



Gabriola Island Local Trust Committee

Regular Meeting Agenda

Date: January 23, 2025
Time: 10:30 am
Location: Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC

Pages

- | | | |
|---|---|---------|
| 1. CALL TO ORDER | 10:30 AM - 10:35 AM | |
| "Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change." | | |
| 2. TERRITORIAL ACKNOWLEDGEMENT | | |
| 3. APPROVAL OF AGENDA | | |
| 4. REPORTS | 10:35 AM - 10:50 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 | 10:50 AM - 11:05 AM | |
| 6. MINUTES | 11:05 AM - 11:10 AM | |
| 6.1 | Local Trust Committee Minutes dated November 7, 2024 – for adoption | 4 - 15 |
| 6.2 | Section 26 Resolutions-Without-Meeting Report - none | |
| 6.3 | Advisory Planning Commission Minutes - none | |
| 7. BUSINESS ARISING FROM MINUTES | 11:10 AM - 11:25 AM | |
| 7.1 | Follow-up Action List dated January 15, 2025 | 16 - 20 |
| 7.2 | City of Nanaimo Rezoning - 950 and 1260 Phoenix Way, Nanaimo, BC | 21 - 21 |
| 8. DELEGATIONS - none | | |

9.	APPLICATIONS AND REFERRALS	11:25 AM - 11:40 AM	
9.1	GB-RZ-2022.1 (Moen) - Staff Report		22 - 94
10.	LOCAL TRUST COMMITTEE PROJECTS	11:40 AM - 11:55 AM	
10.1	Major Project: Gabriola Island Comprehensive Official Community Plan and Land Use Bylaw Review Project Update - Memorandum		95 - 99
11.	CORRESPONDENCE	11:55 AM - 12:15 PM	
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>		
11.1	Letter dated December 10, 2024 from S. Miller regarding refund of Development Variance Permit application fee		100 - 101
11.2	Letter dated January 2025 from Village Vision regarding website support		102 - 102
	~ BREAK 12:15 PM - 12:45 PM ~		
12.	NEW BUSINESS - none		
13.	STAFF REPORTS	12:45 PM - 1:15 PM	
13.1	Trust Council Meeting Highlights - December 3 - 5, 2024		103 - 104
13.2	Trust Conservancy Board Meeting Highlights - November 19, 2024		105 - 107
13.3	Applications Report dated January 15, 2025		108 - 109
13.4	Trustee and Local Expense Report dated November, 2024		110 - 110
13.5	Adopted Policies and Standing Resolutions		111 - 120
13.6	First Nations Relationship Building Update		
13.7	Climate Change Action Update		
13.8	Local Trust Committee Webpage		
14.	WORK PROGRAM	1:15 PM - 1:30 PM	
14.1	Active Projects Report dated January 15, 2025		121 - 121
14.2	Future Projects Report dated January 15, 2025		122 - 122
15.	UPCOMING MEETINGS		

15.1 Next Regular Meeting Scheduled for Thursday, February 20, 2025 at 10:30 am at the Gabriola Arts and Heritage Centre

16. **ADJOURNMENT**

1:30 PM - 1:30 PM



Gabriola Island Local Trust Committee

Minutes of Regular Meeting

Date: November 7, 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
Stephen Baugh, Island Planner
Narissa Chadwick, Island Planner (electronic)
Margot Thomaidis, Planner 2 (electronic)
Warren Dingman, Bylaw Compliance & Enforcement Manager (electronic)
Jason Youmans, Senior Policy Advisor (electronic)
William Shulba, Senior Freshwater Specialist (electronic)
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 29 members of the public and special guest Snuneymuxw First Nation Elder C'Tasi:a (Geraldine Manson) in attendance.

1. CALL TO ORDER

Snuneymuxw First Nation Elder C'tasi:a (Geraldine Manson) opened the meeting and welcomed attendees with a traditional prayer and song.

Chair Luckham called the meeting to order at 10:38 a.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following amendments to the agenda were presented for consideration:

- Item 9.3 PLRZ20240091 (Mid-Island Co-op) was deferred to a future meeting; and
- Item 5 Public Comments and Item 13.1 Proposed Bylaw Compliance and Enforcement Policy will be discussed first.

By general consent, the agenda was approved as amended.

Items 5 and 13.1 were discussed before Item 3.

3. RISE AND REPORT

Chair Luckham rose and reported that at the September 5, 2024 in-camera meeting the Gabriola Island Local Trust Committee passed a resolution that indicated 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:

- 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
- Section 5 Baseline Report should be in final form.

4. REPORTS

4.1 Trustee Reports

Trustee Elliott reported the following:

- Attended Union of BC Municipalities conference and had meetings with staff from Ministry of Forests, Ministry of Housing, Ministry of Municipal Affairs, and Building Safety and Standards Branch;
- Attended Trust Council and highlighted debate on request for Provincial review of the *Islands Trust Act* and the endorsement of a focus on tiny homes as part of the strategic plan;
- Attended Committee of the Whole meetings to discuss draft Policy Statement;
- Islands Trust Conservancy Board celebrating work done on a new Natural Area Protection Tax Exemption Program (NAPTEP) covenant on a local property;
- Attended Global Civility Summit, Salish Sea Regional Conservation Forum hosted by the Galiano Conservancy, final call with Culturally Committed group, and Mayne Island Housing Forum and Community Workshop;
- Participated in Snuneymuxw xese cultural event and panel discussion with Snuneymuxw First Nation Elders followed by screening of film *Dust n' Bones*; and
- Will be laying wreath at Gabriola cairn on Remembrance Day.

Trustee Yates reported the following:

- Acknowledged passing of Honourable Justice Murray Sinclair and spoke of his work bringing the history of residential schools to the attention of Canadians;
- Attended council to council meetings with Snuneymuxw First Nation members;
- Noted the Ferry Advisory Committee has requested a meeting with BC Ferries to discuss mitigation plans for the planned berth shutdowns in spring 2026;
- Gabriola Transportation Society is discussing ferry traffic and terminal safety issues;
- Attended Trust Council and highlighted endorsement of advocacy for tiny homes;
- Regional District of Nanaimo Parks and Open Space Advisory Committee is discussing establishing a dedicated soccer field on Gabriola;
- Some Trustees have sent a letter to the Union of BC Municipalities requesting a Provincial Code of Conduct for local government; and
- Interested in Local Trust Committee having an annual meeting with realtors to highlight items of importance for new residents.

4.2 Chair's Report

Chair Luckham reported the following:

- Acknowledged passing of Honourable Justice Murray Sinclair;

- Attended Union of BC Municipalities conference, September Trust Council, Committee of the Whole meetings to discuss draft Policy Statement, and council to council meetings with Snuneymuxw First Nation members;
- Trust Council is preparing for 2025 budget;
- New Chief Administrative Officer, Rueben Bronee, has been hired; and
- Congratulated Penelakut Tribe member Florence James on receiving King Charles medal.

4.3 Electoral Area Director's Report

Director Craig reported the following:

- Thanked Gabriola Land and Trails Trust and landowner who respectively donated funds and land for addition to 707 Community Park;
- Changing Coast project is being undertaken to map sea level rise;
- Larger organics / yard waste carts for private households are now available;
- New waste regulations for multifamily, commercial, and institutional clients require waste be sorted; and
- Contract for new health and wellbeing service on Gabriola was awarded to People for a Healthy Community and Carol Fergusson has been hired as the Coordinator.

4.4 First Nations Reports

Snuneymuxw First Nation Elder Geraldine Manson noted recent participation in a protocol discussion group and she would like to return, with other Elders, for a full day session to provide First Nations history and do more protocol work.

5. PUBLIC COMMENTS

Chair of Mudge Island Community Association made the following comments:

- Supports Bylaw Compliance and Enforcement Policy;
- Thanked Local Trust Committee and Manager Dingman for responsiveness to concerns; and
- Non-enforcement policy on structures built more than twenty-five years ago might cause further divisiveness in the community and suggested the date be effective today.

A member of the public read a letter, written by their Mudge Island neighbour, about the proposed Bylaw Compliance and Enforcement Policy, which spoke to the following:

- Proposal regarding non-conforming structures is not a fair process because a twenty-five year old structure should not be treated differently than one five years old; and
- There is a social understanding that enforcement is not done on Mudge Island; however, it is now occurring and future compliance should consider structures built after January 1, 2025.

A member of the public spoke to the rise and report in which the Local Trust Committee indicated it is not prepared to advance the Gabriola Commons Foundation request to be a covenant holder and noted the following:

- Believes the current draft contains many of the values and principles that are important to the Local Trust Committee and the community;

- The Foundation is prepared to review the Stewardship Plan in order to clarify the actions, roles, and responsibilities of the potential Covenant Holder and consider any modifications that will assist the Local Trust Committee in monitoring said Plan;
- The Covenant team can work on finalizing the draft Baseline Report; and
- They remain optimistic that there will opportunity to advance the request to the Local Trust Committee.

A member of the public noted their concern that Harmac Pacific wishes to rezone ninety-eight hectares of land for industrial use, which will likely result in the removal of large forested areas and cause visual, lighting, noise, and pollution concerns directly affecting Gabriola and Mudge Island residents. They asked that the Local Trust Committee advocate against the rezoning.

6. MINUTES

6.1 Local Trust Committee Minutes dated September 5, 2024 – for adoption

By general consent, the Local Trust Committee meeting minutes of September 5, 2024 were adopted.

6.2 Local Trust Committee Special Meeting Minutes dated September 12, 2024 - for adoption

By general consent, the Local Trust Committee special meeting minutes of September 12, 2024 were adopted.

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 October 31, 2024

Received for information.

8. DELEGATIONS - none

9. APPLICATIONS AND REFERRALS

9.1 GB-RZ-2022.1 (Moen) - Staff Report

The Planner summarized the staff report and highlighted the following:

- Local Trust Committee previously requested staff work with the applicant to explore housing options for the property and refer the application to the Senior Freshwater Specialist;
- Commercial use of groundwater requires a groundwater license while domestic use does not; and
- The Local Trust Committee can direct staff to change the draft bylaw to restrict the location of the dwelling units to within the envelope of the commercial building so water use is regulated by a groundwater license.

The applicant was in attendance and noted the following:

- Applied for a groundwater license in 2022 and the application remains pending;

- Residential units are not part of their potential development plan, but they are willing to include them in the rezoning application for consideration of any future property owner; and
- Current water use is seasonal and future demand could incorporate rainwater catchment.

The Senior Freshwater Specialist made the following comments:

- Non-domestic water licensing will require an assessment of water availability at time of development;
- Current water use is approximate and makes up about half of the water that is available;
- If a dwelling is located within the commercial unit, the Province would consider the residential use as part of the licensing; and
- Supports staff recommendation that dwelling be permitted within the commercial building envelope.

Discussion ensued and the following comments and clarifications were noted:

- Likelihood that groundwater availability will only support one additional domestic dwelling yet draft bylaw suggests two dwellings; however, this is based on one unit using 2000 litres of water per day;
- The current Official Community Plan only allows for two dwellings; therefore, additional dwelling units cannot be recommended at this time;
- There is no water management plan in place as uses are still unknown; therefore, in future, if the applicant applies to change their water use the Local Trust Committee would receive a referral on the application; however, if development involves a building permit, and there is proof of water for that permit, the Local Trust Committee would not be referred.

GB-2024-076

It was MOVED and SECONDED

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.

CARRIED

9.2 GB-DVP-2023.3 (Miller) 880 Horseshoe Road - Staff Report

The Planner summarized the staff report and highlighted the following:

- Development Variance Permit to vary a ten metre setback to allow existing woodshed;
- Woodshed was built in 1990's;
- No land or ground disturbance will occur;

- Local Trust Committee previously approved applicant's request to waive survey requirement, and
- Referral to Snuneymuxw First Nation was undertaken.

Discussion ensued and the following comments were noted:

- Local Trust Committee received a letter from the applicant which asked several questions about the length of the development variance permit process;
- Application file was opened during the time period in which Snuneymuxw First Nation identified the types of files they wanted to receive referrals on and sending the referral caused delay in processing the application;
- Today, the Local Trust Committee passed a bylaw not to enforce on structures that are older than sixteen years, the original bylaw complaint was retaliatory in nature, and the woodshed should not have been subject to a development variance permit process; and
- Application was in process and conditional on bylaws in place at the time complaint was made, decision to not enforce on older structures was not made until today.

GB-2024-077

It was MOVED and SECONDED

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

CARRIED

Discussion ensued about Trustees sending a letter of apology to the applicant.

GB-2024-078

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee draft a written response to the applicant of GB-DVP-2023.3 acknowledging the challenges in the process and lessons learned.

CARRIED

9.3 PLRZ20240091 (Mid-Island Co-op) - Addendum to Follow

This item was deferred to the next regular business meeting.

9.4 PLDP20240 (Paisley Place) - Staff Report

The Planner summarized the staff report and highlighted the following:

- Application is for a development permit for Development Permit Area 8 Multi-dwelling Affordable Housing;
- A development permit area guideline, which requires the exterior surfaces of buildings shall be comprised of wood or stone, is not met by the application, but the application is consistent with the objective of the Development Permit Area;
- Applicant has noted that cement fibre board has been chosen instead as it is more cost effective, provides more durability than wood, and is within the BC Housing Design Guidelines.

It was noted that the applicant was in attendance.

The Local Trust Committee had no comments or questions.

GB-2024-079

It was MOVED and SECONDED

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

CARRIED

The meeting recessed for a break at 1:09 p.m. and reconvened at 1:30 p.m.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Major Project: Gabriola Island Comprehensive Official Community Plan and Land Use Bylaw Review - Phase 2 Update - Staff Report

The Planner summarized the staff report and highlighted the following:

- Project charter has been reviewed and timelines updated to reflect engagement process;
- Additional budget has been allocated for First Nations engagement;
- Results of community survey show general support for the goals and principles;
- Working on discussion guides for each topic;
- Local Trust Committee special meetings will be scheduled following engagement sessions;
- Updated information being posted on website; and
- By mid December a full community profile with relevant information about Gabriola, including history and environmental synopsis, will be available.

