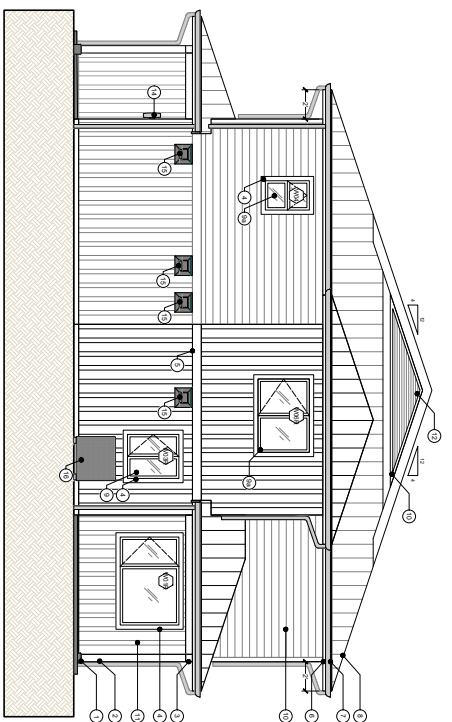
SIGNED	DATE
SEAL S	



EXTENSIVE FINISH SCHEDULE			
NO	DESCRIPTION	NOTES	TEXTURE / COLOUR
1	SPRINT COATING / COATING / FINISH	Standard (type No.)	Colour: 1 - Transparent
2	SPRINT COATING	Standard (type No.)	Colour: 2 - Grey
3	SPRINT COATING	Standard (type No.)	Colour: 3 - White
4	SPRINT COATING	Standard (type No.)	Colour: 4 - Black
5	SPRINT COATING	Standard (type No.)	Colour: 5 - Red
6	SPRINT COATING	Standard (type No.)	Colour: 6 - Blue
7	SPRINT COATING	Standard (type No.)	Colour: 7 - Green
8	SPRINT COATING	Standard (type No.)	Colour: 8 - Yellow
9	SPRINT COATING	Standard (type No.)	Colour: 9 - Orange
10	SPRINT COATING	Standard (type No.)	Colour: 10 - Purple
11	SPRINT COATING	Standard (type No.)	Colour: 11 - Brown
12	SPRINT COATING	Standard (type No.)	Colour: 12 - Silver
13	SPRINT COATING	Standard (type No.)	Colour: 13 - Gold
14	SPRINT COATING	Standard (type No.)	Colour: 14 - Bronze
15	SPRINT COATING	Standard (type No.)	Colour: 15 - Copper
16	SPRINT COATING	Standard (type No.)	Colour: 16 - Nickel
17	SPRINT COATING	Standard (type No.)	Colour: 17 - Chrome
18	SPRINT COATING	Standard (type No.)	Colour: 18 - Stainless Steel
19	SPRINT COATING	Standard (type No.)	Colour: 19 - Aluminum
20	SPRINT COATING	Standard (type No.)	Colour: 20 - Titanium
21	SPRINT COATING	Standard (type No.)	Colour: 21 - Inconel
22	SPRINT COATING	Standard (type No.)	Colour: 22 - Hastelloy
23	SPRINT COATING	Standard (type No.)	Colour: 23 - Monel
24	SPRINT COATING	Standard (type No.)	Colour: 24 - Superalloy
25	SPRINT COATING	Standard (type No.)	Colour: 25 - Composites
26	SPRINT COATING	Standard (type No.)	Colour: 26 - Kevlar
27	SPRINT COATING	Standard (type No.)	Colour: 27 - Carbon Fiber
28	SPRINT COATING	Standard (type No.)	Colour: 28 - Fiberglass
29	SPRINT COATING	Standard (type No.)	Colour: 29 - Epoxy Resin
30	SPRINT COATING	Standard (type No.)	Colour: 30 - Polyurethane
31	SPRINT COATING	Standard (type No.)	Colour: 31 - Acrylic
32	SPRINT COATING	Standard (type No.)	Colour: 32 - Latex
33	SPRINT COATING	Standard (type No.)	Colour: 33 - Oil Based
34	SPRINT COATING	Standard (type No.)	Colour: 34 - Water Based
35	SPRINT COATING	Standard (type No.)	Colour: 35 - Solvent Based
36	SPRINT COATING	Standard (type No.)	Colour: 36 - UV Resistant
37	SPRINT COATING	Standard (type No.)	Colour: 37 - Anti Corrosive
38	SPRINT COATING	Standard (type No.)	Colour: 38 - High Temperature
39	SPRINT COATING	Standard (type No.)	Colour: 39 - Low Temperature
40	SPRINT COATING	Standard (type No.)	Colour: 40 - Flexible
41	SPRINT COATING	Standard (type No.)	Colour: 41 - Rigid
42	SPRINT COATING	Standard (type No.)	Colour: 42 - Durable
43	SPRINT COATING	Standard (type No.)	Colour: 43 - Long Life
44	SPRINT COATING	Standard (type No.)	Colour: 44 - Easy Maintenance
45	SPRINT COATING	Standard (type No.)	Colour: 45 - Eco Friendly
46	SPRINT COATING	Standard (type No.)	Colour: 46 - Non Toxic
47	SPRINT COATING	Standard (type No.)	Colour: 47 - Odorless
48	SPRINT COATING	Standard (type No.)	Colour: 48 - Fast Drying
49	SPRINT COATING	Standard (type No.)	Colour: 49 - High Gloss
50	SPRINT COATING	Standard (type No.)	Colour: 50 - Matte Finish
51	SPRINT COATING	Standard (type No.)	Colour: 51 - Satin Finish
52	SPRINT COATING	Standard (type No.)	Colour: 52 - Gloss Finish
53	SPRINT COATING	Standard (type No.)	Colour: 53 - Semi Gloss Finish
54	SPRINT COATING	Standard (type No.)	Colour: 54 - Eggshell Finish
55	SPRINT COATING	Standard (type No.)	Colour: 55 - Flat Finish
56	SPRINT COATING	Standard (type No.)	Colour: 56 - Textured Finish
57	SPRINT COATING	Standard (type No.)	Colour: 57 - Smooth Finish
58	SPRINT COATING	Standard (type No.)	Colour: 58 - Uniform Finish
59	SPRINT COATING	Standard (type No.)	Colour: 59 - Consistent Finish
60	SPRINT COATING	Standard (type No.)	Colour: 60 - Professional Finish
61	SPRINT COATING	Standard (type No.)	Colour: 61 - High Quality Finish
62	SPRINT COATING	Standard (type No.)	Colour: 62 - Premium Finish
63	SPRINT COATING	Standard (type No.)	Colour: 63 - Luxury Finish
64	SPRINT COATING	Standard (type No.)	Colour: 64 - Exclusive Finish
65	SPRINT COATING	Standard (type No.)	Colour: 65 - Unique Finish
66	SPRINT COATING	Standard (type No.)	Colour: 66 - Custom Finish
67	SPRINT COATING	Standard (type No.)	Colour: 67 - Personalized Finish
68	SPRINT COATING	Standard (type No.)	Colour: 68 - Tailored Finish
69	SPRINT COATING	Standard (type No.)	Colour: 69 - Bespoke Finish
70	SPRINT COATING	Standard (type No.)	Colour: 70 - Made to Order Finish
71	SPRINT COATING	Standard (type No.)	Colour: 71 - On Demand Finish
72	SPRINT COATING	Standard (type No.)	Colour: 72 - Just in Time Finish
73	SPRINT COATING	Standard (type No.)	Colour: 73 - Stock Finish
74	SPRINT COATING	Standard (type No.)	Colour: 74 - Standard Finish
75	SPRINT COATING	Standard (type No.)	Colour: 75 - Basic Finish
76	SPRINT COATING	Standard (type No.)	Colour: 76 - Standard Finish
77	SPRINT COATING	Standard (type No.)	Colour: 77 - Standard Finish
78	SPRINT COATING	Standard (type No.)	Colour: 78 - Standard Finish
79	SPRINT COATING	Standard (type No.)	Colour: 79 - Standard Finish</



Score: 1/4 = 1.0

 $1/5'' = 1/5''$

REV	DATE	ISSUE FOR	DESCRIPTION
1			

PROJECT NR: 2011
CLIENT PR NR: XXXX

Site Address: Paisley Place
Gabriola Island, BC

Client: Gabriola Housing Society

Phone:

BUILDING J - TYPE 4

A-451

SCALE: 1/4" EQ. 1'

DWG: A-451

REV: A

- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL SPECIFICATIONS AND DETAILS
- SEE PIPING DRAWING SCHEDULES FOR PIPE RESISTANT REQUIREMENTS
- SEE ELECTRICAL, MECHANICAL DRAWINGS FOR DETAILS
- SEE MECHANICAL FOR REMITTAL AND MAINTENANCE DRAWINGS
- SEE CIVIL TECHNICAL REPORT FOR DETAILS
- SEE CIVIL DRAWINGS FOR DETAILS
- SEE PROJECT MANUAL FOR SCHEDULES
- FLASHING NOT DRAWN

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BEFORE PROCEEDING WITH THE WORK.

SIGNED	DATE
SEALS	

Site Address: Paisley Place
Gabriola Island, BC

Client: Gabriola Housing Society

Phone:

BUILDING J - TYPE 4

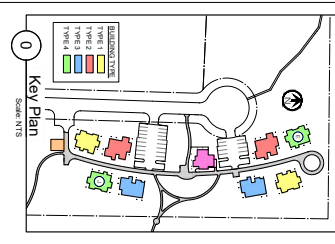
A-451

SCALE: 1/4" EQ. 1'

DWG: A-451

REV: A

MOBIS ARCHITECTURE
3420 HURON ST.
VANCOUVER, BC V6L 2B5
PHONE: 604 685 5300
FAX: 604 685 4725



- GENERAL NOTES
- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL.
 - SEE SET OF TYPICALS AND DETAILS.
 - SEE ALL DIMENSIONS FOR LOCATION AND WINDOW REFERENCE.
 - SEE INTERIOR DESIGN DRAWINGS FOR DETAILS THAT REQUIRE FINISHES.
 - SEE PROJECT MANUAL FOR FURTHER DETAILS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SIGNED: _____ DATE: _____
SEALS: _____

PROJECT NAME: Pailley Place
CLIENT: Gabrielle Island, BC
PROJECT NO.: 3011
DATE: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____

PROJECT NO.: 3011
DATE: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____

PROJECT NO.: 3011
DATE: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____

2 DOOR SCHEDULE

Scale: 1/4" = 1'-0"

TYPE	EXTENSION DOOR SCHEDULE FIBRE GLASS DOOR PANEL	NOTES
DD1 Entry		Left Hand Swing-in 1/2 LITE
DD2 Patio		Left Hand Swing-out FULL LITE
DD3 Patio		Right Hand FULL LITE
DD4 Building		Left Hand Swing-out

1 WINDOW SCHEDULE

Scale: 1/4" = 1'-0"