Discussion ensued and the following comments were noted:

- Target date for completion specified in the report should be April, 2025;
- Suggestion to move water as a topic of discussion under the environment section, garbage / recycling to economy or resource conservation, and sewer to housing;
- Opportunity for collaboration on cultural heritage protection with Snuneymuxw First Nation;
- Official Community Plan should have clear connection to the Policy Statement;
- Suitable Land Analysis is being worked on and deliverables will be forwarded to the Local Trust Committee;
- Water budget study is delayed due to staffing shortages and a contractor will be hired to complete the work;
- Planners are looking for policy direction to contain within the Official Community Plan and which specific environments, such as marine and foreshore, could be protected through Development Permit Areas;
- Development Permit Area guidelines will be incorporated into the review;
- Regional District is undertaking flood mapping and this information could be included in the climate change section; and
- Capacity funding for First Nations is not a well understood concept and communication pieces should be provided with discussion points for community conversations.

GB-2024-080

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse the revised engagement direction related to topic focused discussions.

CARRIED

GB-2024-081

It was MOVED and SECONDED

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.

CARRIED

GB-2024-082

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse the revised project charter.

CARRIED

11. CORRESPONDENCE

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

11.1 Email dated October 3, 2024 from L. Eagin regarding Mudge Junk Vehicles

Received for information.

11.2 Email dated October 28, 2024 from B. Andrew regarding Rezoning Application between Harmac and Cable Bay Trail

Discussion ensued and the following points were noted:

- There is not a protocol agreement with the City of Nanaimo;
- If a referral is received, staff will share it with the Local Trust Committee;
- Staff can contact the City of Nanaimo to request that the Local Trust Committee be included as a referral agency or the Local Trust Committee could provide a formal letter to the City of Nanaimo.

GB-2024-083

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to contact City of Nanaimo and request that the Gabriola Island Local Trust Committee receive a referral for rezoning application of 950 and 1260 Phoenix Way, Nanaimo, BC.

CARRIED

12. NEW BUSINESS - none

13. STAFF REPORTS

13.1 Proposed Bylaw Compliance and Enforcement Policy - For Adoption

The Bylaw Compliance and Enforcement Manager summarized the staff report and highlighted the following:

- Webinars done for the Mudge and Gabriola communities;
- Mudge Island residents' concerns and suggestions were taken into consideration;
- Time period of twenty-five years was proposed so Bylaw Enforcement will only be looking at newer structures and not those that have been in place for decades without complaints;
- Concern about not being able to prove lawful non-conformity can be addressed through statements provided by neighbours or other evidence;
- Has attempted to provide definition regarding vexatious complaints;
- Proposed bylaw provides for thirty day notice period of on-site investigation unless issue is of an urgent matter; and
- Document can be changed at anytime if the priorities of the community, or the Local Trust Committee, change.

Discussion ensued and the following comments and clarifications were noted:

- The last Official Community Plan review was completed in 2008 and suggestion that this be the date established for legal non-conformity;
- Local Trust Committee has authority to direct bylaw staff to not enforce;
- Option is available to apply for development variance permit;
- There is a shared responsibility of both property owners and local government to uphold bylaws and property owners also have responsibility to adhere to bylaws regardless of enforcement practice;
- Main concern is setback from foreshore as health and safety issues regarding septic are dealt with by other jurisdictions;
- Revisions indicate bylaw staff will only proceed with enforcement for less serious contraventions if there are two written complaints from immediate neighbours and there should be opportunity for investigation based on one complaint;
- If only one complaint was received, the complainant would be informed that investigation or enforcement cannot proceed unless a second complaint is received;
- If Bylaw Enforcement staff determine an investigation is required based on receipt of one complaint the Local Trust Committee can make a determination to proceed with an investigation or not; and
- Enforcement on environmentally sensitive areas and those related to health and safety issues will proceed if one complaint is received.

GB-2024-074

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee amend Part B, Section 112 limiting enforcement on structures that predate 2008.

CARRIED

GB-2024-075

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee adopt the proposed Bylaw Compliance and Enforcement Policy as amended.

CARRIED

13.2 Phase 4 Community Engagement Options - Policy Statement Amendment Project - Staff Report

The Senior Policy Advisor summarized the staff report, outlined options available to the Local Trust Committee regarding community engagement on the Islands Trust draft Policy Statement, and noted that members of the community will also have opportunity to provide feedback through a survey.

Discussion ensued.

GB-2024-084

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee select Engagement Option No. 2 for Phase 4 Community Engagement about the new draft Islands Trust Policy Statement.

CARRIED

13.3 Trust Conservancy Report - Highlights of Islands Trust Conservancy October 1, 2024 Board Meeting

Received for information.

13.4 Trust Conservancy - The Heron - Fall Edition

Received for information.

13.5 Applications Report dated October 31, 2024

Received for information.

13.6 Trustee and Local Expense Report dated September, 2024

Received for information.

13.7 Adopted Policies and Standing Resolutions

GB-2024-085

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request bylaw enforcement staff to advise on necessity of rescinding standing resolutions regarding bylaw enforcement.

CARRIED

13.8 First Nations Relationship Building Update - none

13.9 Climate Change Action Update - none

13.10 Local Trust Committee Webpage

No changes at this time.

13.11 Draft 2025/26 Gabriola Local Trust Committee Annual Meeting Schedule - Request for Decision

Discussion ensued and all regular meetings to be held in person.

GB-2024-086

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee approve their January, 2025 to March, 2026 Meeting Schedule.

CARRIED

14. WORK PROGRAM

14.1 Active Projects Report dated October 31, 2024

Discussion ensued about the ecological protection zone and the following comments were noted:

- Statement “which includes rezoning of Elder Cedar Nature Reserve” should be deleted;
- Original intent was to create a holding zone; and
- Elder Cedar Nature Reserve is already protected.

The Planner made the following points:

- Project charter would need to be revised if the purpose of rezoning is not to provide protection to Elder Cedar Nature Reserve; and
- Drafting a zone that will not apply anywhere, but would be considered a holding zone, could be done as part of the Official Community Plan and Land Use Bylaw review project.

GB-2024-087

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to remove the Minor Project Ecological Protection Zone from the active projects list and provide options for creating an ecological protection zone through the Official Community Plan and Land Use Bylaw amendment project.

CARRIED

14.2 Future Projects Report dated October 31, 2024

GB-2024-088

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff remove Item No. 2 Advisory Planning Bylaw from the Future Projects Report.

CARRIED

The Local Trust Committee will consider what their next future project will be at a future meeting.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled to be Determined

The next regular meeting will be held Thursday, January 23, 2025 at 10:30 a.m. at the Gabriola Arts and Heritage Centre, Gabriola BC.

16. ADJOURNMENT

By general consent, the meeting was adjourned at 3:28 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
100%	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. Screening held on Nov. 2, 2024 at The Haven, Phoenix Auditorium on Gabriola Island.	Joe Elliott Lori Foster Morgana van Niekerk		Completed

23-May-2024

Progress	Activity	Responsibility	Dates	Status
100%	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. Nov.28: Closed request for letter since the subdivision application is actively under review by Provincial Approving Officer. 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.	Clare Frater Renee Jamurat Sonja Zupanec	Target: 28-Nov-2025	Completed
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. *June 19 note: motion included in subdivision referral response sent out June 17, 2024.	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
25%	2 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 Update project charter for Ecological Protection Zone project to reflect the incorporation of engagement with Snuneymuxw into Major Project. <i>Update: LTC is not proceeding with this project.</i>	Stephen Baugh		Completed
0%	2 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

Follow Up Action Report

Gabriola Island

07-Nov-2024

Progress	Activity	Responsibility	Dates	Status
100%	1 GB-RZ-2022.1 (Moen) - Amend draft bylaw No. 319 to restrict the location of dwelling units, reduce the parking requirements for dwellings, and limit the floor area of the dwelling units.	Stephen Baugh		Completed
0%	2 GB-DVP-2023.3 (Miller) - Permit approved, staff to issue permit and close file.	Chloe Straw Margot Thomaidis Nadine Mourao		Completed
0%	3 PLDP20240249 (Paisley Place) - Permit approved, staff to issue permit and close file.	Chloe Straw Nadine Mourao Stephen Baugh		Completed
0%	4 Gabriola OCP and LUB Review Project - \$10,000 of project budget allocated to engagement with Snuneymuxw First Nation. Islands Trust staff to work with Snuneymuxw First Nation staff on a capacity funding agreement.	Narissa Chadwick		In Progress
100%	5 Correspondence (B. Andrew) - Staff to contact city of Nanaimo to request referral for rezoning application at 950 and 1260 Phoenix Way.	Stephen Baugh		Completed
100%	6 Bylaw Compliance and Enforcement Policy - Policy adopted with amendment to Part B, section 1.1.2. Add to adopted policies.	Nadine Mourao Warren Dingman		Completed
0%	7 Policy Statement Engagement Options - Inform TC that the Gabriola LTC has indicated interest in engagement option 2.	Jason Youmans		Completed

Follow Up Action Report

Gabriola Island

07-Nov-2024

Progress	Activity		Responsibility	Dates	Status
0%	8	2025/26 Meeting Schedule - Meeting schedule approved. Post dates and locations of meeting per the Meeting Procedures Bylaw and book venues.	Chloe Straw Lisa Millard Michelle Backe		Completed
50%	9	Active Projects Report - Ecological Protection Zone project terminated, remove project from list and close out project.	Renee Jamurat Stephen Baugh		In Progress
100%	10	Future Projects Report - Staff to edit list to remove number 2 APC Bylaw Amendment.	Stephen Baugh		Completed
0%	11	Adopted Policies and Standing Resolutions - request Bylaw Enforcement staff to report back on necessity of existing standing resolutions regarding bylaw enforcement.	Warren Dingman		In Progress

On Jan 9, 2025, at 1:14 PM, Stephen Baugh <sbaugh@islandstrust.bc.ca> wrote:

Hello Gabriola Local Trust Committee,

I am following up with some information related to a resolution passed at your November 7, 2024 meeting:

GB-2024-083

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to contact City of Nanaimo and request that the Gabriola Island Local Trust Committee receive a referral for rezoning application of 950 and 1260 Phoenix Way, Nanaimo, BC.

I have followed up with Planning staff at the City of Nanaimo, and they have sent a link to more detailed information about the rezoning application and indicated that the best way for the LTC to provide feedback on this application is by sending correspondence instead of through a referral process since Islands Trust has not been identified to receive a referral. I have copied the information I received below:

“Please note the publicly accessible documents for RA503 can be found on the City’s What’s Building webpage here: <https://www.nanaimo.ca/whatsbuilding/Folder/RA000503> What’s Building is updated as new plans are received and when an application proceeds to Council consideration and Public Hearing – you can use the subscriber function to be notified for any updates. Additionally, when a Public Hearing is scheduled the notice is advertised in the Nanaimo News Bulletin, and posted on the City’s Public Notices webpage (<https://www.nanaimo.ca/your-government/news-events/public-notice>) in addition to the City’s Public Hearing webpage: <https://www.nanaimo.ca/your-government/city-council/council-meetings/public-hearings>

During the Public Hearing notice period, there is an opportunity for all persons who believe their interest in the property is affected by the proposed amendment bylaw to be given a reasonable opportunity to be heard, including providing a written submission. Correspondence to Mayor and Council in advance of a Public Hearing can be sent to mayor.council@nanaimo.ca.”

If the LTC wishes to send correspondence regarding this application, please let me know and it can be added as an item on an LTC agenda for discussion. Staff would need to know specifics about what the LTC would like to communicate to Nanaimo City Council about this application.

Regards,

Stephen Baugh

Island Planner, Local Planning Services

Islands Trust

700 North Road | Gabriola BC V0R 1X3

T 250-247-2201 | www.islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

File No.: GB-RZ-2022.1 (Moen)

DATE OF MEETING: January 23, 2025

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 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 First Nations, Local Governments and agencies for comment.
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.

REPORT SUMMARY

This report introduces two draft bylaws, one to amend the Gabriola Island Official Community Plan (OCP) and the other to amend the Gabriola Island Land Use Bylaw (LUB). The draft bylaws include changes requested by the LTC. Staff recommend that the draft bylaws in Attachments 1 and 2 of this report be given First Reading, that referrals be sent to First Nations, local governments and other agencies, and that the LTC confirm the bylaws are not contrary to or at variance with the Islands Trust Policy Statement.

BACKGROUND

The Gabriola Island Local Trust Committee passed the following resolutions related to this application on September 29, 2022 requesting staff to draft bylaw amendments:

GB-2022-072

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to prepare draft amendments to the Gabriola Island Official Community Plan that will remove references to the Wild Rose Garden Centre business name and include Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) in the 'Village Commercial' land use designation and 'Village Centre' Development Permit Area No. 7.

GB-2022-073

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to draft amendments to the Gabriola Island Land Use Bylaw to rezone Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) to a site specific Village Commercial zone which maintains the existing uses and expands principle commercial and accessory residential uses consistent with the bylaw amendment application; regulates buildings and structures; height; siting requirements including setbacks; lot coverage; parking; and subdivision.

After considering, options related to the Housing Options Toolkit and reviewing information from the Senior Freshwater Specialist, at the November 7, 2024 LTC meeting the following resolution was passed to direct staff to amend the draft bylaw:

GB-2024-076

It was MOVED and SECONDED

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.

The requested amendments have been made to the draft bylaw and the bylaws are presented for the LTC to consider First Reading.

ANALYSIS

Draft Bylaw No. 318 (OCP):

Draft Bylaw No. 318 (Attachment 1) would amend the Gabriola Official Community Plan to include 750 Tin Can Alley in the Village Commercial land use designation, and in the Village Centre Development Permit Area. A site specific OCP amendment is also necessary in order for the parcel to have a larger average and minimum lot area than other commercial zones and to allow up to two residential dwelling units on the property. One other minor amendment proposed in this OCP bylaw is to remove references to the "Lockinvar Triangle Area" as this area is normally referred to as the Village Centre.

Draft Bylaw No. 319 (LUB):

Draft Bylaw No. 319 (Attachment 2) would amend the Gabriola Land Use Bylaw to create a new, site-specific Village Commercial Zone for 750 Tin Can Alley to allow a broader range of commercial uses and up to two dwelling units. Specifically, the new VC3 zone would allow the new principal uses of:

- retail sales and rentals;
- personal services;

- restaurant;
- limited public market
- bakeries; and
- offices.

The existing uses of garden centre and mini storage would also continue to be permitted. The existing use of “Farm supply centre” is permitted under the current LC3 zoning for this property, although it is not expressly permitted in the new VC3 zone it will remain a permitted use since it is included within retail sales.

The definition of “farm supply centre” is also proposed to be deleted since the term will no longer appear in the Gabriola Land Use Bylaw should the proposed bylaws be adopted; this is because the subject property is the only lot where “farm supply centre” is expressly permitted.

The term “bakeries” is undefined in the Gabriola Land Use Bylaw. Although a bakery could be interpreted as fitting within the “restaurant” use as it is defined in the LUB, the applicant has requested that the “bakeries” use be permitted in the zone. This will be consistent with other zones in the LUB which specifically list “bakeries” as a permitted use. Including this will provide certainty that “bakeries” are permitted in the proposed VC3 zone as well.

Limited Public Market is also listed as a permitted use in the draft VC3 zone although it would be included within the permitted “retail sales” use. This is consistent with some other zones in the Gabriola Land Use Bylaw that list both retail sales and limited public market as permitted uses.

With regards to the proposed density on the subject property, two buildings that are accessory to a dwelling unit are proposed to be permitted in this zone. While other zones allow for up to three, two accessory buildings are proposed in this case since this number is divisible by two, allowing for one accessory building for each dwelling unit. Restricting the number of buildings accessory to a dwelling unit is also appropriate since the principal uses of this lot are proposed to be commercial.

The draft bylaw would permit two accessory dwelling units on the subject property which must be located within the envelope of a commercial building and no larger than 90 square metres in floor area.

Islands Trust Policy Statement:

Staff have reviewed the bylaws against the Islands Trust Policy Statement (ITPS) Directives Only Checklist (Attachment 3 and 4) and have concluded that Draft Bylaw Nos. 318 (OCP) and 319 (LUB) are not contrary to or at variance with the ITPS.

Water Use:

The applicant has provided a report prepared by a qualified professional hydrogeologist, to confirm the aquifer is capable of supporting the proposed commercial and residential uses with no adverse effects on adjacent existing groundwater users. The report (Attachment 5) concludes that a sustainable yield of 0.08L/s can be obtained from the existing well and that if additional water is required there is another location on the lot where an additional well could be drilled. The estimated total water supply available to the lot would be 0.14L/s if an additional well was drilled and there would not be any adverse effects on adjacent groundwater users. The current water usage on the lot totals 0.049L/s which would leave an additional 0.091L/s for future development. The report also notes that much of the current water use on the lot could be provided by rainwater.

Given the potential for rainwater to supply some uses on the lot, the proposed bylaw includes a requirement that buildings to accommodate principal uses in the VC3 zone be connected to a rainwater harvesting and collection system with a minimum storage capacity of 22,500 litres. This is a similar requirement that applies in the nearby RR2 zone and is consistent with the following OCP Policy regarding Water Supply:

7.4.a) Methods of water conservation such as low water use fixtures, retention of rainwater and runoff in cisterns and ponds and other means shall be encouraged.

There are no development plans provided with this application and it is uncertain what the actual water needs of the parcel will be, however, the report from the applicant does show that there is additional water availability for this parcel. Further, a Groundwater License will be required from the province before further commercial development on this property which is an additional layer of regulation to ensure there is sufficient water for the actual uses on the property.

Sewage Capacity:

The LTC also requested the applicant provide a report from a qualified professional engineer, with expertise in wastewater treatment for non-domestic and domestic systems, to confirm the property is capable of supporting a sewage disposal system for the proposed commercial and residential uses. The applicant has submitted a report (Attachment 6) based on a potential build-out of a 60 seat restaurant, retail garden centre, residential unit and coffee shop/bakery which concludes that the subject property "...has sufficient potential to disperse pre-treated wastewater in the ground safely without any degradation of the local environment or contamination of the local drinking water source that under-lays the site." Any future septic system will also be required to be designed by a professional in accordance with the BC Sewerage System Regulation with documents stamped by a professional and submitted to Island Health.

Staff have also noted that the subject property is encumbered by a restrictive covenant (EG124744) which states:

"prior to the construction of buildings or structures on the Land that result in the total combined floor area exceeding 1393.5m² (15,000 sq. ft.), the Transferor must provide written confirmation to the Gabriola Island Local Trust Committee from the relevant public approval authority that all of the sewage generated on the Land can be disposed of on the Land."

Density:

Under the current zoning the subject property meets the minimum lot size to be subdivided into two parcels, with each being permitted one residential dwelling. However, a restrictive covenant (EX9068) is registered on title which restricts the uses on the lot to "one retail garden, farm supply and nursery store business". The proposed bylaws would permit up to two dwellings on the parcel and would remove the potential for subdivision. The applicant has indicated that one of the two dwellings would be restricted to affordable rental housing which would be secured through a housing agreement with the LTC. The restrictive covenant is recommended to be discharged prior to the proposed bylaws being adopted.

Issues and Opportunities

The changes to the draft bylaw will help address concerns about sustainable groundwater use on the subject property by ensuring that the residential uses of the property are considered alongside commercial water license applications. In addition, the parking requirements for the dwellings are reduced to 1 parking space and the maximum floor area of each dwelling is 90 square metres.

Consultation

As this application proposes an amendment to the OCP, the LTC is required to consider opportunities for consultation with persons, organizations and authorities. Following first reading of the bylaws staff recommend referrals to First Nations, provincial agencies, local governments and select referral agencies.

Local Government Act

475 (1) During the development of an official community plan, or the repeal or amendment of an official community plan, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.

(2) For the purposes of subsection (1), the local government must

(a) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and

(b) specifically consider whether consultation is required with the following:

(i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;

(ii) the board of any regional district that is adjacent to the area covered by the plan;

(iii) the council of any municipality that is adjacent to the area covered by the plan;

(iv) first nations;

(v) boards of education, greater boards and improvement district boards;

(vi) the Provincial and federal governments and their agencies

Islands Trust Policy 4.1.9 Inter-Local Trust Committee Community Planning Bylaw Referral states that LTC's should consider the potential impacts of OCP and LUB amendments on the adjacent LTC areas. The LTC should indicate if they consider that the proposed bylaw amendments will impact adjacent Local Trust Areas.

Staff are recommending the LTC direct staff to send referrals to First Nations, agencies and organizations that may be affected by the proposed bylaws. These include the following:

First Nations: Cowichan Tribes, Halalt First Nation, Lyackson First Nation, Penelakut Tribe, Snuneymuxw First Nation, Stz'uminus First Nation, Tsu'uubaa-asatx First Nation.

Local Governments and Agencies: Regional District of Nanaimo, Island Health Authority, Ministry of Transportation and Transit, Ministry of Water, Land and Resource Stewardship, School District 68, Gabriola Volunteer Fire Department, Gabriola Advisory Planning Commission, Gabriola Housing Advisory Planning Commission.

Rationale for Recommendation

The staff recommendation on page 1 of this report is supported by the following rationale:

- The draft bylaws are consistent with the Islands Trust Policy Statement;
- The steps are consistent with the legislative process; and
- Referrals will allow for additional input into the proposed changes to Gabriola Island Bylaws.

ALTERNATIVES

The LTC may consider the following alternatives to the recommendation:

1. Amend the draft bylaws

The LTC may amend the draft bylaws prior to consideration of First Reading. If this alternative is selected then the following resolution is recommended:

That the Gabriola Island Local Trust Committee amend Draft Bylaw No. 31X, cited as "... with the following: [list amendments].

2. Request additional information/defer consideration of First Reading

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).

3. 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 recommendations, referrals will be sent, requesting a response within 90 days of the date on the referral.

Submitted By:	Stephen Baugh, Island Planner	December 19, 2024
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	January 9, 2025

ATTACHMENTS

1. Draft Bylaw No. 318
2. Draft Bylaw No. 319
3. Islands Trust Policy Statement Directive Policies (BL318)
4. Islands Trust Policy Statement Directive Policies (BL319)
5. Hydrogeology Report
6. Septic Report

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"

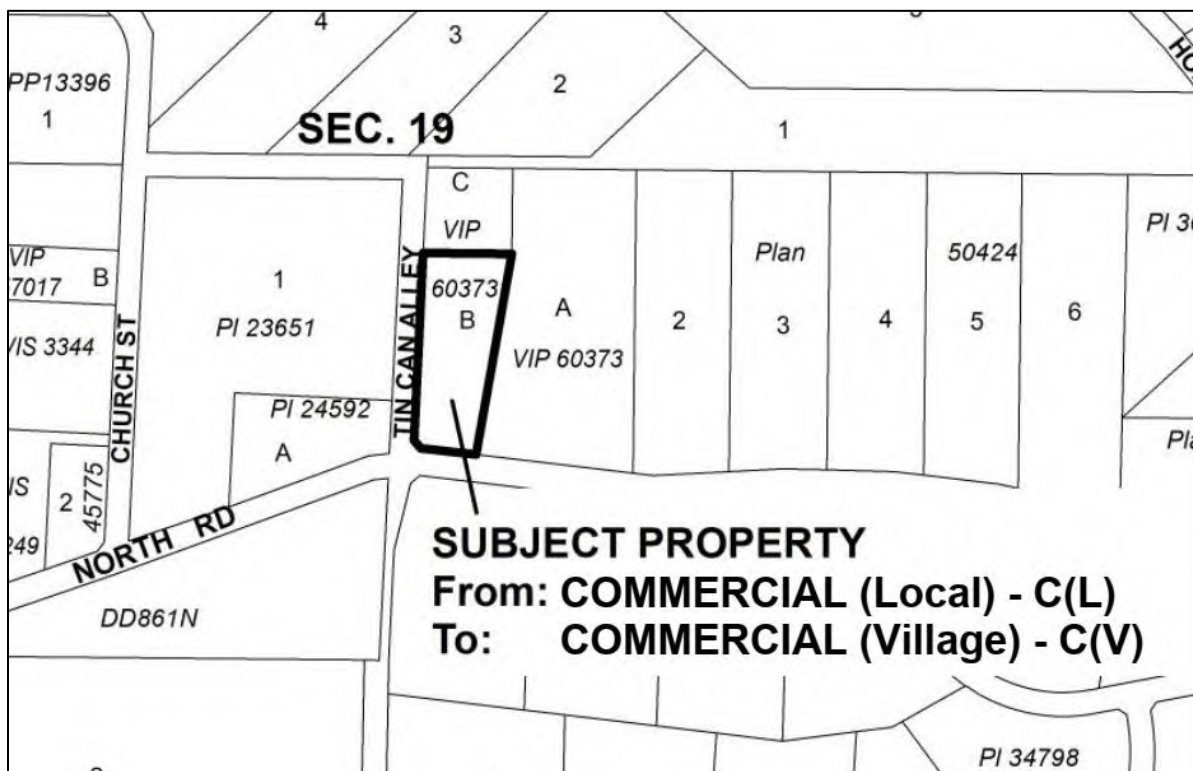
1. **Schedule "A"** of Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997 is amended as follows:
 - 1.1. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity, General Commercial Objectives** number 1 is amended by deleting the words "(Lockinvar Triangle area)".
 - 1.2. **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.

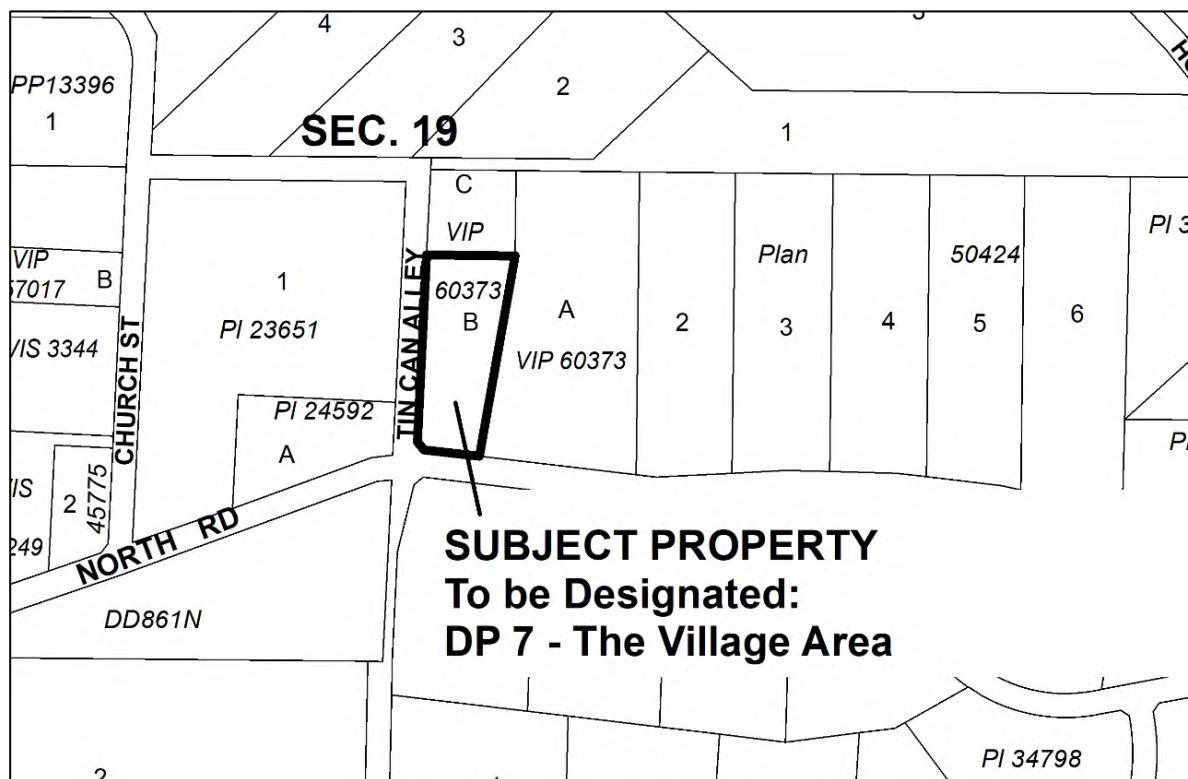
Plan No. 1



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 Schedule D map 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



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 B GENERAL REGULATIONS**, Section B.5 **PARKING**, Subsection **B.5.1 Minimum Number of Parking Spaces for Automobiles and Bicycles**, Article **B.5.1.1**, Table 2: **Parking Requirements**, is amended by adding a new row under the “Residential” heading as follows:

<i>dwelling unit</i> in the Village Commercial 3 zone	1 per <i>dwelling unit</i>	None required	None required
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- 1.4 **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”.
- 1.5 **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.
- 1.6 **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”.
- 1.7 **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.iii** is amended by deleting the words “except on lands shown on Schedule C, Map 12”.
- 1.8 **Part D ZONES**, Section D.3 **COMMERCIAL AND INDUSTRIAL ZONES**, Subsection **D.3.6 Local Commercial 3 – Garden Centres(LC3)**, Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted Accessory Uses**, Item **D.3.6.1.b.iv** is deleted in its entirety.