TYPE	ELEVATION VIEW	NOTES	TYPE	ELEVATION VIEW	NOTES
WD1		Fixed/Casement	WD6R		Fixed/Casement
WD2		Fixed/Casement	WD7		Fixed/Casement
WD3		Fixed/Casement	WD7R		Fixed/Casement
WD4		Fixed/Casement	WD8		Fixed/Casement
WD5		Fixed/Casement	WD9		Fixed/Casement
WD6		Fixed/Casement	WD10		Fixed/Casement
WD7		Fixed/Casement	WD11		Fixed/Casement
WD8		Fixed/Casement	WD12		Fixed/Casement
WD9		Fixed/Casement	WD13		Fixed/Casement
WD10		Fixed/Casement	WD14		Fixed/Casement
WD11		Fixed/Casement	WD15		Fixed/Casement
WD12		Fixed/Casement	WD16		Fixed/Casement
WD13		Fixed/Casement	WD17		Fixed/Casement
WD14		Fixed/Casement	WD18		Fixed/Casement
WD15		Fixed/Casement	WD19		Fixed/Casement
WD16		Fixed/Casement	WD20		Fixed/Casement
WD17		Fixed/Casement	WD21		Fixed/Casement
WD18		Fixed/Casement	WD22		Fixed/Casement
WD19		Fixed/Casement	WD23		Fixed/Casement
WD20		Fixed/Casement	WD24		Fixed/Casement
WD21		Fixed/Casement	WD25		Fixed/Casement
WD22		Fixed/Casement	WD26		Fixed/Casement
WD23		Fixed/Casement	WD27		Fixed/Casement
WD24		Fixed/Casement	WD28		Fixed/Casement
WD25		Fixed/Casement	WD29		Fixed/Casement
WD26		Fixed/Casement	WD30		Fixed/Casement
WD27		Fixed/Casement	WD31		Fixed/Casement
WD28		Fixed/Casement	WD32		Fixed/Casement
WD29		Fixed/Casement	WD33		Fixed/Casement
WD30		Fixed/Casement	WD34		Fixed/Casement
WD31		Fixed/Casement	WD35		Fixed/Casement
WD32		Fixed/Casement	WD36		Fixed/Casement
WD33		Fixed/Casement	WD37		Fixed/Casement
WD34		Fixed/Casement	WD38		Fixed/Casement
WD35		Fixed/Casement	WD39		Fixed/Casement
WD36		Fixed/Casement	WD40		Fixed/Casement
WD37		Fixed/Casement	WD41		Fixed/Casement
WD38		Fixed/Casement	WD42		Fixed/Casement
WD39		Fixed/Casement	WD43		Fixed/Casement
WD40		Fixed/Casement	WD44		Fixed/Casement
WD41		Fixed/Casement	WD45		Fixed/Casement
WD42		Fixed/Casement	WD46		Fixed/Casement
WD43		Fixed/Casement	WD47		Fixed/Casement
WD44		Fixed/Casement	WD48		Fixed/Casement
WD45		Fixed/Casement	WD49		Fixed/Casement
WD46		Fixed/Casement	WD50		Fixed/Casement
WD47		Fixed/Casement	WD51		Fixed/Casement
WD48		Fixed/Casement	WD52		Fixed/Casement
WD49		Fixed/Casement	WD53		Fixed/Casement
WD50		Fixed/Casement	WD54		Fixed/Casement
WD51		Fixed/Casement	WD55		Fixed/Casement
WD52		Fixed/Casement	WD56		Fixed/Casement
WD53		Fixed/Casement	WD57		Fixed/Casement
WD54		Fixed/Casement	WD58		Fixed/Casement
WD55		Fixed/Casement	WD59		Fixed/Casement
WD56		Fixed/Casement	WD60		Fixed/Casement
WD57		Fixed/Casement	WD61		Fixed/Casement
WD58		Fixed/Casement	WD62		Fixed/Casement
WD59		Fixed/Casement	WD63		Fixed/Casement
WD60		Fixed/Casement	WD64		Fixed/Casement
WD61		Fixed/Casement	WD65		Fixed/Casement
WD62		Fixed/Casement	WD66		Fixed/Casement
WD63		Fixed/Casement	WD67		Fixed/Casement
WD64		Fixed/Casement	WD68		Fixed/Casement
WD65		Fixed/Casement	WD69		Fixed/Casement
WD66		Fixed/Casement	WD70		Fixed/Casement
WD67		Fixed/Casement	WD71		Fixed/Casement
WD68		Fixed/Casement	WD72		Fixed/Casement
WD69		Fixed/Casement	WD73		Fixed/Casement
WD70		Fixed/Casement	WD74		Fixed/Casement
WD71		Fixed/Casement	WD75		Fixed/Casement
WD72		Fixed/Casement	WD76		Fixed/Casement
WD73		Fixed/Casement	WD77		Fixed/Casement
WD74		Fixed/Casement	WD78		Fixed/Casement
WD75		Fixed/Casement	WD79		Fixed/Casement
WD76		Fixed/Casement	WD80		Fixed/Casement
WD77		Fixed/Casement	WD81		Fixed/Casement
WD78		Fixed/Casement	WD82		Fixed/Casement
WD79		Fixed/Casement	WD83		Fixed/Casement
WD80		Fixed/Casement	WD84		Fixed/Casement
WD81		Fixed/Casement	WD85		Fixed/Casement
WD82		Fixed/Casement	WD86		Fixed/Casement
WD83		Fixed/Casement	WD87		Fixed/Casement
WD84		Fixed/Casement	WD88		Fixed/Casement
WD85		Fixed/Casement	WD89		Fixed/Casement
WD86		Fixed/Casement	WD90		Fixed/Casement
WD87		Fixed/Casement	WD91		Fixed/Casement
WD88		Fixed/Casement	WD92		Fixed/Casement
WD89		Fixed/Casement	WD93		Fixed/Casement
WD90		Fixed/Casement	WD94		Fixed/Casement
WD91		Fixed/Casement	WD95		Fixed/Casement
WD92		Fixed/Casement	WD96		Fixed/Casement
WD93		Fixed/Casement	WD97		Fixed/Casement
WD94		Fixed/Casement	WD98		Fixed/Casement
WD95		Fixed/Casement	WD99		Fixed/Casement
WD96		Fixed/Casement	WD100		Fixed/Casement
WD97		Fixed/Casement	WD101		Fixed/Casement
WD98		Fixed/Casement	WD102		Fixed/Casement
WD99		Fixed/Casement	WD103		Fixed/Casement
WD100		Fixed/Casement	WD104		Fixed/Casement
WD101		Fixed/Casement	WD105		Fixed/Casement
WD102		Fixed/Casement	WD106		Fixed/Casement
WD103		Fixed/Casement	WD107		Fixed/Casement
WD104		Fixed/Casement	WD108		Fixed/Casement
WD105		Fixed/Casement	WD109		Fixed/Casement
WD106		Fixed/Casement	WD110		Fixed/Casement
WD107		Fixed/Casement	WD111		Fixed/Casement
WD108		Fixed/Casement	WD112		Fixed/Casement
WD109		Fixed/Casement	WD113		Fixed/Casement
WD110		Fixed/Casement	WD114		Fixed/Casement
WD111		Fixed/Casement	WD115		Fixed/Casement
WD112		Fixed/Casement	WD116		Fixed/Casement
WD113		Fixed/Casement	WD117		Fixed/Casement
WD114		Fixed/Casement	WD118		Fixed/Casement
WD115		Fixed/Casement	WD119		Fixed/Casement
WD116		Fixed/Casement	WD120		Fixed/Casement
WD117		Fixed/Casement	WD121		Fixed/Casement
WD118		Fixed/Casement	WD122		Fixed/Casement
WD119		Fixed/Casement	WD123		Fixed/Casement
WD120		Fixed/Casement	WD124		Fixed/Casement
WD121		Fixed/Casement	WD125		Fixed/Casement
WD122		Fixed/Casement	WD126		Fixed/Casement
WD123		Fixed/Casement	WD127		Fixed/Casement
WD124		Fixed/Casement	WD128		Fixed/Casement
WD125		Fixed/Casement	WD129		Fixed/Casement
WD126		Fixed/Casement	WD130		Fixed/Casement
WD127		Fixed/Casement	WD131		Fixed/Casement
WD128		Fixed/Casement	WD132		Fixed/Casement
WD129		Fixed/Casement	WD133		Fixed



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
PLDP20240249

SCHEDULE 'M' – Building K Plan



SEE PROJECT MANUAL FOR SCHEDULE

CONSTRUCTION UNTIL COUNTERSIGNED

SEALS

PREV	DATE	ISSUE FOR	DESCRIPTION
------	------	-----------	-------------

CLIENT: Gabriela Housing Society **PHONE:**

ELL VAILIONS

A-1050 1/4" EQ. 1"



MARSH ARCHITECTURE
1000 WEST 10TH AVENUE
SUITE 1700, VANCOUVER
B.C. V6H 2Y6
TEL: 604-681-8112
FAX: 604-681-8112



GENERAL NOTES:
• SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL
• SEE CIVIL DRAWINGS FOR ALL UTILITIES
• SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL
• SEE FINISHING SCHEDULES FOR ALL FINISHING
• SEE ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ALL ELECTRICAL, MECHANICAL, AND PLUMBING
• SEE CIVIL DRAWINGS FOR ALL CIVIL
• SEE GEOTECHNICAL DRAWINGS FOR ALL GEOTECHNICAL
• SEE ENVIRONMENTAL DRAWINGS FOR ALL ENVIRONMENTAL
• SEE PRODUCT MANUALS FOR ALL PRODUCTS

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE
JOB AND REPORT ANY DISCREPANCY TO ARCHITECT
BEFORE PROCEEDING WITH THE WORK.
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE
NOTED.
PROPERTY OF THE ARCHITECT AND MUST BE
RETURNED AT THE COMPLETION OF THE WORK.
THIS DRAWING IS NOT TO BE USED FOR
CONSTRUCTION WITHOUT COUNTERSIGNED
DATE

CLIENT: Palisay Place
Gastrolia Island, BC
SPE. ADDRESS: Palisay Place
CLINT: Gastrolia Island, BC
PHONE: Palisay Place
BUILDING K - UTILITY
SCHEDULES
SCALE: 1/4" = 1'-0"
DATE: A-1090

TYPE	ELEVATION VIEW	NOTES
W12		Fixed

WINDOW SCHEDULE
Scale: 1/4" = 1'-0"

TYPE	EXTERIOR DOOR SCHEDULE FIBRE GLASS DOOR PANEL	NOTES
D03 Main Building		Left Hand Swing-out
D06 Utility Building		Double Swing-out 1/2 LITE
D07 Main Building Storage		Left Hand Swing-out
D08 Main Building Storage		Right Hand Swing-out

DOOR SCHEDULE
Scale: 1/4" = 1'-0"

CONCRETE WRF SCHEDULE		W10	W11	W12	W13	W14	W15	W16	W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29	W30	W31	W32	W33	W34	W35	W36	W37	W38	W39	W40	W41	W42	W43	W44	W45	W46	W47	W48	W49	W50	W51	W52	W53	W54	W55	W56	W57	W58	W59	W60	W61	W62	W63	W64	W65	W66	W67	W68	W69	W70	W71	W72	W73	W74	W75	W76	W77	W78	W79	W80	W81	W82	W83	W84	W85	W86	W87	W88	W89	W90	W91	W92	W93	W94	W95	W96	W97	W98	W99	W100	W101	W102	W103	W104	W105	W106	W107	W108	W109	W110	W111	W112	W113	W114	W115	W116	W117	W118	W119	W120	W121	W122	W123	W124	W125	W126	W127	W128	W129	W130	W131	W132	W133	W134	W135	W136	W137	W138	W139	W140	W141	W142	W143	W144	W145	W146	W147	W148	W149	W150	W151	W152	W153	W154	W155	W156	W157	W158	W159	W160	W161	W162	W163	W164	W165	W166	W167	W168	W169	W170	W171	W172	W173	W174	W175	W176	W177	W178	W179	W180	W181	W182	W183	W184	W185	W186	W187	W188	W189	W190	W191	W192	W193	W194	W195	W196	W197	W198	W199	W200	W201	W202	W203	W204	W205	W206	W207	W208	W209	W210	W211	W212	W213	W214	W215	W216	W217	W218	W219	W220	W221	W222	W223	W224	W225	W226	W227	W228	W229	W230	W231	W232	W233	W234	W235	W236	W237	W238	W239	W240	W241	W242	W243	W244	W245	W246	W247	W248	W249	W250	W251	W252	W253	W254	W255	W256	W257	W258	W259	W260	W261	W262	W263	W264	W265	W266	W267	W268	W269	W270	W271	W272	W273	W274	W275	W276	W277	W278	W279	W280	W281	W282	W283	W284	W285	W286	W287	W288	W289	W290	W291	W292	W293	W294	W295	W296	W297	W298	W299	W300	W301	W302	W303	W304	W305	W306	W307	W308	W309	W310	W311	W312	W313	W314	W315	W316	W317	W318	W319	W320	W321	W322	W323	W324	W325	W326	W327	W328	W329	W330	W331	W332	W333	W334	W335	W336	W337	W338	W339	W340	W341	W342	W343	W344	W345	W346	W347	W348	W349	W350	W351	W352	W353	W354	W355	W356	W357	W358	W359	W360	W361	W362	W363	W364	W365	W366	W367	W368	W369	W370	W371	W372	W373	W374	W375	W376	W377	W378	W379	W380	W381	W382	W383	W384	W385	W386	W387	W388	W389	W390	W391	W392	W393	W394	W395	W396	W397	W398	W399	W400	W401	W402	W403	W404	W405	W406	W407	W408	W409	W410	W411	W412	W413	W414	W415	W416	W417	W418	W419	W420	W421	W422	W423	W424	W425	W426	W427	W428	W429	W430	W431	W432	W433	W434	W435	W436	W437	W438	W439	W440	W441	W442	W443	W444	W445	W446	W447	W448	W449	W450	W451	W452	W453	W454	W455	W456	W457	W458	W459	W460	W461	W462	W463	W464	W465	W466	W467	W468	W469	W470	W471	W472	W473	W474	W475	W476	W477	W478	W479	W480	W481	W482	W483	W484	W485	W486	W487	W488	W489	W490	W491	W492	W493	W494	W495	W496	W497	W498	W499	W500	W501	W502	W503	W504	W505	W506	W507	W508	W509	W510	W511	W512	W513	W514	W515	W516	W517	W518	W519	W520	W521	W522	W523	W524	W525	W526	W527	W528	W529	W530	W531	W532	W533	W534	W535	W536	W537	W538	W539	W540	W541	W542	W543	W544	W545	W546	W547	W548	W549	W550	W551	W552	W553	W554	W555	W556	W557	W558	W559	W560	W561	W562	W563	W564	W565	W566	W567	W568	W569	W570	W571	W572	W573	W574	W575	W576	W577	W578	W579	W580	W581	W582	W583	W584	W585	W586	W587	W588	W589	W590	W591	W592	W593	W594	W595	W596	W597	W598	W599	W600	W601	W602	W603	W604	W605	W606	W607	W608	W609	W610	W611	W612	W613	W614	W615	W616	W617	W618	W619	W620	W621	W622	W623	W624	W625	W626	W627	W628	W629	W630	W631	W632	W633	W634	W635	W636	W637	W638	W639	W640	W641	W642	W643	W644	W645	W646	W647	W648	W649	W650	W651	W652	W653	W654	W655	W656	W657	W658	W659	W660	W661	W662	W663	W664	W665	W666	W667	W668	W669	W670	W671	W672	W673	W674	W675	W676	W677	W678	W679	W680	W681	W682	W683	W684	W685	W686	W687	W688	W689	W690	W691	W692	W693	W694	W695	W696	W697	W698	W699	W700	W701	W702	W703	W704	W705	W706	W707	W708	W709	W710	W711	W712	W713	W714	W715	W716	W717	W718	W719	W720	W721	W722	W723	W724	W725	W726	W727	W728	W729	W730	W731	W732	W733	W734	W735	W736	W737	W738	W739	W740	W741	W742	W743	W744	W745	W746	W747	W748	W749	W750	W751	W752	W753	W754	W755	W756	W757	W758	W759	W760	W761	W762	W763	W764	W765	W766	W767	W768	W769	W770	W771	W772	W773	W774	W775	W776	W777	W778	W779	W780	W781	W782	W783	W784	W785	W786	W787	W788	W789	W790	W791	W792	W793	W794	W795	W796	W797	W798	W799	W800	W801	W802	W803	W804	W805	W806	W807	W808	W809	W810	W811	W812	W813	W814	W815	W816	W817	W818	W819	W820	W821	W822	W823	W824	W825	W826	W827	W828	W829	W830	W831	W832	W833	W834	W835	W836	W837	W838	W839	W840	W841	W842	W843	W844	W845	W846	W847	W848	W849	W850	W851	W852	W853	W854	W855	W856	W857	W858	W859	W860	W861	W862	W863	W864	W865	W866	W867	W868	W869	W870	W871	W872	W873	W874	W875	W876	W877	W878	W879	W880	W881	W882	W883	W884	W885	W886	W887	W888	W889	W890	W891	W892	W893	W894	W895	W896	W897	W898	W899	W900	W901	W902	W903	W904	W905	W906	W907	W908	W909	W910	W911	W912	W913	W914	W915	W916	W917	W918	W919	W920	W921	W922	W923	W924	W925	W926	W927	W928	W929	W930	W931	W932	W933	W934	W935	W936	W937	W938	W939	W940	W941	W942	W943	W944	W945	W946	W947	W948	W949	W950	W951	W952	W953	W954	W955	W956	W957	W958	W959	W960	W961	W962	W963	W964	W965	W966	W967	W968	W969	W970	W971	W972	W973	W974	W975	W976	W977	W978	W979	W980	W981	W982	W983	W984	W985	W986	W987	W988	W989	W990	W991	W992	W993	W994	W995	W996	W997	W998	W999	W1000	W1001	W1002	W1003	W1004	W1005	W1006	W1007	W1008	W1009	W1010	W1011	W1012	W1013	W1014	W1015	W1016	W1017	W1018	W1019	W1020	W1021	W1022	W1023	W1024	W1025	W1026	W1027	W1028	W1029	W1030	W1031	W1032	W1033	W1034	W1035	W1036	W1037	W1038	W1039	W1040	W1041	W1042	W1043	W1044	W1045	W1046	W1047	W1048	W1049	W1050	W1051	W1052	W1053	W1054	W1055	W1056	W1057	W1058	W1059	W1060	W1061	W1062	W1063	W1064	W1065	W1066	W1067	W1068	W1069	W1070	W1071	W1072	W1073	W1074	W1075	W1076	W1077	W1078	W1079	W1080	W1081	W1082	W1083	W1084	W1085	W1086	W1087	W1088	W1089	W1090	W1091	W1092	W1093	W1094	W1095	W1096	W1097	W1098	W1099	W1100	W1101	W1102	W1103	W1104	W1105	W1106	W1107	W1108	W1109	W1110	W1111	W1112	W1113	W1114	W1115	W1116	W1117	W1118	W1119	W1120	W1121	W1122	W1123	W1124	W1125	W1126	W1127	W1128	W1129	W1130	W1131	W1132	W1133	W1134	W1135	W1136	W1137	W1138	W1139	W1140	W1141	W1142	W1143	W1144	W1145	W1146	W1147	W1148	W1149	W1150	W1151	W1152	W1153	W1154	W1155	W1156	W1157	W1158	W1159	W1160	W1161	W1162	W1163	W1164	W1165	W1166	W1167	W1168	W1169	W1170	W1171	W1172	W1173	W1174	W1175	W1176	W1177	W1178	W1179	W1180	W1181	W1182	W1183	W1184	W1185	W1186	W1187	W1188	W1189	W1190	W1191	W1192	W1193	W1194	W1195	W1196	W1197	W1198	W1199	W1200	W1201	W1202	W1203	W1204	W1205	W1206	W1207	W1208	W1209	W1210	W1211	W1212	W1213	W1214	W1215	W1216	W1217	W1218	W1219	W1220	W1221	W1222	W1223	W1224	W1225	W1226	W1227	W1228	W1229	W1230	W1231	W1232	W1233	W1234	W1235	W1236	W1237	W1238	W1239	W1240	W1241	W1242	W1243	W1244	W1245	W1246	W1247	W1248	W1249	W1250	W1251	W1252	W1253	W1254	W1255	W1256	W1257	W1258	W1259	W1260	W1261	W1262	W1263	W1264	W1265	W1266	W1267	W1268	W1269	W1270	W1271	W1272	W1273	W1274	W1275	W1276	W1277	W1278	W1279	W1280	W1281	W1282	W1283	W1284	W1285	W1286	W1287	W1288	W1289	W1290	W1291	W1292	W1293	W1294	W1295	W1296	W1297	W1298	W1299	W1300	W1301	W1302	W1303	W1304	W1305	W1306	W1307	W1308	W1309	W1310	W1311	W1312	W1313	W1314	W1315	W1316	W1317	W1318	W1319	W1320	W1321	W1322	W1323	W1324	W1325	W1326	W1327	W1328	W1329	W1330	W1331	W1332	W1333	W1334	W1335	W1336	W1337	W1338	W1339	W1340	W1341	W1342	W1343	W1344	W1345	W1346	W1347	W1348	W1349	W1350	W1351	W1352	W1353	W13
-----------------------	--	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-----