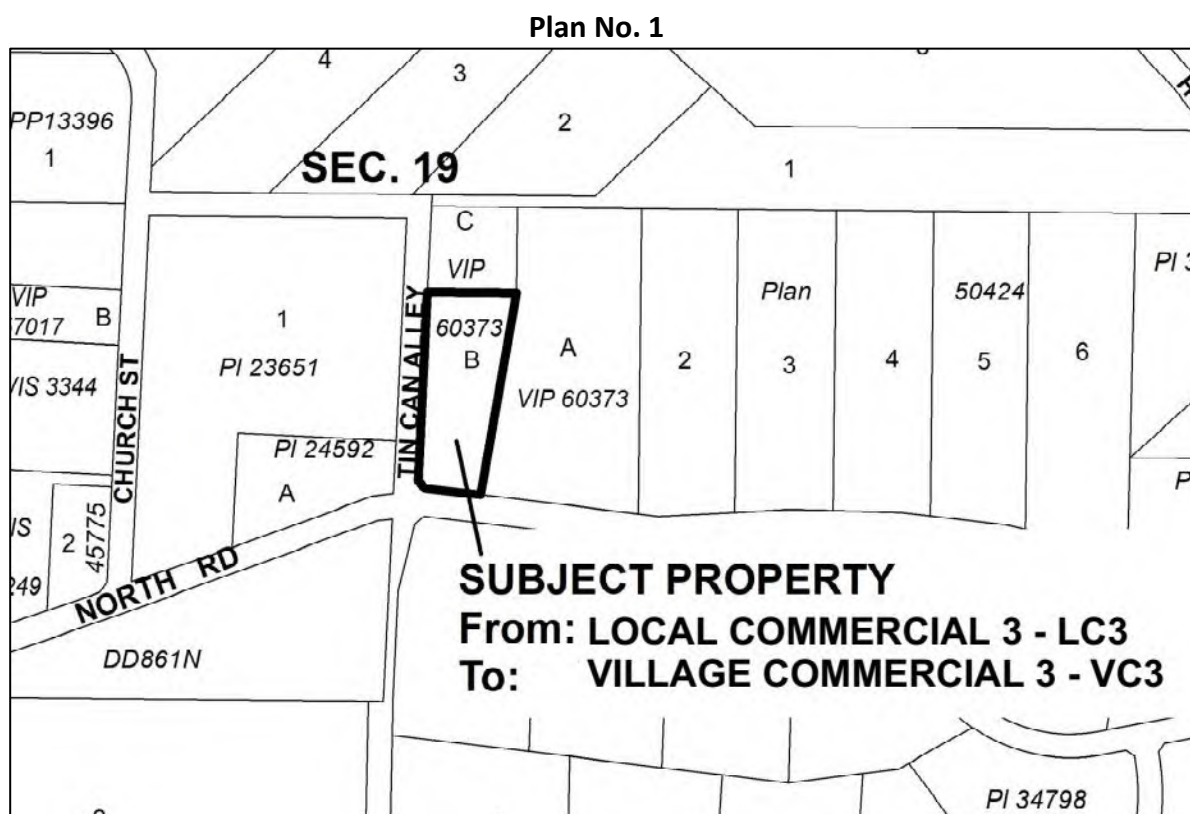
1.9 **Part D ZONES**, Section D.3 **COMMERCIAL AND INDUSTRIAL ZONES**, Subsection **D.3.6 Local Commercial 3 – Garden Centres(LC3)**, Article **D.3.6.2 Buildings and Structures**, Clause **D.3.6.2.a. Permitted Buildings and Structures**, Item **D.3.6.2.a.iv** is deleted in its entirety.

1.10 **Part G**, Section G.1 **DEFINITIONS**, is amended by deleting the following definition:

“farm supply centre 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) from “Local Commercial 3” to “Village Commercial 3” 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.



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 The maximum permitted floor area of a *dwelling unit* is 90 square metres (968 square feet)
- iv 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.
- iii *Dwelling units* must be located within the building envelope of a commercial building.

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*.

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:

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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.
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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
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	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.

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CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
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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.
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	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

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

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

By: e-mail

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

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 lpm). 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 lpm). 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 lpm) 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.

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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
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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
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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
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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