DATE OF MEETING: November 7, 2024
TO: Gabriola Island Local Trust Committee
FROM: Narissa Chadwick, Island Planner
Southern Team
COPY: Stephen Baugh, Island Planner
Renee Jamurat, Regional Planning Manager
SUBJECT: OCP Community Engagement

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee endorse the revised engagement direction related to topic focused discussions.
2. That the Gabriola Island Local Trust Committee allocate \$10,000 of the OCP/LUB review project budget to engagement with Snuneymuxw First Nation and direct staff to work with the Snuneymuxw First Nation staff on a capacity funding agreement.
3. That the Gabriola Island Local Trust Committee endorse the revised project charter.

REPORT SUMMARY

The purpose of this report is to:

- Provide an update on the community engagement process
- Provide summary of results from survey on draft principles and goals
- Introduce the opportunity to support Snuneymuxw First Nation with \$10,000 capacity funding
- Introduce the revised project charter for endorsement

BACKGROUND

To date, engagement on the OCP process has involved:

The Gabriola Vision 2050 process (September 2023 – April 2023). This process included:

- Development of a project webpage
- Social media posts, posters and postcards
- Community group-led engagement events
- Web-based survey
- Create and sharing of [Gabriola Vision 2050 What We Heard Report](#)

1. Outreach on OCP process, principals and goals emerging from Gabriola Vision 2050. This process included:
 - OCP engagement table at summer markets where 100+ community members engaged with staff and trustees.
 - A web-based survey which ran from July 2024 – October 2024. See summary of results below.

Summary of Principles and Goals Survey

Over 160 responses to the survey were received. Of these, just over 40% were 65+, just over 90% were property owners and about 50% identified that they have lived on Gabriola Island for over 10 years.

A presentation of the raw data collected from the survey can be found in Attachment 1.

Staff will be updating the draft principles and goals as needed based on the feedback.

Feedback on Draft Principles:

Principles reflect the community's values. They are intended to help align planning decisions with long-term vision and objectives of Gabriola residents. The survey asked:

***What do you like about the draft principles?
Is there any thing missing from the draft principles?***

The feedback on the draft principles shows strong overall support for their clarity, forward-thinking approach, and alignment with community values, particularly regarding environmental protection, community resilience, and inclusiveness. Respondents praised the emphasis on stewardship, biodiversity, and the inclusion of equity and Indigenous perspectives, though some called for clearer, actionable steps in these areas.

Concerns were raised about the practical implementation of the principles, with many requesting specific guidelines for equity, inclusiveness, and stakeholder involvement in decision-making. There were calls for greater clarity on addressing challenges such as population growth, housing, and ferry transportation, along with a desire for stronger strategies related to climate change and resilience.

Governance and community engagement were also focal points, with some respondents noting a lack of transparency in decision-making processes and calling for clearer objectives and direct actions. While some indicated that nothing was missing from the draft principles, there is a general desire for more detailed implementation plans and increased community participation in shaping the future of Gabriola Island.

 **Stewardship** - Responsible management and care of natural resources, ensuring sustainability for future generations. Protecting ecosystems, promoting sustainable practices, and engaging in conservation efforts.

 **Resilience** - Building a resilient community that can adapt and thrive in the face of climate change and other challenges. Safeguarding freshwater resources, promoting sustainable development, and preparing for emergencies.

 **Equity** - Fostering an inclusive community where all residents have equitable access to resources, opportunities, and services. Ensuring all voices are heard in decision-making processes.

 **Protection** - Safeguarding diverse ecosystems and cultural heritage. Protecting sensitive habitats, endangered species, and culturally significant sites.

 **Reconciliation** - Advancing Reconciliation with First Nations and Indigenous Peoples, recognizing their rights, and integrating their perspectives into land use and governance practices. Building respectful partnerships and promoting cultural understanding.

Feedback on Draft Goals

Goals provide a foundation for the development of OCP policies. The survey asked:

What do you like about the draft goals?

Is there anything missing from the draft goals?

The feedback on the draft goals reflects a strong appreciation for the focus on Environmental Protection and Resource Stewardship, particularly in areas like biodiversity, climate change, food security, and equitable access to resources. Respondents highlighted the importance of preserving ecosystems and managing land and water resources while expressing some challenges regarding the concept of resource stewardship and its attainability. Suggestions included explicitly linking resource stewardship to Collaborative Governance and respecting Snuneymuxw laws related to resource management.

In the realm of Inclusivity, Equity, and Housing, many praised the emphasis on equitable access and Indigenous rights, viewing these as critical components of human rights. There is a desire for a balance between sustainability and job opportunities, with some respondents calling for clearer definitions of what constitutes an inclusive community. Equitable access to education and food is prioritized within the inclusion framework. Respondents also expressed the need for diverse housing options to support economic growth while balancing this with the costs of publicly funded arts, culture, and recreation.

Regarding Climate Change and Sustainability, there's a consensus on the importance of prioritizing climate change adaptation and sustainable transportation. Feedback emphasized that climate resilience should encompass community-building and disaster

Climate Resilience - Reduce greenhouse gas emissions and adapt to climate change by prioritizing sustainable development, and the protection and restoration of natural systems.



Cultural Heritage Preservation - Collaborate with First Nations to protect and preserve culturally significant areas, and species.



Collaborative Governance - Build strong partnerships with First Nations, local organizations, government agencies, and residents to support community and ecological sustainability and resilience.



Biodiverse Ecosystems - Preserve and protect terrestrial and marine ecosystems through the protection and restoration of forest ecosystems, watersheds, marine and nearshore areas, and species at risk.



Resource Stewardship - Manage land and water resources responsibly to ensure their sustainability for future generations. Ensure food security, and integrate economic, social, ethical, and cultural considerations into resource management.



Sustainable and Resilient Communities - Support equitable access to: housing, economic opportunities, freshwater, safe roads, biking and walking paths, public transportation, arts and culture, and recreational opportunities.



11

Next steps in the engagement process

Below is the timeline for engagement provided in the [Gabriola Visioning 2050 What We Heard Report](#). The project continues to be on track.



At the August 8th, 2024 regular LTC meeting, the LTC was presented with a draft engagement process and schedule for the next stage of engagement for the OCP. The process presented at that time identified potential topics for focussed engagement and possible timing for focus group discussions. The following resolution was passed:

“that the Gabriola Island Local Trust Committee endorse the Gabriola Official Community Plan/Land Use Bylaw Review 2024 Fall engagement process and draft schedule with recommended amendments for the planner to consider as discussed”.

The LTC requested staff consider the following:

- Limit focus group to 10 participants;
- Engage under-represented groups;
- Consider breaking down larger topics into smaller categories to focus discussions;
- Add Gabriola Housing Society to list of potential participants; and
- Separate marine and foreshore protection into a specific topic.

Since August, staff have been working to develop materials to support the focus groups. These materials will also be useful to those engaging in the topic focussed survey (planned to be launched in early November). These materials include:

Topic discussion guides – These identify how the topic is currently addressed in the OCP, additional information related to the topic as needed, summary of what we have heard from the community and key questions. The draft discussion guide for housing is included in Attachment 2 (questions are still being developed). The housing discussion guide is slightly different from others as it includes the input of the Housing Advisory Planning Committee (APC).

Topic snapshots – These provide a snapshot of key information about the community. The draft snapshot for housing and demographics is located in Attachment 3 – Housing Snapshot.

Community Profile – The community profile provides a baseline of information related to the current state of Gabriola Island.

All of this material will be available on the project webpage. It provides an opportunity for all or those engaging to be able to easily access base knowledge of where Gabriola is at now in order to be able to contribute to discussion on policy direction (through the survey or focus group discussions) in a focussed way.

Topic-Focussed Focus Group and Related Special LTC Meetings

As staff have worked to put topic-focussed materials together and schedule focus group events, some changes to what was originally proposed have emerged. Below is a revised list of topics, proposed dates for focus groups, proposed dates for special LTC meetings, related snapshots and proposed OCP sections.

Changes from what was previously presented:

- Topics have been reframed, economy and services have been added.
- Dates for focus groups and special LTC meeting have been changed to allow for time for supporting information to be posted, the survey to be filled out and for specific interest groups to have a chance to discuss before focus group meetings. Note that the target date for this phase to wrap up (April 2024) is still the same.

RE SUITABLE LAND ANALYSIS: This work is being finalized, a meeting with the LTC is anticipated for November.

RE CLIMATE CHANGE: All topics will include questions related to climate change.

RE CULTURAL HERITAGE: Indigenous cultural heritage with be a discussion with Snuneymuxw First Nation.

Discussion Topic/Guide	Focus Group	LTC Special Mtg	Related Snapshots	Proposed OCP Section
Suitable Land Analysis	N/A	TBD		N/A
Climate Change: Mitigation and Adaptation	TBD following other focus groups	TBD	Climate Change	Climate Change
Cultural Heritage: Settler, First Nations, Archeological	TBD based on FN input		Cultural Heritage	Cultural Heritage Protection
Housing: Increasing Options (to include Density Transfer and Density Bank)	Feb. 6 th	Feb. 27 th	Housing, Demographics	Sustainable, Inclusive, Resilient Community
Services: Water, Sewer, Garbage	Feb. 7 th	Feb 27 th	Services	Resource Conservation and Stewardship
Connectivity: Parks, Recreation, Transportation, Public Spaces	Feb. 27 th	March 28 th	Connectivity, Public Spaces	Connectivity
Economy: Resource Lands: Agriculture, Forestry, Commercial, Industrial	March 6 th	March 28 th	Resource Lands, Connectivity	Resource Conservation and Stewardship
Environment: Ecosystem Protection/ DPAs	March 27 th	April 17 th	Environment, Climate Change	Ecosystem Preservation and Protection

At each LTC special meeting the LTC may be presented with policy language based on the community input. The survey and focus groups will facilitate community into OCP policy direction. In some cases there may not be any major changes to the current policy direction of the existing OCP. In other cases, there may be bigger changes.

Note that staff has proposed one focus group meeting for the environment topic. While the LTC had requested staff look at separating terrestrial and marine, this is not practical at this point in the process. At this point, the focus will be on determining what kind of increased protection for which areas is desired and what planning tools should be enabled. The use of a number of tools such as covenants, subdivision regulations and development permit areas can be enabled through the OCP.

DPAs-Revisiting the use of development permit areas (DPA) on Gabriola Island is a focus of the OCP process. Specifically, determining whether DPAs should be topic focussed (e.g. marine and shoreline, aquifer protection, steep slope) as opposed to area focussed (which they are now). A topic focused approach will use existing data to the extent possible. In some cases, additional data gathering will be required (this has been built into the 2025/26 budget). The stage at which new DPAs are being contemplated and defined is where more detailed focus group conversation, with people with expertise and experience in specific areas, will be useful. There are a number of DPAs in the Islands Trust are that will be useful models for Gabriola.

Rationale for Recommendation

The revised engagement direction is based on staff's detailed exploration of topic themes based on a review of public input and existing OCP policies.

Alternatives

1. The LTC could choose to add or amend proposed themes.
2. The LTC could choose alternative dates for focus group meeting and special LTC meetings.
3. The LTC could identify another approach. This may impact the project timeline.

Engagement with Snuneymuxw First Nation

Staff have connected with Snuneymuxw First Nation (SFN) staff to discuss engagement with the OCP project. Following a meeting with SFN staff, Islands Trust staff provided SFN staff with a briefing note identifying what has happened so far in the process and the opportunities for SFN engagement moving forward. This briefing note will assist staff in defining how SFN can be involved in the process. Islands Trust staff will continue to work with SFN staff to identify how the Nation would like to engagement in the project. Staff propose increasing budget allocation to \$10,000 for FN engagement.

Rational for Recommendation

SFN staff indicated that capacity funding would be helpful. The provision of capacity funding to K'omoks Nation to support projects on Denman and Hornby has helped facilitate effective engagement.

Alternatives

1. The LTC could choose not to provide capacity funding to the SFN. This may inhibit SFN's ability to engage.
2. The LTC could reduce the amount identified. \$6,000 was previously allocated to First Nations engagement. To increase the FN engagement amount up to \$10,000, amounts can be redistributed from other project expenditure categories. The remaining in each category remains reasonable to complete the project.

3. The LTC could choose to increase the amount to be allocated to SFN. Staff recommend that the LTC wait for feedback from SFN before increasing the amount at this time. This can be re-evaluated at the next LTC meeting.

Project Charter Update

The project charter has been updated as follows:

- Updates to timing of deliverables and milestones
- Inclusion of timing for First Reading
- Update to budget allocation to consider \$10,000 in capacity funding for SFN

See Attachment 4 for revised project charter

Rational for Recommendation

The updates reflects what is realistic for this project considering the extent of public engagement.

Alternatives

1. The LTC request staff make further updates to the project charter. The LTC will need to provide specific rational for updates.

NEXT STEPS

If the LTC approves the staff recommendations, staff will:

- Update Principles and Goals based on community feedback;
- Post the discussion guides, topic snapshots and community profile on the project webpage;
- Develop and launch the online survey;
- Confirm and schedule dates of focus groups and special LTC meetings;
- Send out invitations to topic-focussed focus groups to interested individuals and groups;
- Send out communications regarding topic-focussed survey;
- Begin to draft bylaw language.

Submitted By:	Narissa Chadwick, RPP MICP, Island Planner	October 25, 2024
Concurrence:	Renee Jamurat, RPP MCIP, Regional Planning Manager	October 28, 2024

ATTACHMENTS

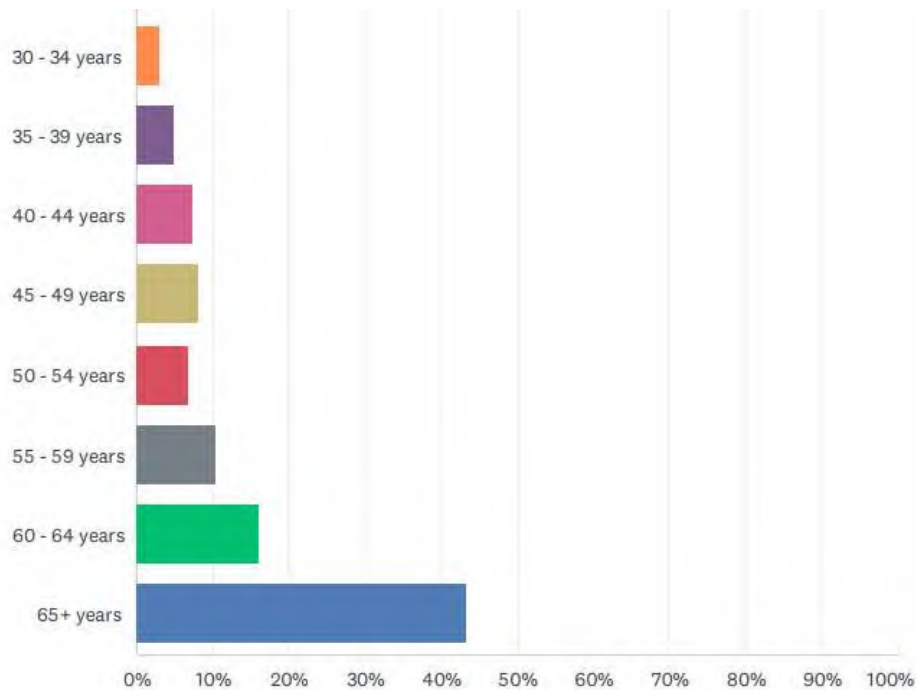
1. Survey Feedback
2. Draft Discussion Guide (Housing)
3. Draft Snapshot (Housing)
4. Revised Project Charter, dated November 7, 2024

ATTACHMENT 1: Survey Feedback

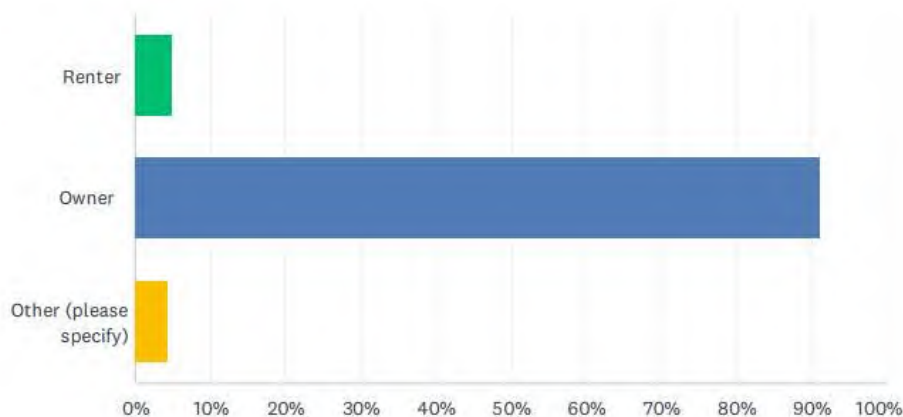
The survey which was launched in July 2024 and concluded at the end of September 2024 focussed on encouraging feedback on draft principles and goals that emerged from the Gabriola Visioning 2050 engagement process. The results of that process can be found in the Gabriola Visioning 2024 What We Heard document.

Below is a summary of the demographics indicating who engaged in the survey as well as the raw data collected for each question.

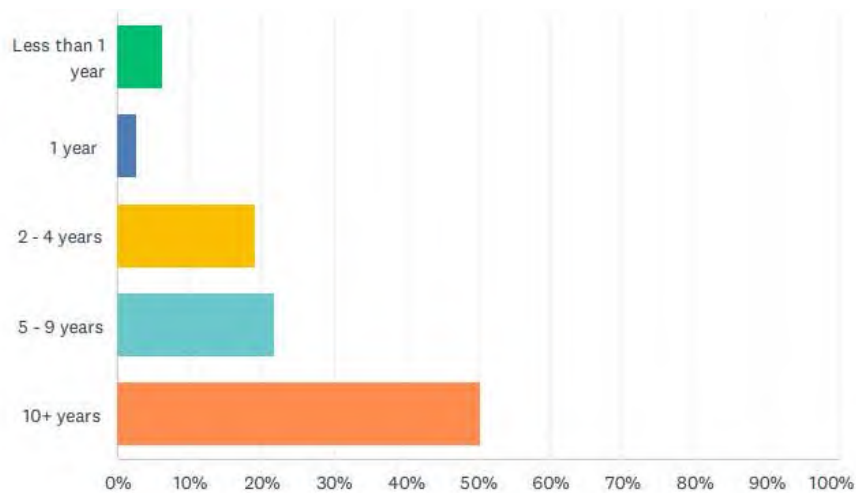
Age of Respondents



Owner or Renter



Length of Residence on Gabriola Island



What do you like about the draft principles?

103 of the 163 survey respondents answered this question. Responses were as follows:

General Support and Agreement

- "They seem fair and well thought out."
- "They are important, I agree with them..."
- "They sound good as foundational beliefs/values."
- "Powerful and relatively pithy statements. I like the future focus."
- "Clear wording, demonstrates community cares."
- "Balanced."
- "Good, forward-looking!"
- "They all sound nice in principle."
- "They recognize the priorities of living on a gulf island."
- "Coincide with my desires."

Environmental Protection and Stewardship

- "Protection of the environment."
- "Protection and stewardship."
- "Protection of natural environment, diverse ecosystems, and stewardship and care of natural resources."
- "Focus on protecting the natural environment and working with First Nations."
- "Especially like: Protection of natural environment, diverse ecosystems, culturally significant sites, and cultural heritage."
- "The protection of the natural environment. I think this should be the first principle."
- "The environmental protection aspect."

Equity, Inclusiveness, and Reconciliation

- "Equity of opportunities."
- "The inclusiveness of First Nations and Indigenous Peoples of Gabriola is key."
- "The equity statement is great..."
- "Advancing reconciliation and the equity of access to resources."
- "Priority on reconciliation, equity."
- "It balances the need for protecting nature with the needs of people. I like the equity of it."
- "I think the most important part is ensuring all voices are heard in decision-making processes."

Concerns or Requests for Clarification

- "Not sure how 'equity of access to resources and services' are implemented..."
- "I do not find them helpful as guidelines for policies for land-use planning."
- "At first glance they seem very thorough... but I can get bogged down."
- "I am glad to see a principle about reconciliation but it would be strengthened if it was more specific."
- "I'm unclear on the first principle... meant to encompass all people?"
- "I find them extremely confusing... what are the 'values'?"
- "I like everything but you're missing any reference to the human community."
- "Very basic and quite general so nothing to really comment on."

Implementation and Practical Concerns

- "All sounds good, putting into practice is another page."
- "What I am interested in is how you plan to implement them and how it will affect me."
- "Seems complete, but they need more explanation in bullet points."

Climate Change and Resilience

- "I like that climate change and the environment are central themes."
- "Overall positive tone, focus on resilience."
- "The stewardship and resilience aspects speak to me the most."

Critical Views

- "I don't like at all that the Planners have decided on the residents' foundational principles prior to engaging the residents."
- "Not much, lots of virtue signaling."
- "I find them extremely confusing."

Is there anything missing from the draft principles?

76 of the 163 respondents answered this question

Environmental Stewardship and Preservation

- Better protection of aquifers; require rain collection for all new builds.
- Should say "protection and preservation" of the natural environment.
- Prioritize ecosystem protection over land use development.
- Rewild and preserve elements of nature: soil life, water flows, air quality, natural sounds, etc.
- Mention of biodiversity restoration, not just sustaining what exists now.
- The impact of overdevelopment on natural resources, including water and municipal resources.
- Explicit commitment to avoid overstraining natural resources.

Community and Cultural Identity

- Consideration of long-time residents, and changes to regulations and bylaws.
- Better defining terms like "all voices" and "cultural heritage."
- Whose culture is referred to in "culturally significant sites" (Indigenous, European settlers, hippies of the '70s)?
- Community building and fostering a sense of home, belonging, and tolerance.
- Build community values and support local groups.
- Include the community of Nanaimo in decision-making processes since Gabriola is an extension of it.

Housing and Economic Development

- Emphasis on affordable housing and supporting diverse housing options.
- Affordable housing and safe, secure housing should be clearly mentioned in the principles.
- Call for more community housing, eco-housing, trailer parks, and multi-family housing developments.
- Support for employment opportunities, especially for youth and long-time residents.
- Sustainable economic development that aligns with climate resilience.
- Remove barriers to investment and economic success.

Governance and Decision Making

- More transparency on who has decision-making power on the island.
- Inclusion of the unique governance model of the Trust Area.
- Improved access through relationship building with landowners.
- Trustees staying within their mandate without overreach.
- Make community meetings more accessible (i.e., Zoom) and engagement a priority.
- Concerns about the principles being vague or not to the point.

Reconciliation

- Clarify what "reconciliation" means—does it refer to land back movements, and how do First Nations' rights compare to others?
- Reconciliation should include prioritizing relationship-building.
- Openness to diversity, and ensuring equitable access to resources and services.

- Equity of opportunities should include housing, healthcare, and climate resilience.
- Consideration of those less able to contribute (i.e., seniors, people in need, etc.).

Climate Change and Natural Disasters

- Address climate change by reducing climate impact, not just adapting to it.
- Account for seismic risks, given the likelihood of earthquakes in the region.
- Building economic diversity and infrastructure to align with climate change adaptation.

Specific Requests and Miscellaneous

- Seniors should be considered more, as they will need more services.
- Inclusion of walking and biking paths, and improvements to ferry services.
- Universal access to healthcare, rather than just equity.
- Reference to maintaining the intentions of the previous OCP (Official Community Plan).
- Wishes for property owners to have permission to run bed and breakfasts.
- Recognition that the island is part of the broader RDN (Regional District of Nanaimo).

What do you like about the draft goals?

89 of the 163 respondents answered this question.

Environmental Protection & Resource Stewardship

- “Biodiverse ecosystems, Resource Stewardship”
- “I like almost all of them! The most challenging is Resource Stewardship...”
- “Management of land and water resources.”
- “I like that they address climate change as a reality... I also like that food security and equitable access to housing is called out.”
- “Ecology and environmental protection.”
- “Preserving and protecting ecosystems.”
- “The first 4 are excellent...”
- “Protecting the environment.”
- “Resource stewardship, especially water resources and forest.”
- “Preserving watersheds and wetlands.”
- “I especially like the food security goal.”
- “Resource stewardship remains elusive...”

Inclusivity, Equity & Housing

- “The part about equitable access.”
- “I like the issues of housing and Indigenous rights are also human rights.”
- “Equity of opportunities and access to resources and services. Ensuring all voices are heard...”
- “Everything except the bit you term ‘sustainable, inclusive community.’”
- “The sustainability- we need more commerce/jobs and also to maintain and develop the infrastructure.”
- “I appreciate adding housing and job opportunities as a specific...”
- “These goals are laudable! In order to accomplish them, the Trust must use the tools at their disposal...”

Climate Change & Sustainability

- "Climate change adaptation is particularly important."
- "I like that climate change adaptation is a priority."
- "Focus on Climate Change and transportation..."
- "Safe roads, biking, and walking paths. We need a side path..."
- "Collaborative Governance is important, but focus on climate change adaptation."
- "Sustainability and inclusive community."
- "Safe roads, walking, and biking."

General Support & Broad Alignment

- "Looks good."
- "They are fine."
- "They align with my values for my community."
- "They sound good."
- "In principle, they are all good."
- "I like all the draft goals."
- "Very comprehensive."
- "They are fine statements."
- "All of it. I would love to dissect these sections further..."

Concerns and Suggestions for Improvement

- "Not specific enough. Too much beating around the bushes."
- "Could be used anywhere in Canada."
- "Are they realistically attainable?"
- "Narrow your focus. This is too much for folks to address all at once."

Is there anything missing from the draft goals?

62 of the 163 respondents answered this questions.

Climate Resilience

- Climate resilience should include wildfire safety measures.
- "Climate resilience" includes preparing for and mitigating disasters, not only care-taking the environment. This involves community-building, communications, and specific emergency preparedness.
- The need for alternate transportation options to single-user cars in climate resilience goals.
- "Reduce greenhouse gas emissions" should have its own heading, e.g., "Reduce climate impacts," including goals like working towards zero emissions and planting more trees.
- There's a disconnect between the plans and the goals regarding accessible and affordable housing options not being addressed in the OCP.
- Gabriola should become a Dark Sky community.

Accessibility and Inclusion

- Specifically call out accessibility for the disabled community within the sustainable, inclusive community goal.
- Equitable access to education and food should be under Inclusion.
- Address mental health as a component of community well-being.

Resource Stewardship and Governance

- Resource Stewardship should be explicitly linked to Collaborative Governance.
- Respect and implement Snuneymuxw laws related to resource management.
- Support a holistic community, including businesses, schools, and healthcare.

Housing and Economic Growth

- A recognition of the need for various housing options to sustain economic growth.
- Suggested that the language should focus on “help create economic opportunities” rather than just “equitable access to economic opportunities.”
- Address the conflict between equitable access to housing and the cost of publicly funded arts, culture, and recreation.