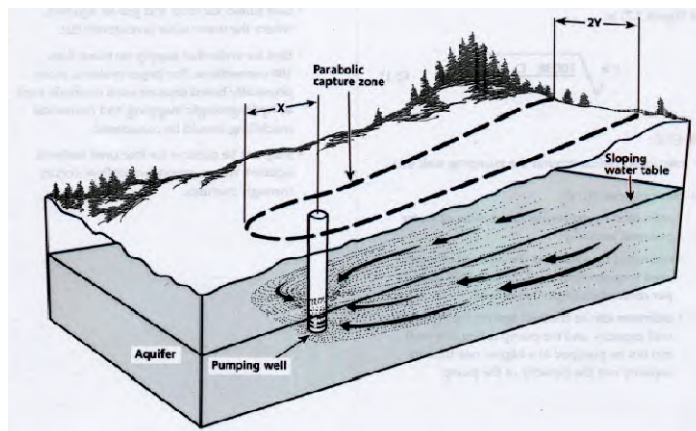


Table IV
Potential Net Withdrawals From Aquifer

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

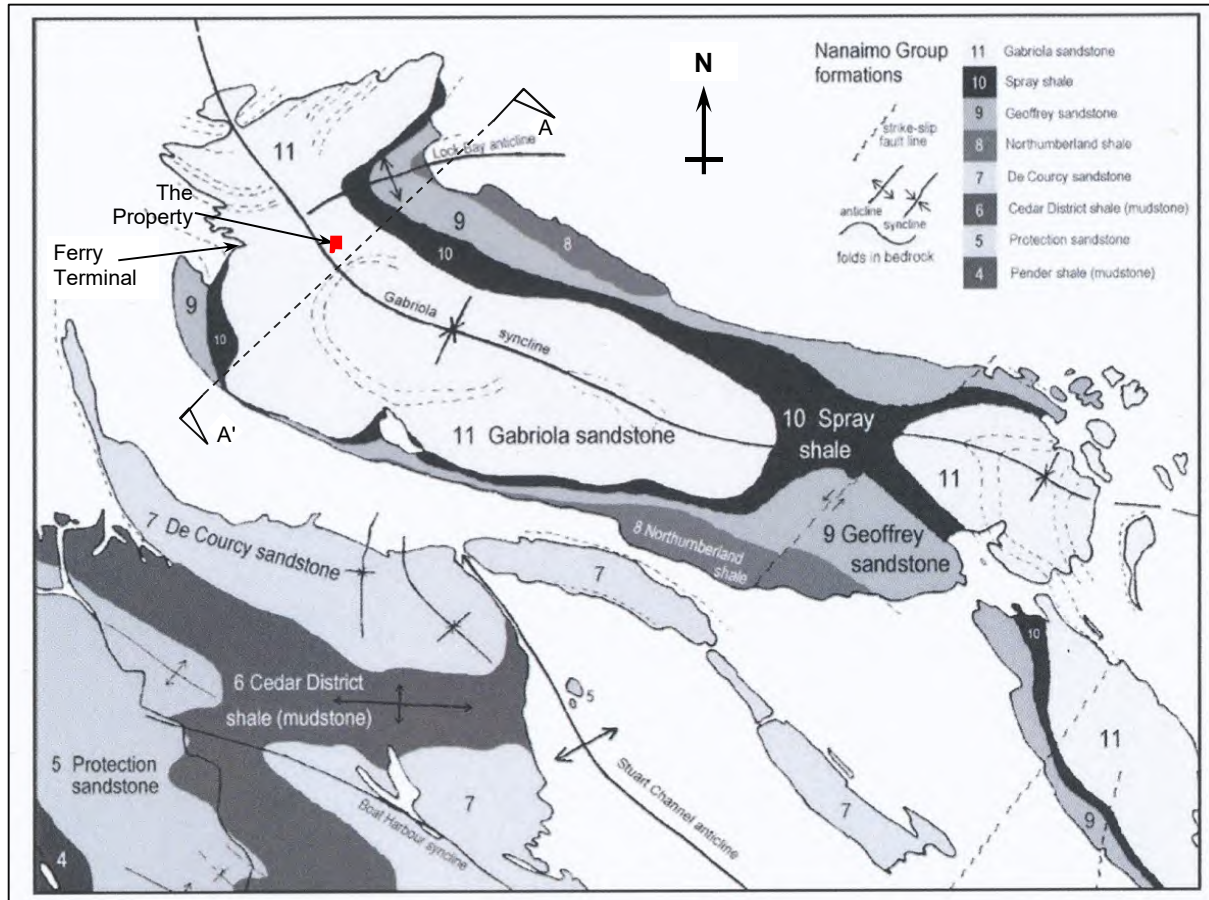


Fig. 1A

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

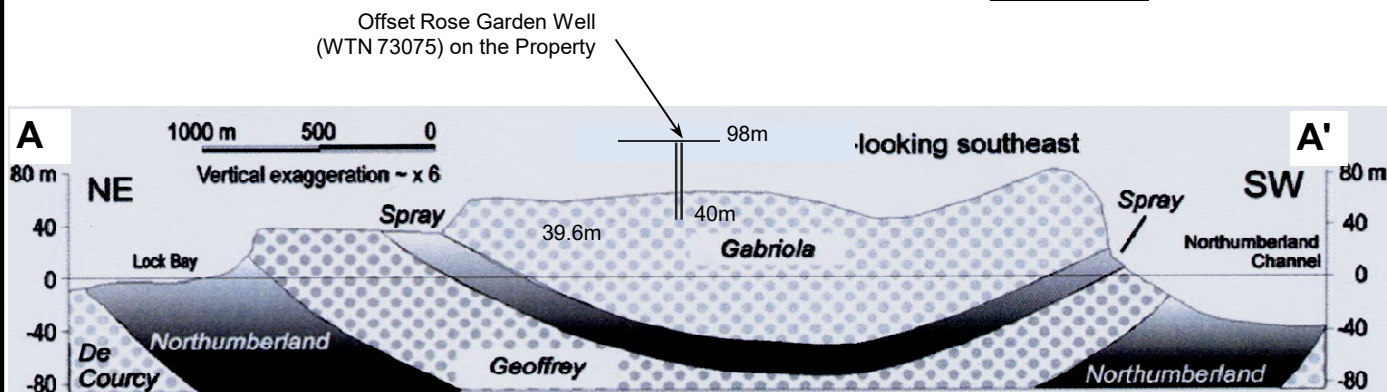


Fig. 1B

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

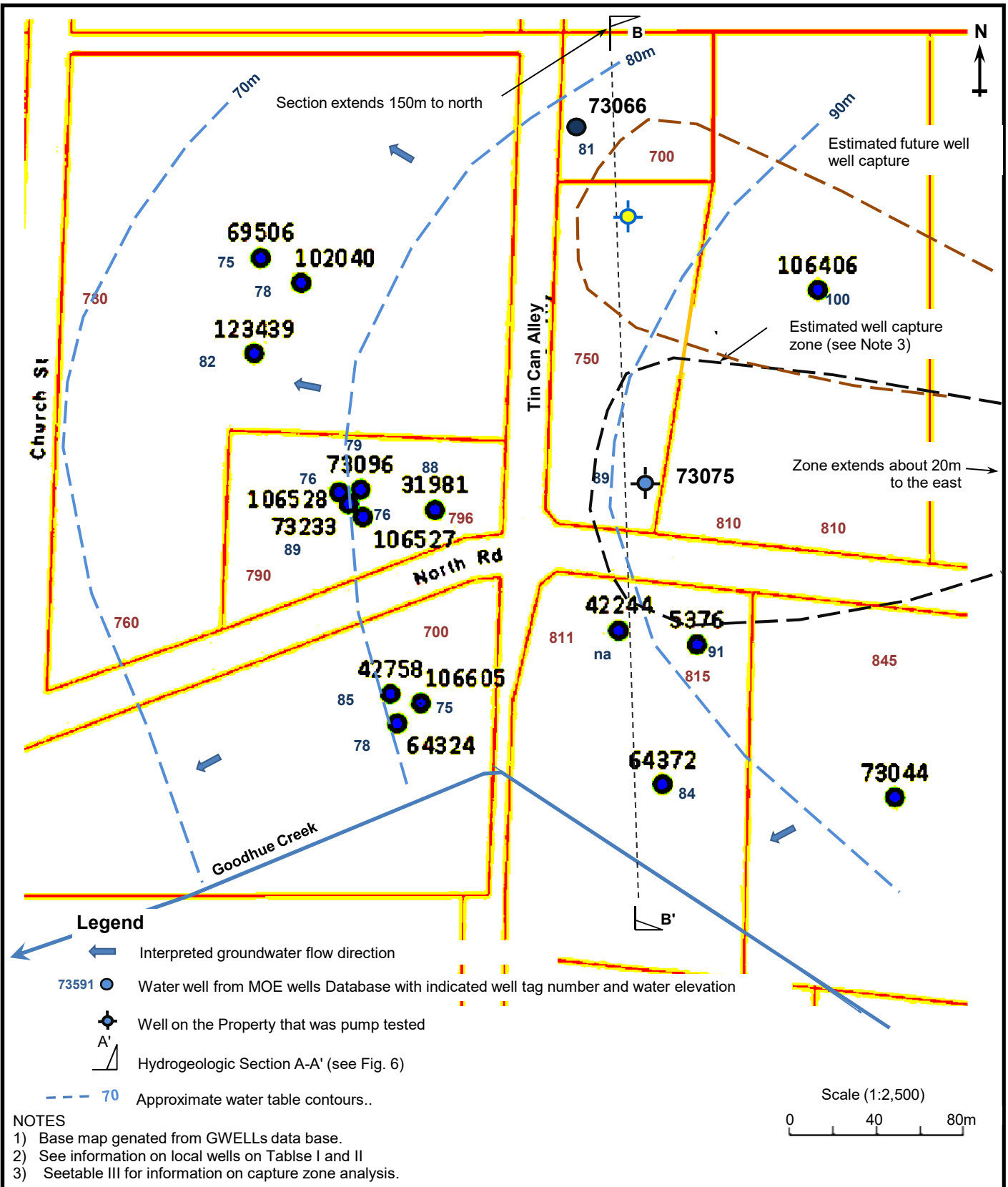
ELANCO ENTERPRISES LTD.
Victoria, B.C. (250 744-1357)

**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: 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

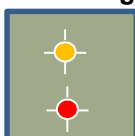


The Property

North Road

Tin Can Alley

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.

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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.

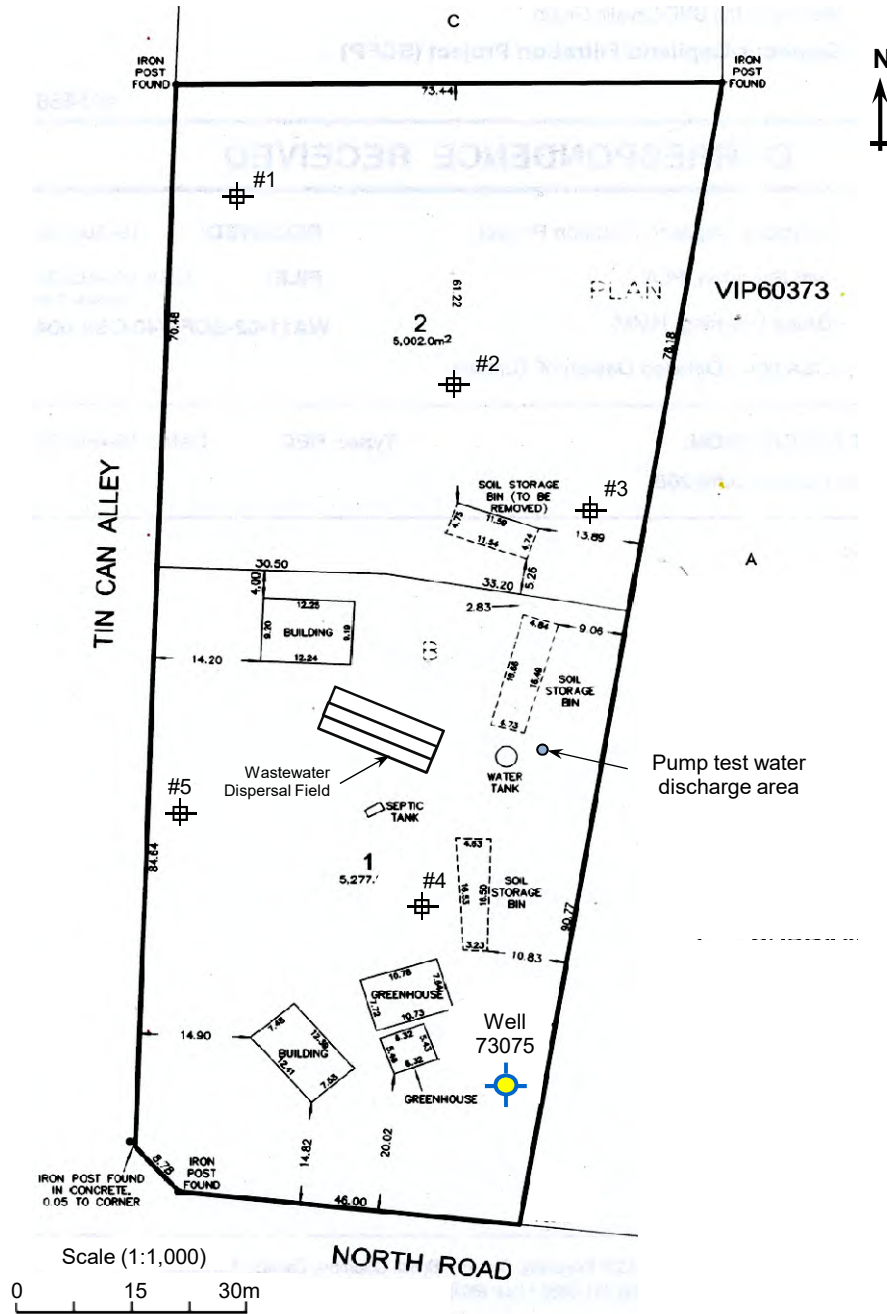
Drawn:

Date

Oct. 2023

Approved:

Fig. **3**



Legend

NOTES

- 1) See location of the Property on Figs.1 and 2.
- 2) Surveyed base map prepared by J.E. Anderson & Associates
- 3) Locations of geotechnical test pits indicated on Lewkowich Engineering Associates Ltd. Map F9892-01.

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.**

Plan of the Property

Drawn:

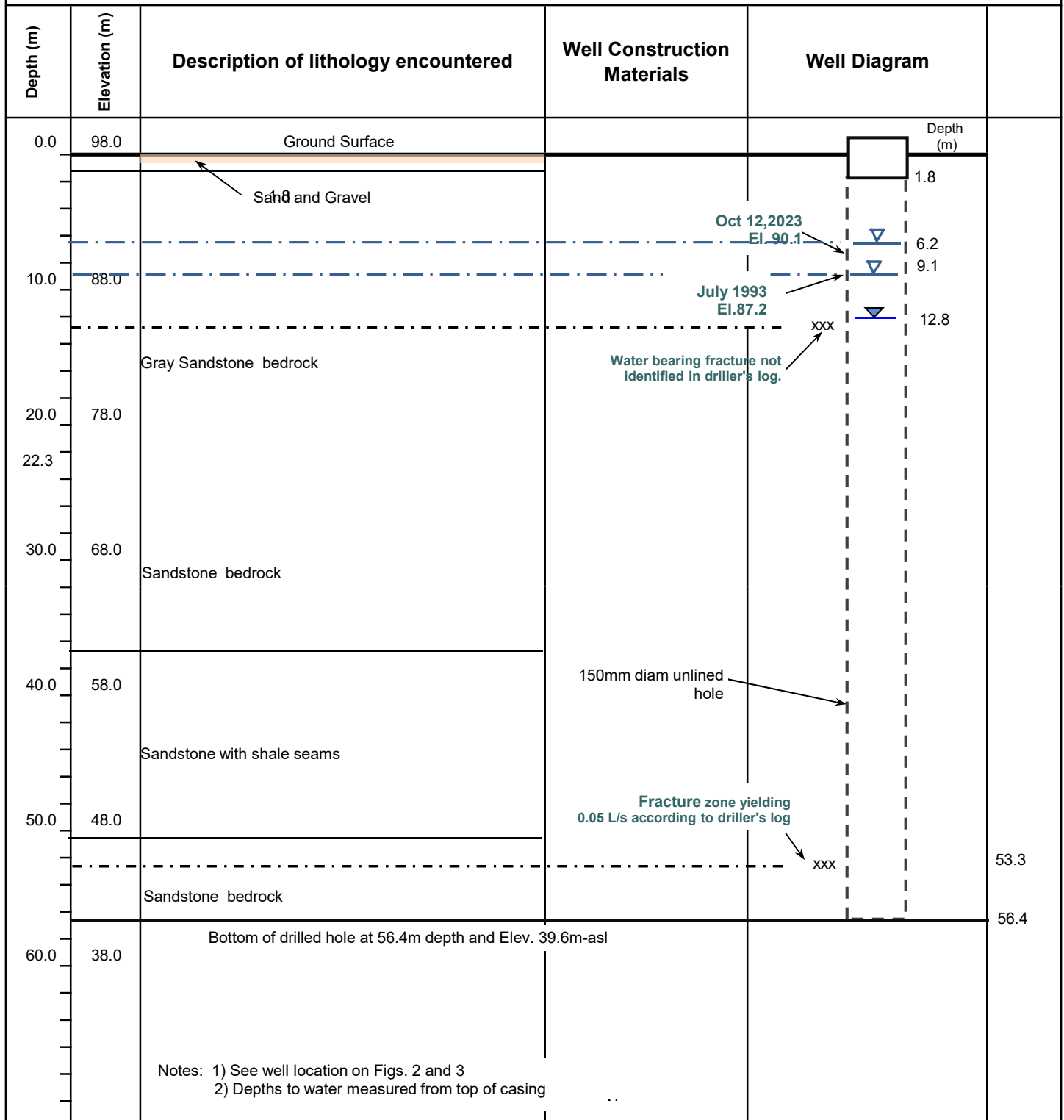
Date
 Oct. 2023

Approved:

Fig. **4**

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

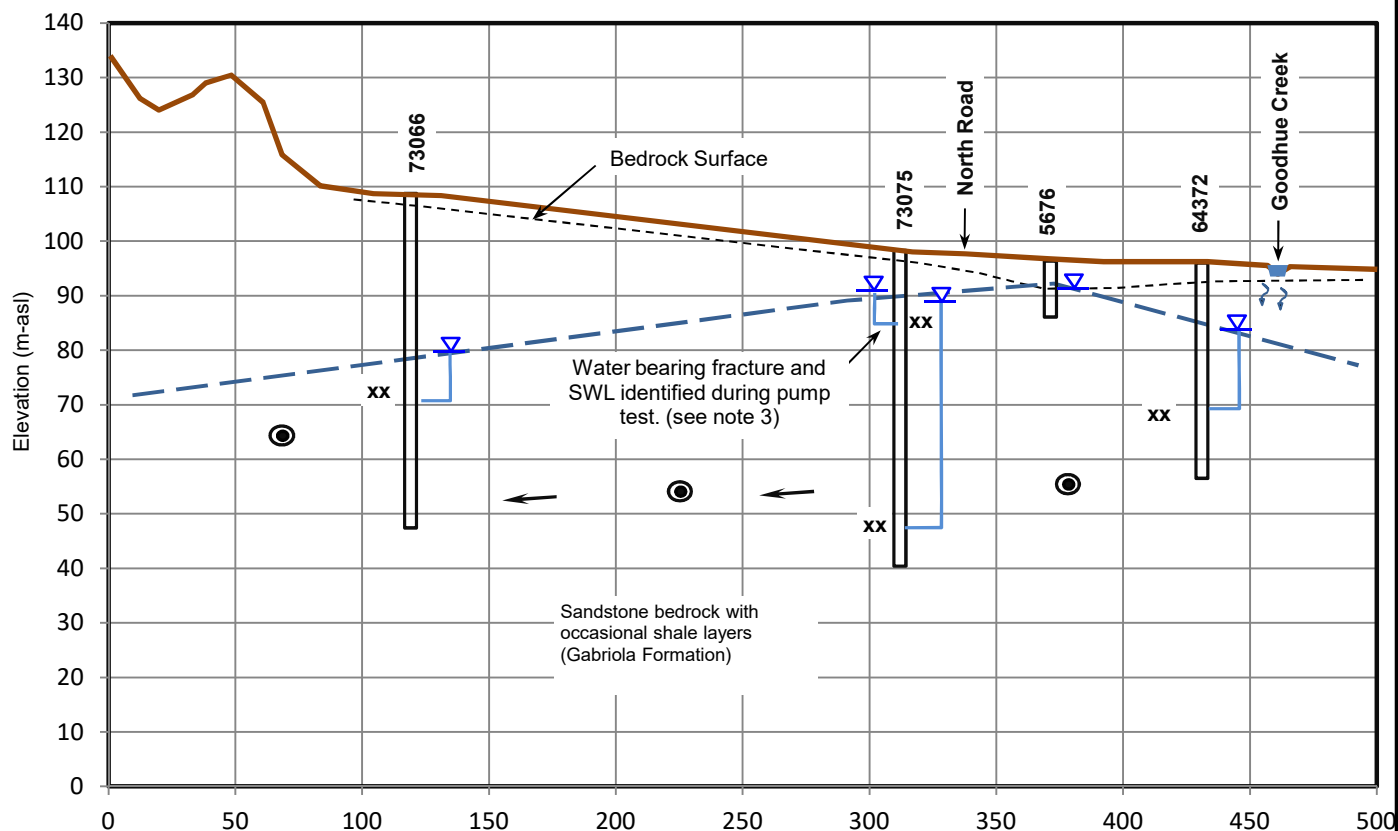
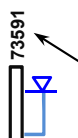


Alley Enterprises Ltd	ELANCO ENTERPRISES LTD. Victoria, B.C. (250 744-1357) Permit to Practice No: 1001505	
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	Rose Garden Well	BY: rad DATE: Oct. 2023 APPROVED: Fig. 5

B

North

South

B'**Legend**

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'

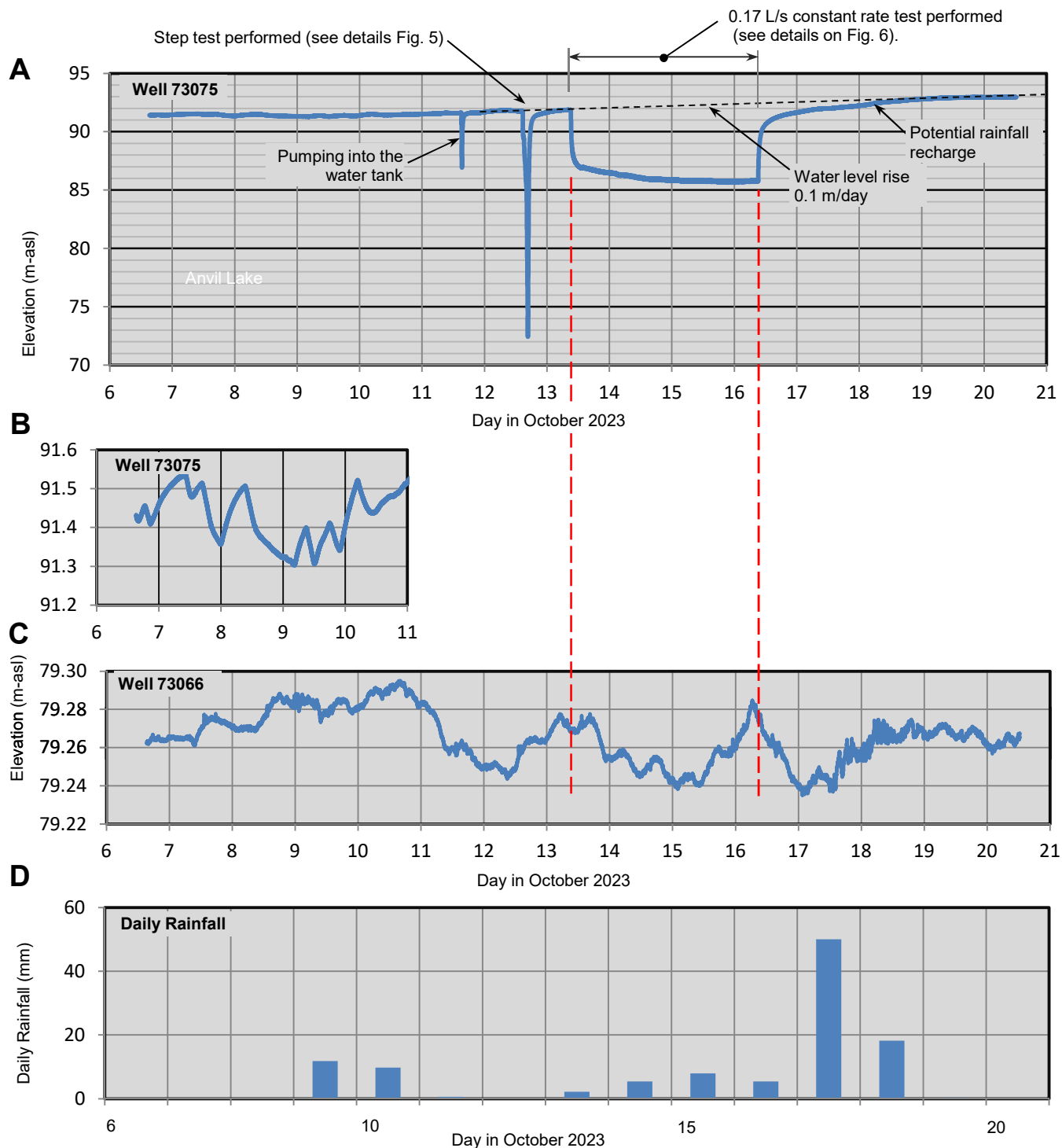
Drawn:

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.**

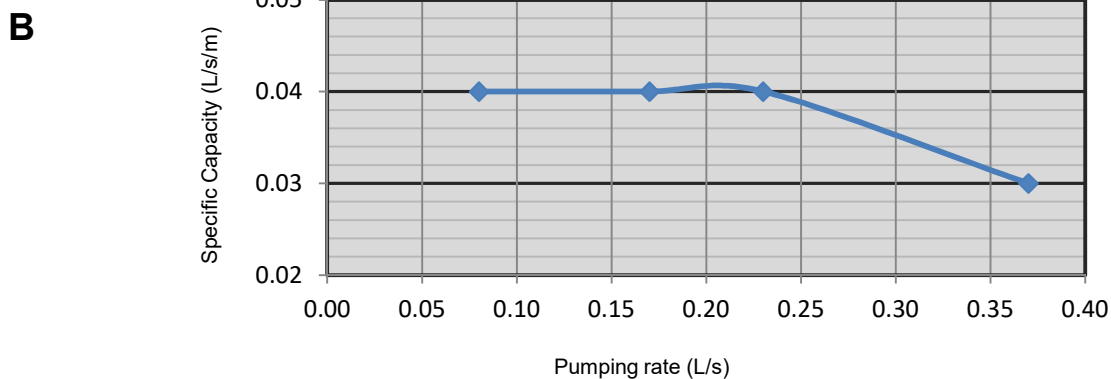
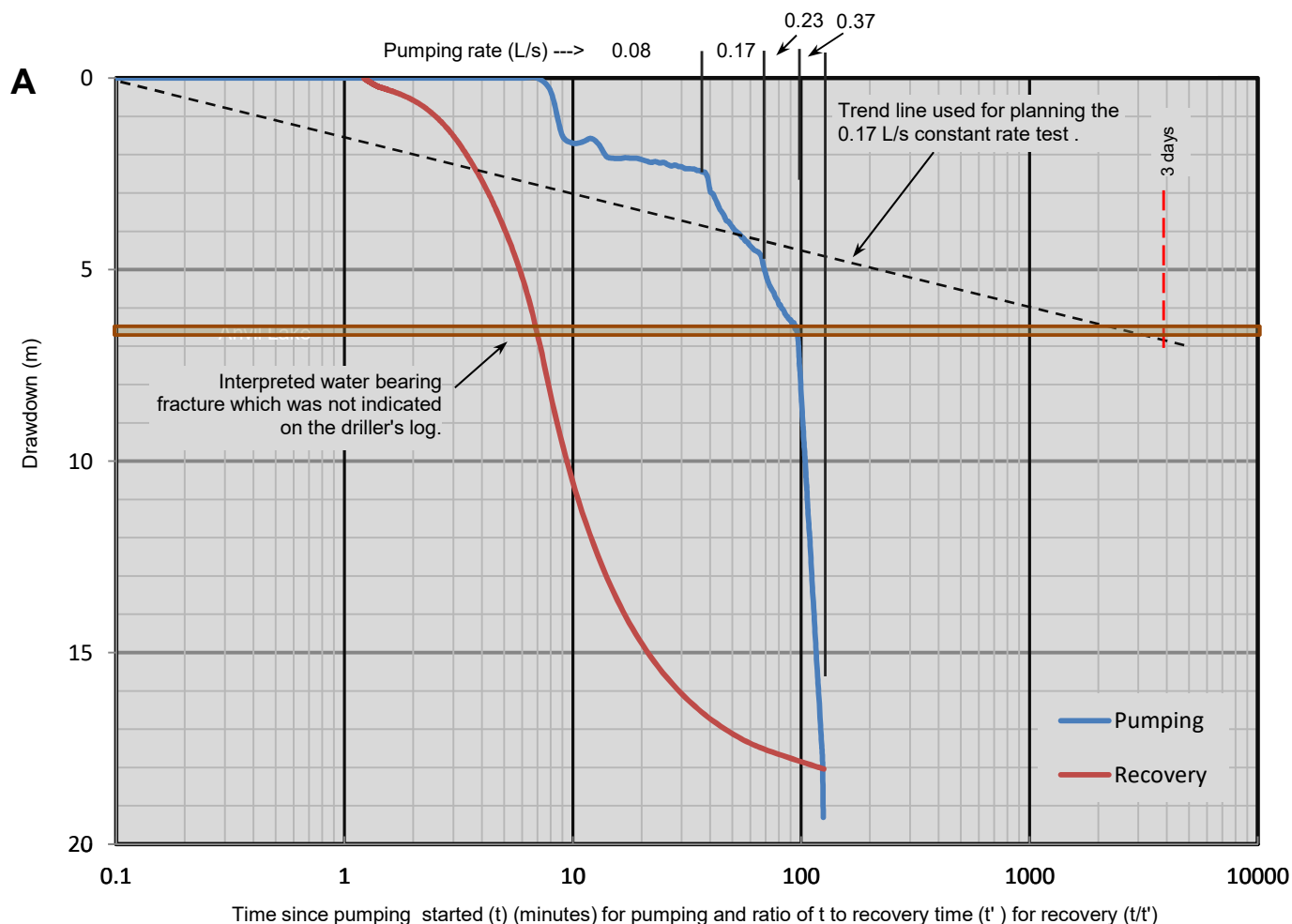
Water Level Elevation Trends

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.**

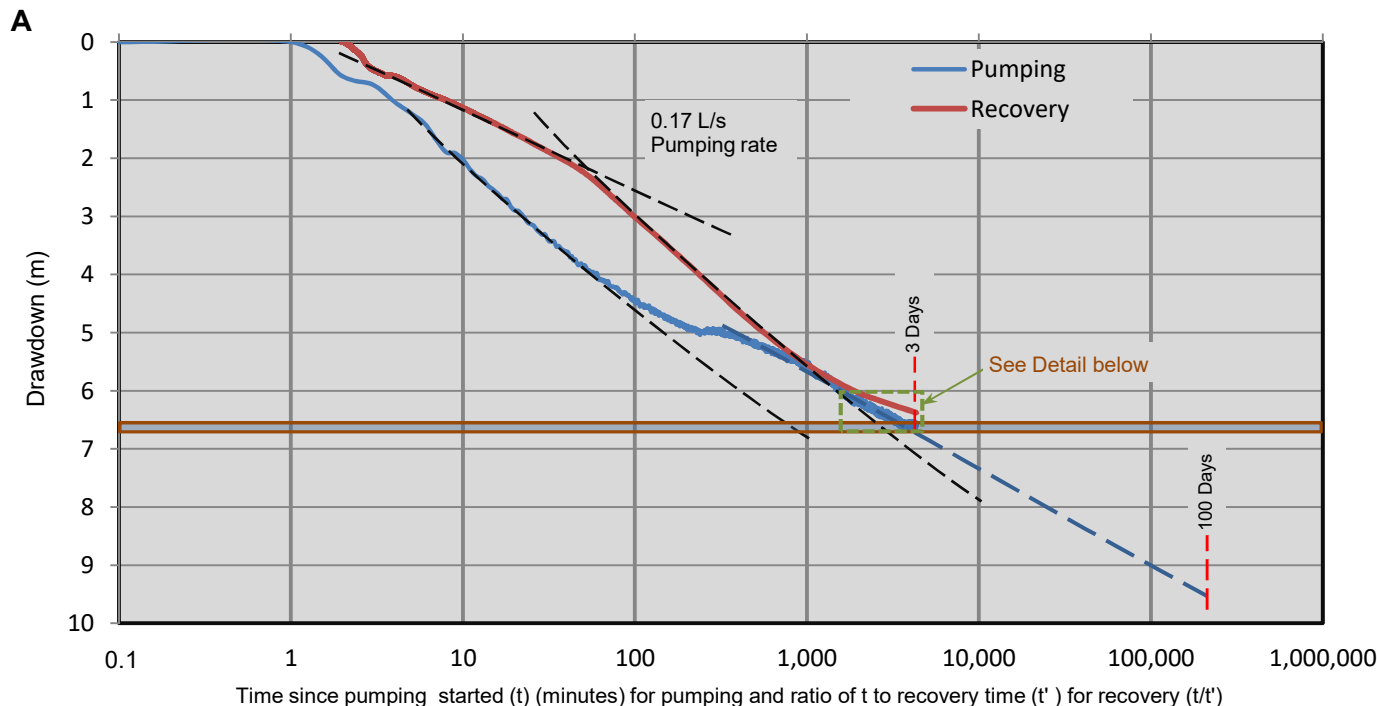
**Graphs of Step Pump Test
 Conducted on Well 73075**

Drawn:

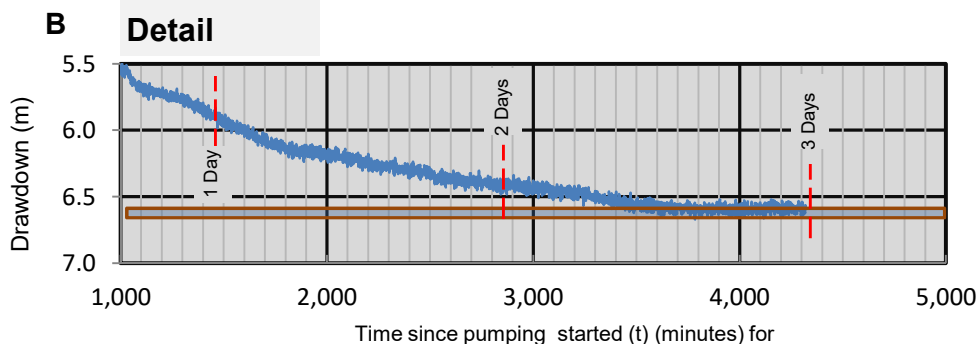
Date
 Oct. 2023

Approved:

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

	Drawdown	Sp Cap L/s/m	L/s	m ³ /d
Tested	9.5	0.007	0.07	6
Upper	5.0	0.007	0.04	3
Lower	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:

Date

Oct. 2023

Approved:

Fig.