Implementation and Measurement

- Concrete actions to achieve goals are needed; examples are requested.
- Consider how the attainment of these goals can be measured with specific metrics.
- Need clarity on whether goals are for individuals or local government to abide by.

Community Engagement and Cohesion

- Need to engage the community in the goal-setting process.
- Suggestions for improving neighborhood cohesion and community resilience.

Environmental Practices

- Highlight the importance of reducing waste and promoting sustainable practices such as reusing, recycling, and the use of refilleries.
- Restoration efforts should be realistic; the goal should not be to return ecosystems to a previous state that no longer exists.

General Feedback on Goals

- Some goals are seen as lofty and potentially unachievable, prompting a request for more specific objectives.
- A suggestion to prioritize and distinguish between primary and secondary goals.
- Noted that some goals appear to repeat principles, creating redundancy.

Miscellaneous

- Need for specifics on more seniors' services and activities.
- Desire for a safe path/bike lane around the island, similar to what exists in Tofino.
- Highlighting private enjoyment of property as a consideration in goal-setting.

Attachment 2: Draft Discussion Guide:HOUSING

What is this Discussion Guide?

The Gabriola Island Local Trust Committee is reviewing the Official Community Plan, which guides development to align with the community's vision and values through policies on topics such as:

- Climate Change - Mitigation and Adaptation
- Cultural Heritage – Indigenous and Settler
- Housing – Increasing Options
- Environment – Ecosystems Preservation and Protection
- Connectivity – Parks, Recreation, Transportation, Public Space
- Community Services – Freshwater, Solid and Liquid Waste
- Economy – Resources Lands, Agriculture, Forestry, Commercial, Industrial

This guide is designed to provide community members with background needed to provide feedback on housing policy options. This can be done through focus groups, direct communication with the Local Trust Committee and an online survey (November 2024- April 2025).

Background

What does the current OCP say?

Housing policy in the OCP focuses on gradual growth and change with a key focus on preserving and protecting the environment. It emphasise that no additional land should be designated for residential use and limits the creation of new small lot residential areas.

Density increase is supported only for *special needs seniors and affordable housing* (not defined). Multiple accessory dwelling units are only permitted in seniors and special needs zone. Density transfer (see density transfer discussion guide) for multi unit affordable housing is supported. There is a multi-unit 900sq ft. average size maximum.

Support for units additional to primary dwellings is limited. Secondary suites are permitted on parcels 2.0 hectares (5 acres) or larger. Separate accessory dwelling units (ADUs) are consider secondary suites and permitted as such There is no support for mobile homes as permanent dwellings and no provision for mobile home parks. The land use bylaw prohibits strata conversion of secondary suites.

One residential unit is permitted in in commercial, resources, forestry and residential land use designations.

Exploration of Housing

Statistics identify the following:

- Diversity of housing stock is limited
- Growth rate is out pacing the growth in dwellings
- The cost of housing is rising faster than wages
- There is an increase in interest in rental
- Freshwater supply is limited

What we have heard from the community?

The Gabriola community engaged in a community visioning process September 2023- April 2024. The process led to the identification of values, principles and goals.

“Focus on innovative housing options such as secondary suites and tiny homes to address affordability issues”

Social equity and wellbeing was identified as a key value. A diversity of housing options was identified as an important component of social equity and well being. Community members identified a need for accessible and affordable housing. This focus supports the community identified principles of community resilience and equity and the goal of supporting a sustainable and resilient community.

For details on community visioning and resulting goals and principle see:

<https://islandstrust.bc.ca/document/gabriola-visioning-2050-what-we-heard-report/>

What does the Housing Advisory Planning Commission (HAPC) think?

The Gabriola HAPC met several times in late 2023 and early 2024 to consider a range of housing options. Their recommendations related to OCP policy are as follows:

- Increased density in the village core, by increasing the permitted number of dwelling units on all parcels over 1 ha
- Increase the number of residential units allowed within commercial developments
- Zone suitable properties in the village core to allow for mixed market and affordable housing
- Increase permissions for secondary suites and accessory dwelling units
- Permit alternative forms of housing (eg. tiny homes and RVs)
- Permit bare land strata of properties that already have a dwelling (separate ownership of portions of a lot)

What do you think?

- Do you think permissions for secondary suits and accessory dwelling units should be expanded?
 - Do you think areas in and around the Village Core should be proactively zoned for multi-family dwellings?
 - Do you think housing alternatives such as tiny homes and RVs should be supported?
 - Do you think permissions for housing in commercial areas should be increased?
 - Do you think worker housing should be permitted in industrial areas? Institutional (eg. school, church, medical, fire hall)? Parks and protected areas?
 - Do you think bare land stratification should be supported?
 - Do you think more small lots should be created to support affordable housing?
-
- How can policies related to housing help the Gabriola community mitigate climate change and increase resilience to climate impact?

You can access the survey here:

GABRIOLA ISLAND community snapshot HOUSING



Residential Housing

- Single detached homes
- Semi-detached homes
- Multi-unit dwellings
- Movable dwellings
- Other single-attached ho...
- Apartment or flat in a du...



Residential Availability



Did you know...

52% of renters spending 30% or more of their income on housing costs



B.C. Cost of Living Trends



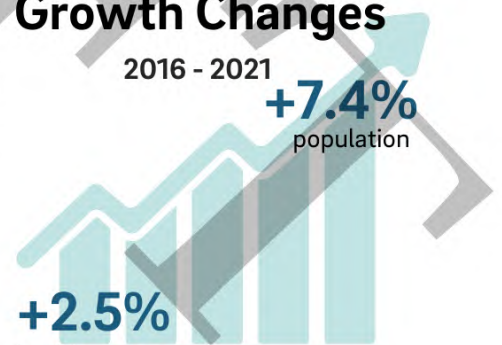
References:
2016 Source: Statistics Canada 2021
Source: Statistics Canada
2024 Gabriola Health Report

Growth Changes

2016 - 2021

+7.4%
population

+2.5%
dwellings supply



Gabriola Island Official Community Plan(OCP) and Land Use Bylaw (LUB) Review Project (Phase 2)- Charter

Gabriola Island Local Trust Committee (LTC)

Date: November 7, 2024 (Version 2)

Purpose: To explore, through targeted engagement specific questions related to key topics relevant to the OCP and LUB review and begin to draft OCP policies and identify related LUB changes needed to support these policies .

Background: An OCP describes the long-term vision for a community, through policy statement that guide decisions on planning and land use. An LUB contains regulations to implement the OCP policies. The Gabriola OCP have not been updated since 1997 and the LUB since 1999. The 2024/25 Gabriola Island OCP and LUB Comprehensive Review will address a number of issues of importance to the Gabriola Community. In Phase 1 (2023/24 helped to identify vision and values of the community. From these, a number of principles, upon which to base OCP revised policies, has emerged. \$77,000 has been allocated to this project from the 2024/25 Trust Council Budget. \$50,000 of this has been allocated to do a water availability assessment which will inform decisions related to the location of additional density and the protection of land.

Objectives

Through targeted and focussed engagement on specific topic areas, begin to draft OCP policies and identify related LUB changed based on the values and principles emerging from Phase 1.

In Scope

- First Nations Engagement.
- Public education and engagement activities.
- Target and focussed engagement with relevant parties
- Identifying related LUB changes needed to support revised OCP policies

Out of Scope

- LUB updates
- New DPA mapping

Workplan Overview

Deliverable/Milestone	Date
Project initiation	July 2024
First Nations consultation	ongoing
Compiling baseline/technical information for OCP/ LUB review	May – November 2024
Suitable Land And Build Out Analysis	November 2024
Community Engagement on Values and Principles	July – Nov. 2024
Topic Focussed Engagement	Jan 2025- April 2025
DPA Review	Sep. 2024 – December 2024
Bylaw Drafting	Jan. 2025 – June 2025
Water balance assessment	May 2025
First Reading	June/July 2025
Public Review of draft bylaws/referrals	July/August/September
Phase 3 of Project(LUB Review) Initiated	September 2025

Project Team

Regional Planning Manager	Renée Jamurat
Regional Planning Team Member	Narissa Chadwick
Planning Team Assistant	Chloë Straw
GIS Tech	TBD
Advisory Planning Commission	As Appointed
Gabriola Planner	Stephen Baugh

Budget

Budget Sources:		
23/24	Public Engagement	\$5,000
	FN Engagement	\$10,000
	Communications	\$4,000
	DPA data/ mapping	\$4,000
	Legal review	\$4,000
	Water Assessment	\$55,000
TOTAL		\$77,000

From: Laura Eagin [REDACTED]
Sent: Thursday, October 3, 2024 3:25 PM
To: Gabriola Island Local Trust Committee <GabriolaIslandLocalTrustCommittee@islandstrust.bc.ca>
Subject: Re: Mudge junk vehicles - some good news!

Hi Trustees,

I wanted to send you an update - another good bit of news from Mudge! I can't believe the last time I emailed our number of cars removed was less than 10...

Our total of "junk" vehicles barged off of Mudge is now 28.

Once the word spread through the community, the list of vehicles just kept growing. Thanks to discounts and many volunteers, the cost was able to stay low (\$200 per vehicle, or pay-what-you-can). Everyone is happy to see the old clunker cars go, especially the owners.

I stepped up to coordinate, but I haven't been doing this work alone, not even close. Chad Giesbrecht has been very involved and is always the first to jump in and help with any task. And the list of volunteers include over 30 Mudge Islanders who have helped in every way from sharing barges, to towing, reinflating tires, donating valuable scrap metal, and allowing us to use their machinery. It has been a community effort through and through.

...oh, and we were able to take some garbage as well. We found a way! We've taken approximately 2.5 tonnes of garbage so far. In July we loaded a travel trailer with some large piles of garbage collected around the island. And in September we took 2 fiberglass boats as well! The boats go to a waste & recycling facility in Nanaimo. We'll continue taking more fiberglass boats and oversized garbage, one truckload at a time.

I knew you'd be happy to hear the progress, so I wanted to keep you in the loop. Thanks for the words of support along the way.

--

Laura Eagin

On Tue, May 28, 2024 at 3:52 PM Susan Yates <syates@islandstrust.bc.ca> wrote:
Way to go, Mudge Islanders! And thank you so much Laura, for sharing this with the LTC.

😊✓ Susan

On May 25, 2024, at 3:42 PM, Laura Eagin [REDACTED] wrote:

I just wanted to share with you a little good news from Mudge.

We removed 8 and a half junk vehicles by barge in the past week. Working directly with the vehicle owners and a bunch of volunteers to make it happen smoothly. And the outcome was not only successful but a real morale boost for Mudge. 🙌

Video here: <https://youtu.be/lolfv960aUA?si=nEQaWWmv3SSXO5rk>

Without naming names, I will say that a good number of these cars were on properties that received complaints, and whose owners were eager to remove the problem once and for all. 😊

The cars are being scrapped for parts and metal at the scrapyard in Nanaimo. And are no longer disintegrating or posing a threat to our fragile island environment. ❤️

I'm organizing several more of these vehicles removal efforts this summer, hoping to take care of ALL of the vehicles that people want to remove.

Have a wonderful weekend!

From: Bob Andrew [REDACTED]
Sent: Monday, October 28, 2024 8:08 PM
To: northinfo <northinfo@islandstrust.bc.ca>
Subject: Rezoning application of 98 Ha. of land between Harmac and Cable Bay trail

Hello all,,

I am sure you are aware of the rezoning application, to the City of Nanaimo, of land owned by Harmac, between Harmac mill and the Cable Bay trail, (950 and 1260 Phoenix Way) from Rural Resource to Industrial 4.

If you look at all the possible uses allowed on I4 land it includes just about anything you could imagine in the way of heavy industry including: Chemical plants, Petroleum processing, concrete/asphalt making and "Industry", amongst other uses. Industry is defined as "Co-generation, manufacturing, processing, assembly, fabrication, testing, servicing, repair, storing, transporting, warehousing of distributed goods or materials or things" etc.

Site coverage is up to 50% plus an additional 15% given certain circumstances. The literature presented suggested that a floor coverage would be roughly 1.5 million sq. ft. (not sure where that comes from)

Stated intent is to rezone the property and market it.

I do hope the Trust will object to this rezoning as I think the impact on Gabriola/ Mudge could be huge.

Sincerely,
Bob Andrew

[REDACTED]
Gabriola,
[REDACTED]



DATE OF MEETING: November 7, 2024
TO: Gabriola Island Local Trust Committee
FROM: Warren Dingman, Manager, Compliance and Enforcement
Northern Team
SUBJECT: Proposed Bylaw Compliance and Enforcement Policy – For Adoption

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee adopt the proposed Bylaw Compliance and Enforcement Policy.

REPORT SUMMARY

The purpose of this report is to present a Bylaw Compliance and Enforcement Policy document for review and consideration by the Local Trust Committee. The proposal is to incorporate all current standing resolutions for compliance and enforcement into a single document and to provide clarity on current issues and policies.

BACKGROUND

At the beginning of this year, there were a large number of complaints for Mudge Island, and the volume of files opened raised concerns about compliance and enforcement activities for Mudge, and specifically raised concerns about vexatious complaints. There were no concerns from staff about the validity of the complaints, or that they are vexatious, however, current Trust Council policies do not have specific policies for such issues. There is no policy for vexatious complaints that would prevent either files being opened or enforcement ceased because it was determined that a complaint was vexatious.

In order to address the concerns, and to provide specific direction regarding enforcement procedures such as use of discretion, a policy document for the entire Gabriola Island Trust Area was prepared for consideration by the Local Trust Committee and it was presented at their June local trust committee meeting, which resulted in the following resolution being passed.

GB-2024-054

that the Gabriola Island Local Trust Committee direct staff to revise and edit the proposed Bylaw Compliance and Enforcement Policy and consult with community members through Summer, 2024 and bring it forward by October, 2024 for the Local Trust Committee's consideration.

CARRIED

In an effort to consult with community members regarding compliance and enforcement policies, two webinars were held to provide education and information, and additional meetings were held with Mudge Island Community Association (MICA) to address specific Mudge Island concerns.

The original policy document has also been revised in order to address trust-wide concerns expressed at Trust Council about the access to private property. The new proposed policy would require 30 days notice of site inspections unless there is consent for an earlier date, however urgent matters would proceed under the current legal requirements set out in the *Local Government Act* and the Gabriola Island Land Use Bylaw.

MUDGE ISLAND - PART B

Specific concerns regarding compliance and enforcement work on Mudge Island brought forward correspondence and proposed policy changes from the Mudge Island Community Association (MICA) and meetings were held with MICA to discuss and review revisions to the original document. Some but not all suggested changes were added to Part B of the policy document, which deals specifically with policies for enforcement of the Mudge Island Land Use Bylaw.