9

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

=====

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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.



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							



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			%	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



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Courtenay: 2755 B Mossy Ave, Courtenay, BC V9M 8H9 Ph: (250) 335-7798 Tel Fax: (250) 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 ☒ Y ☒ Y ☒ Y ☒ Y ☒ Y ☒ Y ☒ Y	☒ Total Coliform ☒ E. Coli	X
3			☒ Y ☒ Y ☒ Y ☒ Y ☒ Y ☒ Y ☒ Y ☒ Y	☒ Total Coliform ☒ E. Coli	X
4			☒ Y ☒ Y ☒ Y ☒ Y ☒ Y ☒ Y ☒ Y ☒ Y	☒ Total Coliform ☒ E. Coli	X
5			☒ Y ☒ Y ☒ Y ☒ Y ☒ Y ☒ Y ☒ Y ☒ Y	☒ 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 B. 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)



SAVE-ON-SEPTIC SERVICES INC



Wild Rose Garden Centre
750 Tin Can Alley
Gabriola Island, B.C.

October 12, 2023

Project Reference: Feasibility study and Assessment of site conditions on Lot B, Plan 60373 for suitability for development of a wastewater treatment and dispersal system- 750 Tin Can Alley, Gabriola Island, B.C.

Attn: Kent Moen,

Background:

Mr. Kent Moen (owner) is proposing a residential/commercial mixed-use development for retail and food services on Lot B, located at 750 Tin Can Alley near the village. This report will provide information on the feasibility of providing an on-site wastewater treatment and dispersal system for this project. I will provide the soils testing data and a conceptual design of the wastewater treatment and dispersal system that will meet or exceed the requirements of the Standards of Practice Manual (SPM). I will outline our approach to minimize the environmental impact on the site.

Scope of Work:

The soil investigation involved digging 1.2m deep test pits with a machine to determine the soil characteristics and ability to renovate wastewater. I was also investigating the winter water table depths and surface features such as storm water run-off impact, proximity to a drinking water source and property boundaries. There appears to be a layer of solid rock at various depths that tends to slope in a southerly direction towards North Road. There is a drinking water well 100 meters south of the test area and we would need to minimize the impact on this potable water source. 10 test pits were dug and logged for characteristics and are included in this report. To test the permeability of the soils 4 test holes were dug and perk tests performed to document the suitability of the soil to renovate wastewater. The site conditions and soils will meet the strict guidelines set out in the SPM to minimize any environmental impact. This report also reviews the various options for pre-treatment and discuss the most appropriate level of treatment prior to dispersal.

Site Evaluation:

The property tends to slope towards the southwest corner at an overall slope of 7-8% and the upper half having a gentler slope about 5%. The site has had impact from tree removal and vehicle traffic from the garden centre. The soils in the test area located near the northern boundary appears to be less impacted by development.

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Victoria, BC
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WCB: 571685-AQ

2...

I saw no evidence of stormwater erosion or impact from stormwater runoff and the site appears to be well drained. According to regional maps the principal soil type is a well drained Saturna soil. The location of the well was situated about 100 meters downslope along the eastern boundary. No other neighboring wells were encountered during this investigation. This well exceeds the setback distance (30m) and should pose no environmental impact from the dispersal area. There was a large outcrop of bedrock encountered in several locations that limit the area for dispersal, however the design shall take this into consideration to avoid discharging into these areas where thin soils are present. Both the dispersal area and the receiving area shall have sufficient depths of soil to adequately renovate the wastewater discharge to mitigate the environmental impact on the site. The northern neighbouring property has a pipe discharging stormwater onto the site and into a rock pit. This rock pit will be diverted to a new location that does not impact the dispersal site.

Test Pits:

There are a total of 10 test pits that were machine dug to a depth of about 1.2m or less if a limiting layer was encountered. There were 2 that were too shallow due to solid rock near the surface (see sketch) and were mapped as an area to avoid for development. The remaining 8 test pits revealing the stratified layer and soil types were documented. (See attached soil Logs) These test pits were then compared with the SPM requirements and other factors such as root penetration into the soils as well as soil mottling indicating the presence of the winter watertable. The results of this testing determined that there was 64cm-112cm of permeable soil overlaying a restrictive layer such as solid sandstone rock or winter watertable. The SPM requires a minimum separation of 60 cm for type 1,2&3 effluent discharges. We have sufficient depth for all 3 types with a sand filled bed design per the SPM. There is sufficient area to support a type 1 drain field design. Based on calculated daily flows of 9095L per day and soil permeability the required field length would need to be approximately 250m (820 feet) in total with a minimum length per run of 27.6m (90.6 feet) to meet the linear loading requirements of the SPM.

Percolation Testing:

There were 3 percolation tests performed on the site within the test area.(see attached test results) This test determines the ability of the soil to effectively move downward through the soil to renovate the wastewater prior to coming into contact with the under-laying ground water. The more porous the soils allow the wastewater to move quickly down through the soil. In our case the soils proved to be in the class of coarse sand and has a very high permeability. This class of soils allows the wastewater to move through the soil particles to quickly thus only partially treating the wastewater. In order to overcome this we need to pressure dose the field and limit the amount of effluent per dose (micro-dosing) using a timer in the control panel. This will allow the wastewater to be held between the soil particles by osmosis allowing it to come into contact with the micro-organisms for a longer duration thus providing better treatment of the wastewater prior to reaching the limiting layer. For coarse textured soils the hydraulic loading rate would be 40L/m²/ day.

Percolation Results:

PH #1- Average 1:50 mins. /inch
PH #2- Average 2:00 mins. /inch
PH #3- Average 1:15 mins. /inch

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Coarse Sandy Soils:

The soil log results indicate that the characteristics of the permeable layer encountered on site are predominantly coarse sand with 10-15% cobbles. This has a loading rate in the SPM of 40L/m²/day for Type 1 discharges. These soils are very well drained and with certain design considerations are capable of effectively removing contaminants from the wastewater. These design considerations are pressure dosing and timed dosing per the SPM.

Daily Design Peak Flows:

The estimated flows generated from the proposed development are as follows:

-60 Seat restaurant- 60X90L/person -5400L (Phase 2)
-Retail garden centre and 1 bedroom residential- Retail- 139m² x 5L= 695L
Apartment- 600L
-Coffee shop/Bakery 120persons x 20L= 2400L
TOTAL 9095L per day

Characteristics of the Wastewater:

The retail space and residential suite are both considered to be residential strength wastewater. The coffee shop and restaurant are considered to discharge high strength wastewater. This high strength component in the wastewater discharge would be required to be pre-treated to reduce both the FOG (Fats Oils & Grease) and the high BOD/TSS from the waste stream prior to discharging into the drain field (Must meet Type 1 treatment levels). This involves providing grease interceptor tanks and type 2 aeration and settling to reduce it to acceptable levels. An engineer is required to have oversight in the design of this high strength treatment system per the SPM.

Area for Drain Field:

The area of infiltrative surface requirements for Type 1 effluent discharge is as follows:

$$AIS = \frac{9095L}{40} = \underline{227.38 \text{ m}^2}$$

$$\text{Total Length of Field} = \frac{227.38 \text{ m}^2}{0.91 \text{ m}} = \underline{249.87 \text{ Lineal Metres (820 lineal feet)}}$$

0.91m (Maximum Width of Trench per SPM)

$$\text{Linear Loading Length} = \frac{9095L}{330} = \underline{27.56 \text{ m}} \text{ (This is the minimum length of trench per SPM)}$$

The drain field laterals would be 96 feet long and center fed from a central 2" Dia. manifold. There would be 9 laterals evenly spaced at 6 feet on centre. The area required for the drain field would need to be 100 feet long by 54 feet wide and be positioned perpendicular to the slope. The position of the drain field would have to meet all setback requirements of the SPM. The test area would be large enough to accommodate this field design. There is also an area eastern boundary that is large enough and could be developed for a 50% reserve area should problems arise.

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Local Area Water Wells:

There is only one well within close proximity of the wastewater system. This drilled well services our site (Lot B) and is located downslope approximately 100m away from the proposed drain field test site. The Lot above (Lot C) is served by a rainwater catchment system with a cistern tank. The location of the only well in the area exceeds the 30m setback requirements of the SPM.

Appropriate Design Considerations:

- All components of the wastewater system meet or exceed the requirements of the SPM.
- Providing the appropriate level of treatment for the high strength component the project and engaging an engineer to review the proposed design per the SPM.
- Provide redundancy in the system to reduce the risk of untreated wastewater discharges on the site.

Conclusion:

Lot B at 750 Tin Can Alley has sufficient potential to disperse pre-treated wastewater in the ground safely without any degradation of the local environment or contamination of the local drinking water source that under-lays the site. All of the setback and regulatory requirements within the SPM can be met by the designer. Since the high strength wastewater is being proposed for this development a review of the design is required and all documents must be stamped by a professional engineer prior to submission to Vancouver Island Health Authority.

Proposed Design Options:

The residential/ retail portion of the discharge can be Type 1 treatment prior to dispersal. The high strength portion of the discharge must undergo further treatment to reduce the wastewater strength to meet or exceed Type 1 treatment levels. This wastewater must have reductions of FOG (Fat, Oils & Grease) and BOD/TSS to 20mg/L FOG/ 300 BOD/ 250 TSS to be able to safely be dispersed in the drain field without degradation to the receiving environment.

Environmental Impact:

Once discharges start the pre-treatment tanks and treatment devices will provide a wastewater discharge suitable to be dispersed into the ground. Once dispersed into the soils natural processes will complete the full renovation of the wastewater. The risk to the environment shall be eliminated by choosing the most effective pre-treatment devices to reduce the wastewater to Type 1 treatment levels prior to discharge.

Operation & Maintenance:

The SPM dictates that on-going maintenance must be performed on all septic systems to ensure proper operating levels are met. The bi-annual maintenance must be performed by a qualified service provider (ROWP). To ensure proper levels of treatment are being met it would be recommended that testing of the wastewater be performed annually. An Operations and Maintenance manual will be provided to the owner by the designer per the SPM.

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If you have any questions, please contact me at 250-748-5676

Kind Regards,

Steve Brydges, ROWP
Save On Septic Services Inc.



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SEE SKETCH PLAN FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23		Site: 750 TIN CAN ALLEY		Logged by: MIKE SDB				
TP# 1		Pit Location: S.W. END OF D/FIELD SITE		Slope: 6-7%				
Soil Horizons (depths measured in cm / m / in / ft)								
Depth	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
from	to							
0	1"	Brown	Topsoil	SG.	loose	1%	YES	NO
1"	11"	Brown	S. Loam	SG.	loose	5%	YES	Ø
11"	35"	Brown	C. Sand.	SG.	loose	10-15%	YES	Ø
35"	+	Tan	Clay/Silt massive	hard	5%	NO	yes	Ø
				Roots to 35" / W/T @ 35"				
Notes								
TP # 2		Pit Location: EAST OF TH#1		Slope: 7-8%				
Depth	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
from	to							
0	5"	D. BROWN	TOPSOIL	SG.	LOOSE	2%	YES	NO
5"	25"	TAN	S. LOAM	SG.	LOOSE	5%	YES	Ø
25"		SOLID SANDSTONE	ROCK		N/A	YES	Ø	Ø
				Roots to 25" W/T not present				
Notes								

Based on USDA Field Book for Describing and Sampling Soils (2002).

* Date water table measured



SEE SKETCH PLAN FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23		Site: 750 TIN CAN ALLEY.		Logged by: Mike SDB					
TP# 3		Pit Location: 50' W OF EAST BOUNDARY		Slope: 8%					
Soil Horizons (depths measured in cm / m (in) / ft)									
Depth		Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
from	to								
0	2"	Brown	Topsoil	S.G.	Loose	1%	yes	Ø	Ø
2"	26"	Tan	C. Sand.	S.G.	"	5-10%	yes	Ø	Ø
26"		SOLID SANDSTONE ROCK @ 26"							
		Roots to 26" No W/T.							
Notes									
TP # 4		Pit Location: W. of E. # 10'		Slope: 6-7%					
Depth		Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
from	to								
0	3"	BROWN	Topsoil	SG.	Loose	2%	yes	Ø	Ø
3	44"	Brown	C. Sand	S.G.	Loose	2-4%	yes	Ø	Ø
		Clayey Silt @ 44" w mottles —							
		Roots to 44"							
Notes									

Based on USDA Field Book for Describing and Sampling Soils (2002).

* Date water table measured



SEE SKETCH FOR LOCATIONS

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23		Site: 750 TIN CAN ALLEY		Logged by: Mike SDB					
TP# 5		Pit Location: 9' from E P/L.		Slope: 6%					
Soil Horizons (depths measured in cm / m / in / ft)									
Depth		Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
from	to								
0	2"	Brown	Topsoil	S.G.	Loose	1%	yes	Ø	Ø
2"	34"	Brown	C. Sand	SG	"	5%	yes	Ø	Ø
34"	49"	Tan	Silt Loam	SG.	"	10%	yes	yes	Ø
				Roots to 44"					
				Mottles @ 45"					
Notes									
TP # 6		Pit Location: 13' from E. P.		Slope: 6%					
Depth		Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
from	to								
0	29"	Brown	C. Sand	SG.	Loose	5%	yes	Ø	Ø
29"	37"	Tan	Silt Loam	SG.	Loose	5-10%	Ø	yes	Ø
37"	+	SOLID SANDSTONE ROCK							
				Roots to 29" / Mottles @ 29"					
Notes									

Based on USDA Field Book for Describing and Sampling Soils (2002).