Revisions to the original proposed policies include limiting enforcement of siting regulations on structures that are older than 25 years; only proceeding with enforcement if there are two written complaints from the immediate neighbourhood for less serious contraventions; and deferring enforcement on the principal permitted use requirement when adjacent properties have common ownership. In regards to older structures, especially ones that have never been subject to complaint, MICA has requested that the LTC consider a more recent age and the alternative option of 20 years is available to the LTC or for an age that they deem appropriate.

Policies that were not incorporated into the new policy document were those that would stop the opening of files and the initiating of investigations, as this would be contrary to Trust Council Policies that state Local Trust Committees and Trustees will not be involved in the investigation of complaints.

RATIONALE FOR RECOMMENDATION

Local governments throughout British Columbia have bylaw enforcement policy documents that provide direction to staff regarding how bylaw compliance will be sought and how enforcement will be conducted. Within the Islands Trust, Local Trust Committees have been establishing such policies piecemeal and for individual issues through the adoption of standing resolutions. Establishing the policies into one document that can be readily accessed by staff, and the general public, should ensure a more efficient, consistent, open and transparent access to information and policies, and a better understanding of how bylaw enforcement is conducted.

ALTERNATIVE RECOMMENDATIONS

- 1. That the Gabriola Island Local Trust Committee amend Part B, section 1.1.2, limiting enforcement on structures that are older than 20 years.
- 2. That the Gabriola Island Local Trust Committee direct staff to proceed no further with work on the policy document.

Submitted By:	Warren Dingman, Bylaw Compliance and Enforcement Manager	October 28, 2024
Reviewed By:	Renée Jamurat, RPP MCIP, Regional Planning Manager	October 28, 2024

Attachment:

- 1. Proposed Gabriola Island Bylaw Compliance and Enforcement Policy

PROPOSED

Gabriola Island Local Trust Committee Bylaw Compliance & Enforcement Policy

Bylaw Compliance & Enforcement Policy No. 1, effective ____XXX_____, 2024

Version No. 1

Purpose

To establish policies and procedures for bylaw compliance and enforcement in the Gabriola Island Local Trust Area in accordance with the adopted Trust Council Policies contained in Policy 5.5.1., and that are within the authority of the Local Trust Committee to enforce, and that will ensure policies and procedures are efficient, transparent, reasonable, and consistent with local community standards.

PART A

1.0 Application

This policy will apply to the Gabriola Island Local Trust Area and the enforcement of all applicable regulatory bylaws.

2.0 Definitions & Abbreviations

BEN – bylaw enforcement notice

LUB – Land Use Bylaw

LTC – Local Trust Committee

Minor structure – means any structure that does not require a building permit, and that is not located in a development permit area or located within any other environmentally sensitive area.

Respondent – means a property owner whose property is subject to a bylaw enforcement complaint.

Health & Safety concerns – means fire, unsafe construction, hazards relating to steep slopes or cliffs, dumping of sewage.

Vexatious –complaints – means complaints that are made in bad faith or for retaliatory purposes or that are considered frivolous, may be considered ———vexatious; or repeated complaints that form a part of a pattern of conduct by the complainant that amounts to an abuse of the complaint process.

4.03.0 References

Gabriola Island Land Use Bylaw No. 177

Mudge Island Land Use Bylaw No. 228

Gabriola Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 263

5.04.0 Priorities

~~5.14.1~~ Enforcement on short-term vacation rentals is a priority and proactive enforcement is authorized.

~~4.2~~ Enforcement on non-compliant dwellings will be deferred unless there are contraventions in development permit areas; or other environmentally sensitive areas; or there are concerns about health and safety; or the lack of an approved septic system; or if it is determined that there is contamination of wells or other drinking sources.

~~5.24.3~~ Enforcement on limited public markets will be deferred when they are operated indoors contrary to section B.6.2 of the LUB. Operators will be provided with information regarding the applicable land use regulations.

6.05.0 Inspection

~~6.15.1~~ At the start of any investigation, Bylaw Enforcement Officers will determine if entry to the property is necessary ~~to enter property~~ to investigate the alleged contravention or if the investigation can be conducted from a public road or other lands.

~~6.25.2~~ Bylaw Enforcement Officers will give 30 days notice for inspection of any property; unless there is consent and they are encouraged to request mutually agreeable times for a site inspection at less than 30 days.

~~6.35.3~~ Investigations into health and safety issues and matters that may cause adverse environmental impact and result in irreversible damage are a priority and may be investigated without notice pursuant to section A.3.2.1 of the LUB.

~~6.45.4~~ If a Respondent has indicated that they will work towards compliance, and have agreed on a time to comply, a site inspection is only required to confirm compliance.

~~6.55.5~~ Site inspections will be limited to the use or structure subject to complaint unless there is work observed in development permit areas, or other environmentally sensitive areas, or there are concerns regarding health and safety.

~~6.65.6~~ If a Respondent provides photographic evidence, a survey, or a professional report that confirms compliance, or other reliable evidence, a site inspection is not mandatory.

7.06.0 Enforcement Procedures

~~7.16.1~~ If a bylaw contravention is confirmed, and there is no agreement on ~~time to comply~~ deadline for compliance, there will be notice in writing, and Respondents will be given a minimum of 90 days to comply. Notice may also be given ~~at this time~~ that enforcement action will be escalated if there is no compliance at the deadline, and this may include the use of the BEN system or a request for legal action.

~~7-26.2~~ Bylaw Enforcement Officers can use their discretion to consider any reasonable ~~request for~~ time to comply ~~request~~ from Respondents, but the term cannot be for more than one year.

~~7-36.3~~ If there are contraventions in environmentally sensitive areas, or development permit areas, or if there is a risk to health and safety, there will be a demand for the Respondent to cease the use or activity immediately.

~~7-46.4~~ Respondents will be given a Bylaw Warning Notice with a minimum of 45 days to comply before a Bylaw Violation Notice is issued, unless there are health and safety concerns, or contraventions in environmentally sensitive areas.

~~7-56.5~~ Bylaw Violation Notices will not be issued more than once per week unless authorized by the Manager of [Bylaw](#) Compliance and Enforcement.

~~8.07.0~~ Closing Files

~~8-17.1~~ If the identity of a complainant cannot be confirmed during the course of an investigation, or if a complainant ~~used-uses~~ a false name, the file will be closed.

~~8-27.2~~ If the contravention is for a minor structure that has only received one written complaint ~~from one person~~, the file can be closed.

~~8-37.3~~ If it is unreasonable for a Respondent to comply, whether due to specific circumstances or finances, Bylaw Enforcement Officers [or the Manager of Bylaw Compliance and Enforcement](#), can use their discretion to close the file.

~~8-47.4~~ If a contravention has been identified that is subject to deferred enforcement by the LTC, the file can be closed unless there are contraventions that exist in environmentally sensitive areas or there are concerns about health and safety.

~~8-5~~ If a Respondent is financially unable to comply with the LUB, the Manager of Bylaw Compliance and Enforcement can use his discretion to close the file.

~~8-77.6~~ The LTC will be notified when any file is closed.

~~9.08.0~~ Frivolous, Repeat or Vexatious Complaints

~~9.1~~ Complaints that are made in bad faith or for retaliatory purposes may be considered vexatious.

~~10.09.0~~ Communications

~~10-19.1~~ When a file is opened and an investigation commenced, Respondents will be advised of the Trust Council Policy that authorized the opening of the file and that an investigation has commenced.

~~10-29.2~~ Respondents will receive as much information about complaints against their properties as possible without revealing the identity of the complainant.

~~10-39.3~~ The Manager of [Bylaw](#) Compliance and Enforcement will communicate with Trustees or the LTC if there are questions or concerns regarding individual files.

~~10.49.4~~ The Manager of Bylaw -Compliance and Enforcement will arrange public education sessions regarding bylaw enforcement when appropriate and time permitting.

~~10.59.5~~ Bylaw staff will be available during regular LTC meeting ~~town hall~~ public comment sessions to answer questions regarding bylaw enforcement.

~~11.010.0~~ Reporting

~~11.110.1~~ The LTC will receive regular reporting on bylaw compliance and enforcement files.

~~11.210.2~~ The Manager of Compliance and Enforcement will report to the LTC any concerns, trends, or issues with enforcement that they believe the LTC needs to be aware of.

~~11.310.3~~ The Manager of Compliance and Enforcement will maintain the Gabriola Island Bylaw Enforcement Policy and will report to the LTC if amendments are recommended or required.

PART B

MUDGE ISLAND

All policies in Part A will apply to compliance and enforcement of the Mudge Island Land Use Bylaw ~~will apply~~ with the following exceptions:

1.1 Priorities

~~1.1.1~~ Enforcement of the Mudge Island Land Use Bylaw No. 228 will be deferred until a full review of policies and procedures for compliance and enforcement is complete and adopted, and a targeted review of Land Use Bylaw No. 228 is undertaken by the Gabriola Local Trust Committee; with the exception of enforcement of derelict trailers and vehicles, health and safety concerns, interference with archeological heritage sites, or possible environmental damage that are a significant concern, and these would be brought to the Local Trust Committee for review.

~~1.1.1.1.2~~ Enforcement will not proceed for siting contraventions involving structures that are older than 25 years. Property owners will be able to repair and maintain these structures as long as they did not expand the contravention.

~~1.1.21.1.3~~ Enforcement will not proceed regarding otherwise lawful accessory uses, buildings and structures on a parcel where no principal use exists if the adjacent parcel has a permitted principal use and both parcels are held under common ownership.

~~1.1.3~~

1.2 Inspection and Enforcement Procedures:

~~1.2.1~~ Subject to section 1.1.1, e Enforcement will proceed only if there are written complaints received from two property owners residing on separate parcels located in the immediate neighbourhood; and where the contraventions are causing a nuisance or an adverse effective in the neighbourhood.

~~1.2.2~~ Enforcement on contraventions that are in environmentally sensitive areas, ~~or~~ concern issues of health and safety, or interfere ~~nee~~ with archeological heritage sites, will proceed

Formatted: Outline numbered + Level: 3 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.4" + Indent at: 0.9"

- if there is a written complaint from any person ~~or interference with archeological heritage~~
- 1.2.3** There will be 30 days notice for site inspections unless there is consent for an earlier date, or there are concerns about contraventions in environmentally sensitive areas, ~~and~~ issues of health and safety.
- 1.2.4** For confirmed contraventions, a minimum of 180 days will be given ~~as time~~ to comply unless there are immediate concerns regarding health and safety or possible environmental damage.
- ~~1.1.1.2.5 Enforcement will not proceed for siting contraventions involving structures that are older than 25 years.~~
- ~~1.1.2.1.2.6 Enforcement will not proceed regarding otherwise lawful accessory uses, buildings and structures on a parcel where no principal use exists if the adjacent parcel has a permitted principal use and both parcels are held under common ownership.~~

Commented [SB2]: These 2 should be moved to section 1.1 Priorities.

PART C

Bylaw Enforcement Notice Bylaw Screening Officer's Powers and Duties Policy

Appointment of Screening Officers

Pursuant to section 7.2 of the Gabriola Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 263, 2011, (the Bylaw) the persons holding the following positions are appointed as screening officers:

- 1) Regional Planning Manager;
- 2) Manager of Compliance and Enforcement; and
- 3) Bylaw Compliance and Enforcement Assistant.

Screening Officer Powers and Duties

The powers and duties of the screening officer are contained in section 7.3 of the Bylaw. It is the direction of the Gabriola Island Local Trust Committee (LTC) that these powers and duties are only exercised in respect to each of the above positions as follows:

- 1) Regional Planning Manager. -In respect to Bylaw Violation Notices issued by the Manager of Compliance and Enforcement, only the Regional Planning Manager, acting as Screening Officer, may exercise all of the powers and duties in Section 7.3 of the Bylaw;
- 2) Manager of Compliance and Enforcement. In respect to Bylaw Violation Notices issued by Bylaw Compliance and Enforcement Officers, only the Manager of Compliance and Enforcement, acting as Screening Officer, may exercise all of the powers and duties in Section 7.3 of the Bylaw;
- 3) Bylaw Compliance and Enforcement Assistant. In respect to Bylaw Violation Notices issued by the Manager of Compliance and Enforcement, and Bylaw Compliance and Enforcement Officers, the Bylaw

Compliance and Enforcement Assistant, acting as Screening Officer, may exercise only those powers and duties in Section 7.3(1) and 7.3(2) of the Bylaw.

Authorized Reasons to Cancel Bylaw Violation Notices

The Screening Officer may cancel a Bylaw Violation Notice if satisfied that one or more of the following reasons exist:

1. The contravention did not occur as alleged.
2. The contravention no longer exists.
3. The Bylaw Violation Notice was issued to the wrong person.
4. The Bylaw Violation Notice was not completed properly.
5. The issuance of the Bylaw Violation Notice did not adhere to established Trust Council or LTC policies.
6. It is unreasonable for the person to pay the penalty.
7. An exception specified in the bylaw or related enactment or LTC Standing Resolution exists.
8. A permit exists or has been obtained that authorises the alleged contravention.
9. There is poor likelihood of success at adjudication for the Local Trust Committee the following reasons:
 - a. The evidence is inadequate to show a contravention;
 - b. Incorrect information was relied ~~upon~~ in issuing the Bylaw Violation Notice;
 - c. The disputant intends to challenge the bylaw with a legal argument that is ill suited to the adjudication process or the legal arguments are too complicated to be decided by an adjudicator.
10. It is not in the public interest to proceed to adjudication for one of the following reasons:
 - a. The bylaw has changed since the Bylaw Violation Notice was issued and now authorizes the contravention;
 - b. An LTC resolution has deferred enforcement on the specific contravention;
 - c. The LTC has closed the file;
 - d. The offence occurred because of a circumstance that made it unreasonable for the person to comply with the bylaw.

File No.: Policy Statement
Amendment Project (PSAP)

DATE OF MEETING: Fall 2024

TO: Local Trust Committees
Bowen Island Municipality

FROM: Trust Area Services

SUBJECT: Phase 4 Community Engagement Options - Policy Statement Amendment Project (PSAP)

RECOMMENDATION

1. That *[name of LTC/Bowen Island Municipality]* select Engagement Option(s) *[Insert option #s here]* for Phase 4 community engagement about the new draft Islands Trust Policy Statement.

REPORT SUMMARY

The purpose of this report is to provide local trust committees (LTCs) and Bowen Island Municipality (BIM) with the opportunity to advise Trust Council which, if any, local public engagement activities the LTC/BIM would prefer used to seek community input to inform the LTC's/BIM's referral response to Trust Council about the draft new Policy Statement. Trust Council will refer the new Policy Statement to LTCs and Bowen Island Municipality for comment once Trust Council has provided approval in principle.

The project work plan anticipates that virtual and on-island engagement will take place between May and October 2025.

BACKGROUND

Through approval of the Policy Statement Amendment Project Charter, Islands Trust Council has confirmed its intent to support a six-month local engagement window once Trust Council grants the draft Policy Statement approval in principle.

The project charter for the Policy Statement Amendment Project envisions Phase 4 engagement taking place simultaneously at the federation-wide and local trust area/Bowen Island levels. At the federation-wide level, the following engagement activities are planned:

- A survey¹, available both online and in hard copy that can be picked up at key locations on the islands; and
- An online workshop open to all that wish to attend.

¹ There will be an opportunity for people to phone in their answers to the survey as well.

Options for on-island engagement are laid out in the table below.

This will be the fourth time that local communities have been engaged as part of the Policy Statement Amendment Project. Information about previous engagement phases is available in the “Project Library” on the [Islands 2050 webpage](#).

ANALYSIS

On-Island Engagement Options

Option Number	Option Type	Option Description	Trust Area Services Staff Participation	Option Cost (from PSAP budget)
1.	No formal on-Island engagement	LTC/BIM receives the draft policy statement and develops a referral response based on their own perspectives or information gathered informally in the community ²	N	\$0
2.	Town Hall during regular LTC/BIM meeting(s)	LTC/BIM allocates time within one or more regular LTC meetings to hear views of community members	N	\$0
3.	LTC/BIM-led Community Information Meeting prior to regular LTC meeting	LTC/BIM requests and advertises Community Information Meeting to be held on regular LTC/BIM meeting day specific to the draft new Policy Statement	N	\$XXX (advertising) \$XXX (engagement materials)
4.	Staff-led Community Information Meeting prior to regular LTC/BIM meeting	LTC/BIM requests and advertises for Community Information meeting to be held on regular LTC/BIM meeting day specific to the Policy Statement	Y	\$XXX (advertising) \$XXX (engagement materials)
5.	Staff-led Community Information Meeting outside of regular LTC/BIM meeting ³	LTC requests and advertises for special meeting to be held specific to the Policy Statement	Y	\$XXX (advertising) \$XXX (engagement materials) \$XXX (hall rental + catering) \$XXX (minute taker)

² Trustees are welcome to convene informal gatherings at their own cost, but use of project funds requires a more formal structure (minute taker/recorder etc).

³ On-Island engagement events that involve TAS staff will likely involve total overtime, travel, and potentially accommodation costs in the order of between \$250 and \$1,000.

6.	Staff-run info booth	Staff set up a booth at a popular community hub to share information about the PSAP and gather feedback for presentation to LTC/BIM	Y	\$XXX (advertising) \$XXX (engagement materials)
7.	Staff-run info booth on the ferry	Staff set up a booth on the ferry to share information about the PSAP and gather feedback for presentation to LTC/BIM	Y	\$XXX (advertising) \$XXX (engagement materials)

Issues and Opportunities

Need for Local Engagement

LTCs/BIM considering Phase 4 local engagement for the Policy Statement Amendment Project should consider the nature of the information they hope to receive to inform their referral response. LTCs/BIM are under no obligation to pursue on-island engagement if they are satisfied they can comment on the draft Policy Statement without it. A survey option will be available to on-island residents regardless of an LTC's/BIM's on-island engagement selection.

Project Budget

Subject to Trust Council approval, the anticipated budget for Phase 4 on-island community engagement is \$20,000. This is not sufficient for staff-supported engagement on all 13 large islands or associated islands. Once all LTCs/BIM have submitted their engagement requests, staff will review the nature of each request, and if it does not seem feasible to deliver the type of engagement requested with the existing budget, staff will advise Executive Committee and propose options and alternatives.

Rationale for Recommendation

The purpose of this report is to solicit LTC/BIM direction so Trust Area Services staff can prepare appropriate opportunities and materials in support of local trust committee engagement on the Policy Statement. The content of any recommendations is at the LTC's/BIM's discretion.

ALTERNATIVES

1. Request alternative approach to engagement

The LTC/BIM may have ideas for local engagement that staff have not included above. If this is the case, and provided such ideas are feasible within both project budget and timeline, then LTC/BIM may request this approach. If this is the case, the following resolution is appropriate :

That the [name of LTC/Bowen Island Municipality] requests the following form of local engagement for Phase 4 community engagement about the new draft Policy Statement

NEXT STEPS

Staff will collate the on-island engagement requests of all LTCs/BIM and assess them for feasibility relative to project budget and staff resources. Depending on the results of that assessment, staff will draft a public engagement plan and schedule for Trust Council approval and/or seek direction from Executive Committee if LTC/BIM requests exceed budget or resourcing limits.

Submitted By:	Jason Youmans, Senior Policy Advisor	September 26, 2024
Concurrence:	Clare Frater, Director, Trust Area Services	October 2, 2024

ATTACHMENTS

- 1. Policy Statement Amendment Project Charter V9

Policy Statement Amendment Project - Project Charter V9

Purpose To support Trust Council’s update of the Islands Trust Policy Statement bylaw, incorporating feedback from Indigenous Governing Bodies, the public, and referral agencies, and approval by the Minister of Municipal Affairs.

Background Trust Council has assigned Executive Committee, with involvement from Trust Programs Committee as appropriate, the task of updating the Islands Trust Policy Statement through the lenses of reconciliation, climate change, and affordable housing, and to undertake early engagement with Indigenous Governing Bodies (IGBs) and the public in the process.

Objectives

- To adopt an updated Policy Statement bylaw that supports Trust Council’s commitments to reconciliation, climate change, and affordable housing, and reflects feedback from the public, IGBs, and partner agencies.

In Scope

- Amendment drafting of V1 as directed by TC resolutions, communications, legal review, and implementation planning
- IGB engagement, public engagement, and agency referrals
- Four readings/Ministerial approval

Out of Scope

- Treaty or territorial negotiations or accommodation
- Consequential amendments to official community plans and land use bylaws

Workplan Overview

Major Deliverable/Milestone	Dates
Past Years (FY 2019-20, 2021-22, 2022-23, 2023-24) -IGB early engagement Phases 1 (2019-2021), 2 (2021-2022), and 3 (2023) -Public engagement Phases 1 (2019-2020), 2 (2021), and 3 (2022) -Policy review and analysis by Trust Council’s committees/working groups and staff (2020-22) -Amendment drafting and legal review Phase 1 (Apr-Jun 2021), Phase 2 (Dec 2022-Mar 2023) - IGB Early engagement Phase 3	2019-2024
Present (FY 2024-25) - Review and revision of draft Policy Statement by Committee of the Whole	May - December 2024
Proposed Next Steps (FY 2024-25) - Approval in principle by Trust Council -Six month public engagement (referrals to local trust committees and Island Municipalities for local engagement; Trust-wide survey; and virtual community workshop) - Amendments and First Reading - Bylaw referral to IGBs, regional districts, Conservancy Board and others	Jan 2025 May– October 2025 Nov- Dec 2025 Dec 2025 - March 2026
Final Adoption (FY 2025-26/2026-27) -Trust Council receives referral responses and passes resolutions on further revisions required -Amendment drafting and amendment/ Second and Third Reading by Trust Council -Refer proposed bylaw to Minister with final FN engagement report; allow six months for review - Ministerial Approval (estimated—no statutory timeline), and Adoption -Final graphic design and distribution, celebration event, implementation planning	April 2026 May 2026 May2026 Dec 2026 Dec 2026—Jan 2027

Project Team

Executive Committee
Trust Programs Committee
Director, TAS

Project Champion
Policy Content Advisors
Project Director

Sr. Policy Advisor

Project Manager & Policy Writer

Program Coordinator

Public Engagement Coordinator

Communications Specialist

Communications Coordinator

Budget

Item	FY 24-25	FY25-26	FY26-27
Communications	\$10,000	\$26,000	\$10,000
Public Engagement	\$0	\$60,000	\$0
Legal Review	\$25,000	\$5,000	\$5,000
Capacity Funding	\$4,000	\$0	\$0
Total Activity Costs:	\$39,000	\$91,000	\$15,000

Approved by:

Clare Frater, Director, TAS

Endorsement: TC

Date: TC-2024-077, Sept, 25, 2024

***Timeline assumes Trust Council schedules special meetings between regular quarterly meetings.**



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY OCTOBER 1ST, 2024 BOARD MEETING

NOTE: For more detail on Islands Trust Conservancy meetings, including meeting minutes, please visit <https://islandstrust.bc.ca/whats-happening/meetings-and-events/>

1. ORGANIZATION UPDATES/TEAM

- The Islands Trust Conservancy (ITC) Board welcomed new Provincially Appointed Board Member, Tanner Timothy.

2. STRATEGIC PLANNING/ADMINISTRATION

- The ITC Board adopted Islands Trust Conservancy Bylaw No. 4, cited as “Islands Trust Conservancy Freedom of Information and Protection of Privacy Bylaw No. 4, 2024”.
- The ITC Board directed staff to request meetings with Executive Committee three times per year for focused discussion on topics of mutual interest, with an optional fourth meeting, if needed.
- The ITC Board directed staff to review policies related to the acquisition of lands and covenants, giving consideration to how to best address topics such as potential cutting of firewood within covenanted areas, need for priority of covenants related items over mortgages, minimum size, and landholder supports.
- The ITC Board received the Budget Report for information. The ITC Board directed staff to add \$4,000 to the 2025-26 budget request for bookkeeping services, and to add \$1,160 per covenant to property management funds to reflect new covenants taken on in the 2024-25 fiscal year.
- The ITC Board received the 2024 ITC Annual Work Plan mid-year update. Discussion ensued on funding and First Nations engagement/ITC Five Year Plan project.
- Trustee Elliott provided an update to the ITC Board from Executive Committee. Items reported include support from Trust Council on Trust Area Services staffing item recommendation, Chief Administrative Officer (CAO) Hiring Committee updates, and First Nations engagement.
- Trustee Gauvreau provided an update to the ITC Board from Governance Committee including approval from Trust Council on a comprehensive Provincial review of Islands Trust and the *Islands Trust Act*.

3. COVENANT AND PROPERTY ACQUISITIONS

- The ITC Board rose and reported that it had authorized staff to spend up to \$6,000 from existing budgets towards the cost of a land survey, an Ecological Gifts Program appraisal, and the costs of covenant registration for a NAPTEP covenant on Salt Spring Island.
- The ITC Board authorized the Chair to sign a covenant with Yarrow Koontz for the protection of a portion of land on Gabriola Island, and directed staff to register the covenant through the Natural Area Protection Tax Exemption Program (NAPTEP).



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

- The ITC Board authorized the Chair to sign a covenant with Skye Larmour for the protection of a portion of land on Salt Spring Island, and directed staff to register the covenant through the NAPTEP.

4. COVENANT AND PROPERTY MANAGEMENT

- The ITC Board directed staff to continue work on the management plan for the Ruby Alton Nature Reserve.
- The ITC Board received the Public Acquisitions Report and Public Covenants Report for information.

5. COMMUNICATIONS AND OUTREACH

- Correspondence was received from Minister Kang to Chair Smith regarding fund investment and land management in the absence of an approved Islands Trust Conservancy Plan. Chair Smith clarified that ITC has funds requiring investment and that the ITC Board had asked Minister Kang if ITC could invest its money. The Minister responded yes.
- Correspondence was received from Stewart Brands, a long-term resident of Galiano Island, regarding protective covenants and the need for Islands Trust to financially support conservation by private landholders. By general consent, the ITC Board agreed that Chair Smith would draft a response to Stewart Brands and provide a draft to the Ecosystem Protection Specialist for review.

Learn more about Islands Trust Conservancy: <https://islandstrust.bc.ca/conservancy/>

Subscribe for Islands Trust Conservancy updates: <https://islandstrust.bc.ca/subscribe/>



the Heron



A newsletter from the Islands Trust Conservancy, protecting islands in the Salish Sea | islandstrust.bc.ca/conservancy

FALL 2024

Take me home! 
This newsletter is provided FREE by ITC

William's Story Islands Trust Conservancy's Youngest Donor

p.3

WATERFALL ON SALT SPRING ISLAND. PHOTO: KRISTINE MAYES



For links and additional media, visit the Heron Newsletter online.

www.islandstrust.bc.ca/conservancy/heron-newsletter/



ALSO IN THIS ISSUE

FALL FOLIAGE. PHOTO: CARLA FUNK

BEACH WOOD. PHOTO: LISA WILCOX

Stewardship
Tips for Fall p. 2

First Nations
Engagement at ITC ²⁰³ p. 3

Stewardship Tips for Fall

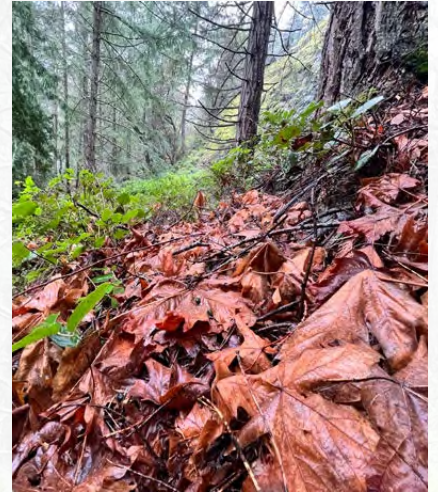
Join us in protecting and preserving the unique and special nature of the islands in the Salish Sea as the seasons change. We want to make it easy for you to participate in land and species stewardship on your property and in your community, so in this issue, we're sharing some helpful stewardship tips for fall.

Leave the Leaves

Leaving fallen leaves and plant stems is one of the most valuable things you can do to protect pollinators and other invertebrates. Leaves provide habitat essential to the survival of everything from moths and butterflies, to snails and spiders.

For example, some butterflies lay their eggs on fallen leaves, so that the leaves can be eaten by the caterpillars as soon as they emerge. For other species, cocoons and chrysalises are actually made of leaves, or camouflaged to look like leaves.

Bumblebees and other butterfly caterpillars rely on leaf litter for shelter from winter weather and predators. Similarly, hollow plant stems provide an excellent place for native bees to hibernate.



LEAVES AT MOSS MOUNTAIN NAPTEP COVENANT. PHOTO: CARLA FUNK



OCEANSPRAY. PHOTO: CARLA FUNK

Plant and Sow Native Plants

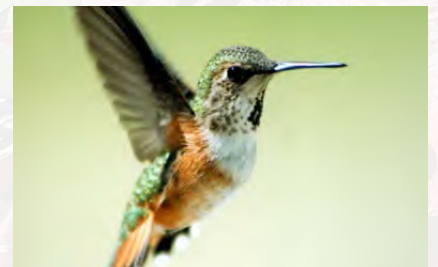
Fall is the best time to enhance your garden with native species because we can mimic natural cycles. Many native wildflowers naturally drop their seed at the end of summer and some require exposure to cold, moist conditions for a period of time in order to germinate (this is called cold-stratification).

Fall is also a good time for planting because it allows roots to establish before the winter freeze, so they are strong and ready to support above-ground growth as soon as spring arrives.

Consider plants that birds can forage on through the fall and winter in years to come. Satinflower Nurseries suggests hardhack/spirea, coastal mugwort, Canada goldenrod, California aster, oceanspray, and snowberry as good sources of nourishing seeds and berries.

Protect Migrating Birds

It's always a good time of year to mark up reflective windows with bird-safe tape, Acopian bird savers, soap, or decals to prevent collisions as birds migrate through our region to their wintering grounds.



RUFIOUS HUMMINGBIRD. PHOTO: TODD CARNAHAN



Islands Trust and Islands Trust Conservancy respectfully acknowledge that the lands and waters that encompass the Islands Trust Area have been home to Indigenous peoples since time immemorial and that their deep connection to the islands continues to this day. We are committed to reconciliation, to upholding the rights of Indigenous peoples, and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea. The Islands Trust Area is located in the treaty and territorial lands and waters of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəθən, səlilw'ətəl, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, la?əmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W JOLELP, WSIKEM, Xeláltxw, Xwémalhkwx, Xwsepsum, and x'wəθk'əy.

PHOTO: LISA WILCOX

William's Story: ITC's Youngest Donor

In 2011, William Holzapfel, six years old at the time, donated to Islands Trust Conservancy (ITC) with a portion of his allowance, becoming the youngest person to donate to the organization. Now a 19 year old student at Vancouver Island University, William shares that he wanted to make a contribution to the Conservancy at age six to protect the island he grew up on for generations to come. "I spent the first 10 years of my life on Salt Spring Island, going to school and enjoying hikes on land that the Conservancy protects. After learning more about ITC through my mom, I knew I wanted to make a contribution to the organization to ensure the land and beauty of the nature around me was protected forever."

William's donation was placed in the Opportunity Fund which since 2005, has supported countless conservation projects across the islands in protecting land and preserving species and ecosystems. Today, William highly encourages others to donate to the Conservancy.

"One small donation can make a huge impact."

Join William in giving back to the islands you love. Learn more about donating to ITC at islandstrust.bc.ca/donate-to-conservancy-2/.



WILLIAM AT AGE SIX ON
SALT SPRING ISLAND

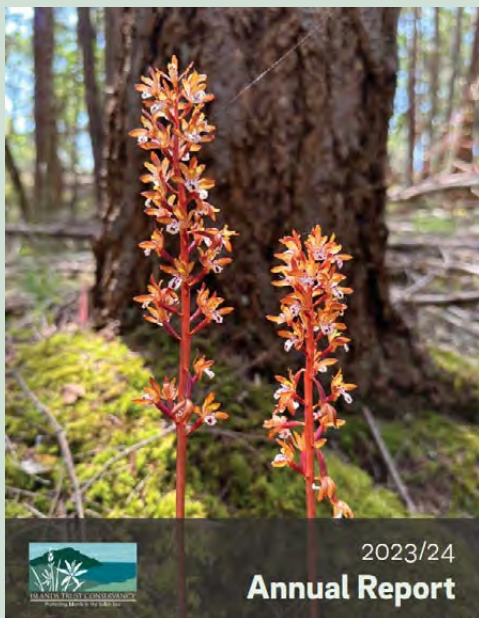
If you've named ITC in your Will, we'd love to hear from you!

Knowing ahead of time helps us plan future conservation efforts. Connect with our Strategic Fund Development Specialist, Mike Richards:

 250-405-5186

 itcmail@islandstrust.bc.ca

First Nations Engagement at ITC



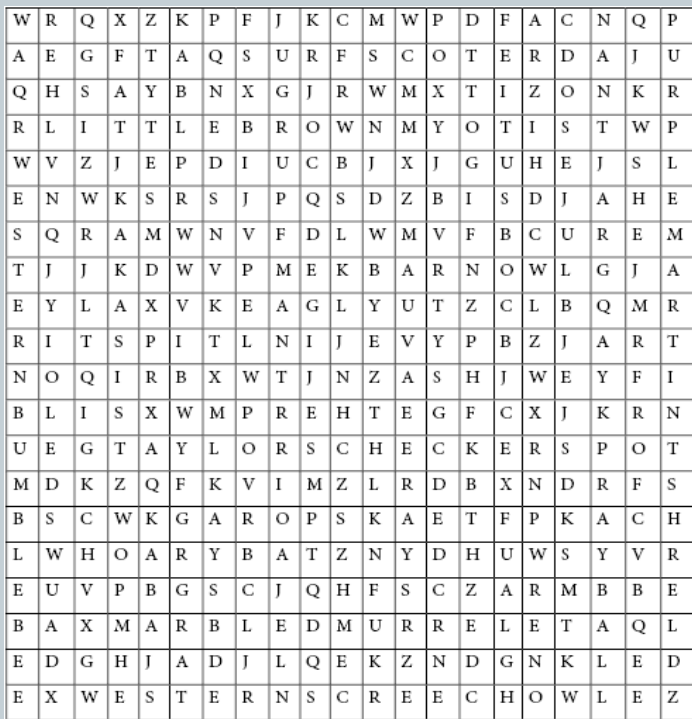
COVER OF 2023/24 ITC ANNUAL REPORT.

Under the Islands Trust Act, Islands Trust Conservancy is required to prepare a Plan at least every five years to guide its work. The Plan sets out five year goals and policies for approval by the Minister of Municipal Affairs.

In January 2024, the Minister asked the Islands Trust Conservancy Board to engage First Nations to further inform the ITC Board of First Nations' interests as they relate to the Conservancy's work and to the 2026-2030 Five Year Plan that will be developed in 2025. The ITC Board has made First Nations engagement a priority for 2024/2025.

ITC is looking forward to growing relationships with First Nations around land stewardship in the coming year and into the future.

Read more in our 2023/2024 Annual Report at islandstrust.bc.ca/conservancy/our-impact/.



SURF SCOTER. PHOTO: KRISTINE MAYES

Species at Risk Word Search

1. Marbled Murrelet
2. Western Painted Turtle
3. Taylor's Checkerspot
4. Little Brown Myotis
5. Surf Scoter
6. Purple Martin
7. Western Screech-Owl
8. Western Bumble Bee
9. Hoary Bat
10. Barn Owl

Learn more about the work we do to protect Species at Risk through our Species at Risk Program!

islandstrust.bc.ca/conservancy/species-at-risk/

Follow us on social media

facebook.com/IslandTrustConservancy linkedin.com/islandstrustconservancy
x.com/IslandTrustConservancy instagram.com/islandstrustconservancy

Watch us on YouTube

youtube.com/IslandTrustConservancy

Printed on 100% post consumer recycled paper.
Recycle by giving to a friend. ♻️

YES! I want to preserve and protect the islands!

100% of your donation goes directly to protecting the islands you love.

Your donations of \$20 or more will receive an official donation receipt for income tax purposes.*

Questions? Contact us!

☎ 250-405-5186 ✉ itcmail@islandstrust.bc.ca

Or mail to: 200-1627 Fort Street, Victoria, BC V8R 1H8

Name	
Address	
City	Country
Prov/State	Postal/Zip code
Phone	
Email	

Share your vision with future generations — please consider remembering Islands Trust Conservancy in your Will.

🖱 To donate online visit:

islandstrust.bc.ca/donate-to-conservancy



SCAN ME

☐ Yes, I am okay with public recognition of my donation.

My donation amount: ☐ \$50 ☐ \$100 ☐ \$200 ☐ \$_____

I wish to donate by:

☐ Cheque (made payable to the Islands Trust Conservancy)

☐ Visa ☐ MasterCard

Card Number	
Expiry Date mm/yy	Security Code (back of card)
Signature	

*Islands Trust Conservancy is a qualified donee as a Crown agent under B.C.'s Islands Trust Act. Islands Trust business # 122013576 RT000T

10/31/2024

Gabriola Local Trust Committee Open Applications Report

Type	Application Number	Applicant	Address	Description	Planner	Date Received	Status	Most Recently Completed Activity
Subdivision								
	GB-SUB-2011.1		0 DANIEL WAY	To create 2 parcels on Daniel Way (THE NORTHWEST 1/4 OF	Stephen Baugh	12/23/2010	In Abeyance	Record and File PLR
	GB-SUB-2024.1	Scott Stevenson		PID: 027-086-500 subdivision to create 11 lots at Lot 20, Section 8 on Gabriola Island.	Sonja Zupanec	03/13/2024	Administrative Approval	Generate and Send Referral Response Form
	GB-SUB-2024.2	Scott Stevenson	0 STOKES RD	subdivision to create 2 lots at NORTH EAST 1/4 OF SECTION 3 GABRIOLA ISLAND NANAIMO DISTRICT EXCEPT PARCEL A (DD	Sonja Zupanec	04/30/2024	Administrative Approval	Generate and Send Referral Response Form
Development Permit								
	GB-DP-2021.1		0 STOKES RD	PID: 003-134-806 DP application for protection of development from hazardous conditions DPA6, relating to	Sonja Zupanec	05/20/2021	In Abeyance	Generate Complete Application Letter
	PLDP20240249	Charlene; Jamie Begin	539 PAISLEY PL	NA	Stephen Baugh	10/01/2024	Local Trust Committee	Generate Staff Report
Rezoning								
	GB-RZ-2022.1	Kent Moen	750 TIN CAN ALLEY, GABRIOLA, BC V0R 1X3	PID: 023-005-629 Change zoning to accommodate multiple changes in use. Civic address: 750 Tin Can Alley,	Stephen Baugh	06/07/2022	In Progress Rezoning	Generate & Send Notice of LTC Decision
	GB-RZ-2023.1	John Steil	0 DESCANSO BAY	PID: 025-798-090 and 025-798-103 renovation and expansion of	Stephen Baugh	06/13/2023	Local Trust Committee	Waiting for APC Response
	GB-RZ-2024.1	Talyn Martin	0 SOUTH RD	PID: 004-633-989 seeking a rezoning from industrial to commercial in order to build a	Stephen Baugh	01/10/2024	Waiting for Revisions	Generate Notice of Revisions
	PLRZ20240091	Nigel Gray	793 LOCKINVAR LANE	Proposed rezoning to add propane tank storage and	Ian Cox	06/18/2024	Local Trust Committee	Assign to LTC Meeting
Development Variance Permit								
	GB-DVP-2022.3	Thomas Pink	1160 THE STRAND, GABRIOLA, BC V0R 1X3	PID: 008-828-067 Shoreline protection variance. Civic	Margot Thomaidis	06/23/2022	Waiting for Revisions	Planning Review



Gabriola Local Trust Committee Open Applications Report

Type	Application Number	Applicant	Address	Description	Planner	Date Received	Status	Most Recently Completed Activity
	GB-DVP-2022.4	Mark & Gail Woodside	1170 THE STRAND, GABRIOLA, BC V0R 1X3	PID: 008-828-059 Foreshore protection variance. Civic address: 1170 The Strand, Gabriola Island, BC.	Margot Thomaidis	06/30/2022	Under Review	Generate Complete Application Letter
Temporary Use Permit								
	GB-TUP-2023.5	Geneen & Alex Georgiev & Godfrey	868 CHICHESTER RD, GABRIOLA, BC V0R 1X1	PID: 006-985-742 temporary use permit for short-term rental at 868 Chichester Rd W on Gabriola Island.	Stephen Baugh	10/16/2023	Local Trust Committee	Record LTC Decision/Update FUAL
Number of Open Applications	12							

Islands Trust
LTC EXP SUMMARY REPORT F2025
Invoices posted to Month ending September 2024

620 Gabriola	Invoices posted to Month ending September 2024	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-620	LTC "Trustee Expenses"	680.00	0.00	680.00
LTC Local				
65200-620	LTC - Local Exp - LTC Meeting Expenses	2,300.00	1,980.20	319.80
65210-620	LTC - Local Exp - APC Meeting Expenses	2,000.00	0.00	2,000.00
65220-620	LTC - Local Exp - Communications	200.00	0.00	200.00
TOTAL LTC Local Expense		<u>4,500.00</u>	<u>1,980.20</u>	<u>2,519.80</u>
Projects				
73001-620-2001	Gabriola OCP/LUB	77,000.00	786.14	76,213.86
73001-620-4105	Gabriola Ecological Protection Zone	2,000.00	0.00	2,000.00
TOTAL Project Expenses		<u>79,000.00</u>	<u>786.14</u>	<u>78,213.86</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.
9.	August 8, 2024	GB-2024-066	Defer enforcement of Mudge Island Land Use Bylaw No. 228 except...	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee replace standing resolution GB-2024-023 with the following: defer enforcement of the Mudge Island Land Use Bylaw No. 228 until a full review of policies and procedures for compliance and enforcement is complete and adopted, and a targeted review of Land Use Bylaw No. 228 is undertaken by the Gabriola Local Trust Committee; with the exception of enforcement of derelict trailers and vehicles, health and safety concerns, interference with archeological heritage sites, or possible environmental damage that are a significant concern, and these would be brought to the Local Trust Committee for review.

Active Projects Report

Gabriola Island

1. Major Project - Gabriola Island Comprehensive OCP and LUB Review - Phase 2

Responsible

Dates

Activity:

Narissa Chadwick

To identify and prioritize the community values and vision that will inform the review of Gabriola Island's Official Community Plan and Land Use Bylaw through engaging First Nations, the Gabriola community, community organizations and other relevant groups. The 2024/25 Gabriola Island OCP and LUB Comprehensive Review will address a number of issues of importance to the Gabriola Community. In Phase 1 (2023/24), community engagement helped to identify the vision and values of the community. The next phases of the project will build upon this work with focused engagement on specific topic areas, undertake a water balance assessment and drafting of OCP policies related LUB changes. The project will result in a new Official Community Plan and Land Use Bylaw for Gabriola Island.

2. Minor Project - Ecological Protection Zone - LUB Amendments

Responsible

Dates

Activity:

Stephen Baugh

To develop a new ecological protection zone for the Gabriola Island Land Use Bylaw No. 177, which includes the rezoning of Elder Cedar Nature Reserve to a conservation/protection type zone.

Future Projects Report

Gabriola Island

1. 1. LTC Initiated Rezoning of Property with PID: 003-134-806

Responsible

Date Received

Bylaw amendments to rezone property with PID: 003-134-806. Legal Description:
NORTH EAST 1/4 OF SECTION 3 GABRIOLA ISLAND NANAIMO DISTRICT EXCEPT PARCEL
A (DD 77326I) AND EXCEPT PLANS EPP19453 AND EPP66666

2. 2. Advisory Planning Commission bylaw

Responsible

Date Received

Amendments to Bylaw No. 296 to require that APCs set a regular monthly meeting date
and time.

3. 3. Mudge Island Official Community Plan and Land Use Bylaw Review

Responsible

Date Received

Comprehensive review or targeted amendments to Mudge Island OCP and LUB.