* Date water table measured



SEE SKETCH FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23		Site: 750 TIN CAN ALLEY		Logged by: Mike SDB					
TP# 9		Pit Location: 42' S of N P/L		Slope: 7-8%					
Soil Horizons (depths measured in cm / m (in) ft)									
Depth		Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
from	to								
0	2"	Brown	Topsoil	SG	Loose	2%	yes	Ø	Ø
2	29"	Brown	C. Sand	SG.	Loose	5%	yes	Ø	Ø
29	37"	Tan	F. Sand	SG.	Hard	5-10%	Ø	yes	Ø
37"	+	Solid Sandstone							
Roots to 29" / Mottles @ 29"									
Notes									
TP # 10		Pit Location: 43' S of N P/L		Slope: 6-8%					
Depth		Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
from	to								
0	1"	Brown	Topsoil	SG			yes	Ø	Ø
1	30"	Brown	C. Sand	SG			yes	Ø	Ø
30	35"	Tan	Silt	SG.			Ø	yes	Ø
35"	+	Solid sandstone rock							
Roots to 30" / Mottles @ 30"									
Notes									

Based on USDA Field Book for Describing and Sampling Soils (2002).

* Date water table measured



Observed Soil Conditions

Test Pit Logs

[illegible]

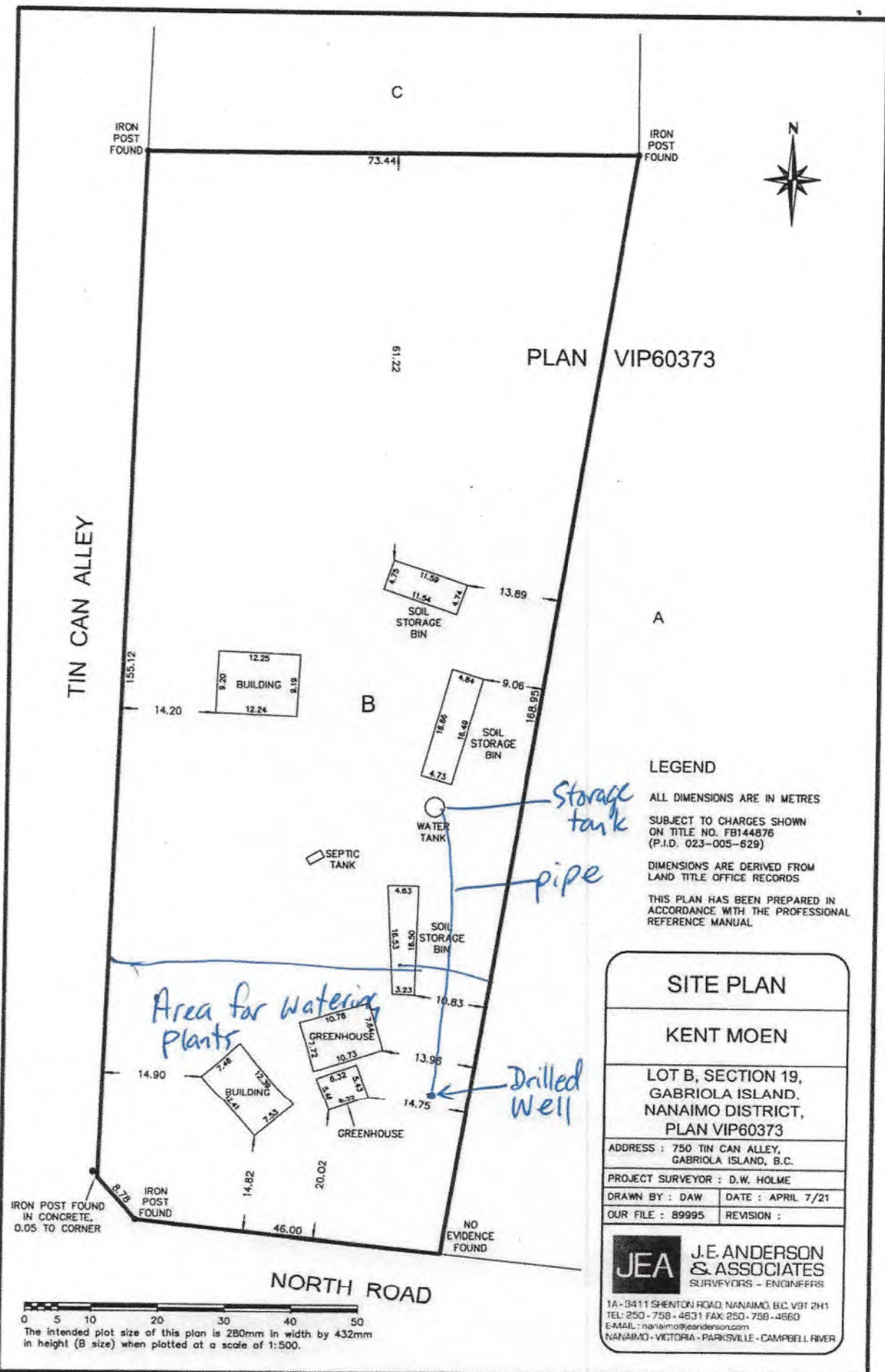
Based on USDA *Field Book for Describing and Sampling Soils* (2002).

* Date water table measured

Percolation test

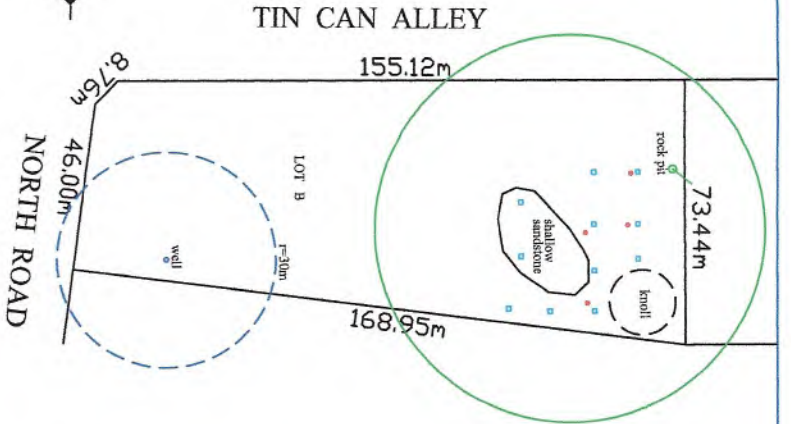
Location (address): 750 TIN CAN ALLEY, GABRIOLA		File #:						
Date: SEPT. 21/23		Tested by: SDB						
Weather: SUNNY								
Test number	Depth of base of hole from surface (cm)	Timings, mins per inch for water to drop from 6" to 5" from base of hole.						Lowest rate (min per inch)
		#1	#2	#3	#4	#5	#6	
1		1:40	1:45	1:45	1:50	1:50	1:50	
2		1:50	1:50	1:45	1:55	1:55	2:00	
3		1:05	1:10	1:10	1:05	1:10	1:15	
4		1:40	1:45	1:45	1:45	1:50	1:50	
5								
6								
7								
8								
Percolation rate for system sizing								
Notes:	$HLR = 40L/m^2/DAY.$							







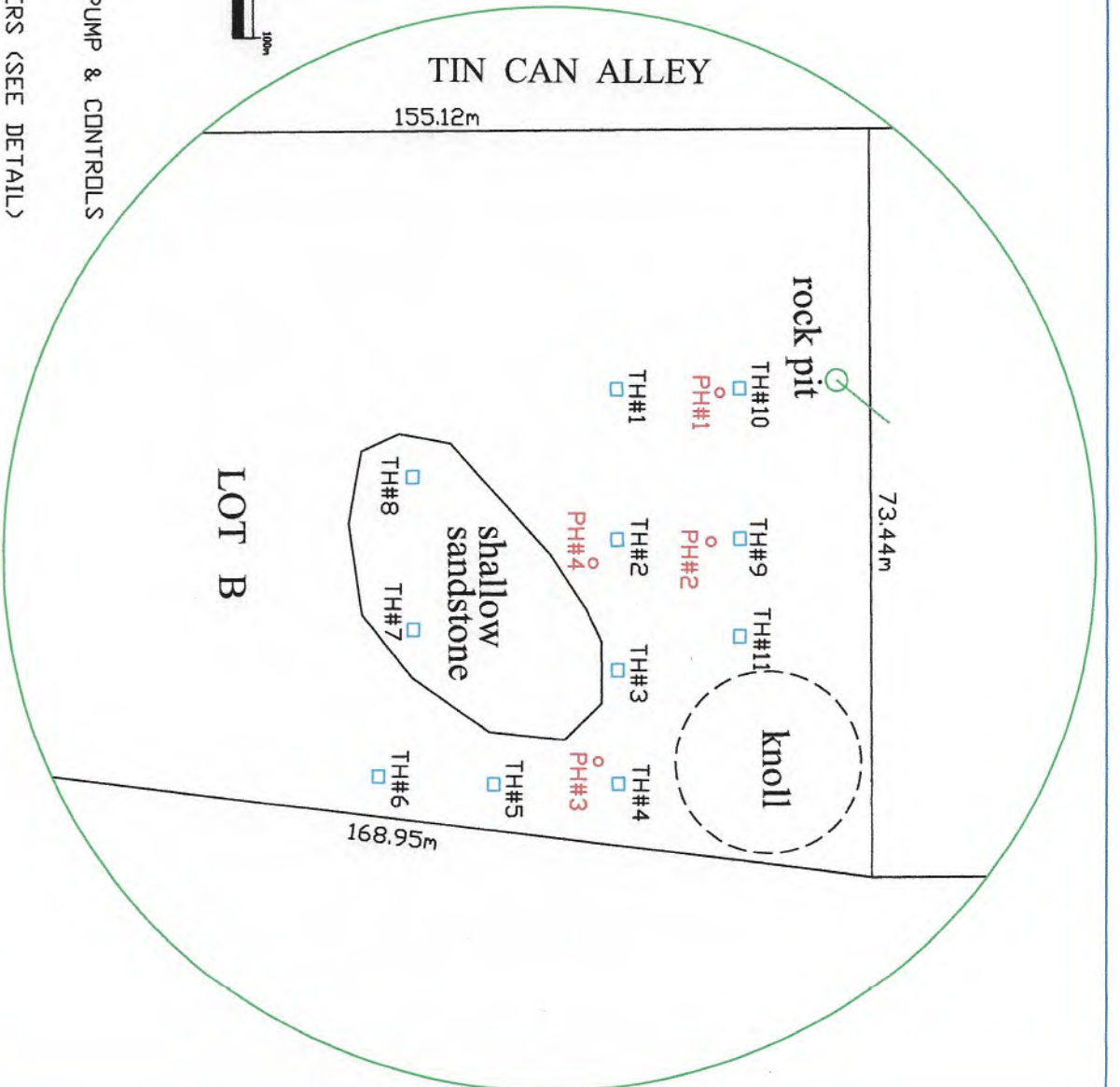
KEY PLAN



- LEGEND:**
- ① EXISTING 600 I.G., SEPTIC TANK-ADD RISERS
 - ② PROPOSED CANWEST 300 I.G. PUMP TANK W/ PUMP & CONTROLS
 - ③ 50mmØ PVC SCH 40 TRANSPORT LINE
 - ④ INSTALL 18.29m & 9.75m PRESSURIZED CHAMBERS (SEE DETAIL)
 - ⑤ PROPOSED FLUSH-DUTS AT DISTAL ENDS
 - ⑥ 100mmØ PVC SCH 40 TRANSPORT SEWER
- DENOTES 4' TEST HOLE LOCATION
○ DENOTES PERK TEST LOCATION



SITE PLAN



NOTE: ALL PIPE TO BE SCH. 40 PVC UNLESS OTHERWISE SHOWN



SAVE ON SEPTIC
P.O. BOX 2783 GABRIOLA RD., DUNCAN, B.C. V9L 5A2
TELEPHONE: 250-748-5678 CELL: 250-802-9852

PROJECT: PROPOSED SEPTIC FIELD-SITE PLAN OF 750 TIN CAN ALLEY, GABRIOLA
CLIENT: KENT MOEN

SCALE: AS SHOWN
DRAWING BY: SDB
DATE: NOV. 3/23

FILE No: 00-245
DWG. No: 1 OF 1

DATE OF MEETING: January 23, 2025

TO: Gabriola Island Local Trust Committee

FROM: Narissa Chadwick, Regional Planner
Local Planning Services

COPY: Renée Jamurat, Regional Planning Manager
Stephen Baugh, Island Planner

SUBJECT: Update on OCP Process – Phase 2

PURPOSE

The purpose of this memo is to provide the LTC with an update on the OCP review process. This includes an update on First Nations engagement, the freshwater footprint, suitable land analysis and the public and LTC engagement as it relates to reviewing draft Goals, Objectives and Policies for the OCP review.

UPDATES

First Nations Engagement

The capacity agreement between the Snuneymuxw First Nation (SFN) and the Island Trust was signed on December 17th. Through this agreement \$10,000 will be provided to the SFN this fiscal. An additional amount of \$6,000 has been included in the 2025/26 business case. At the time of writing this report Islands Trust staff were planning to be meeting with SFN staff prior to the January 23rd LTC meeting. An update will be provided as appropriate.

Freshwater Footprint

The freshwater footprint work is underway. It is anticipated that the majority of the consultant's work will be completed by the end of March. Freshwater Footprint, a holistic metric of freshwater sustainability, is a confluence of the water cycle, community influence, and environmental variables that collectively affect the availability, distribution, and quality of freshwater resources. It includes exploring island-specific water use practices, societal contributions to water conservation, traditional practices, and attributes of a changing climate to delineate the diverse sources contributing to the various pathways through which water is used and transits through watersheds and aquifers. Community engagement related to the freshwater footprint will complement the research and analysis provided by the consultant. This work will help inform OCP policies and land use bylaw regulations related to the density and intensity of land use.

Suitable Land Analysis

The Suitable Land Analysis (SLA) Tool is designed to evaluate and prioritize areas across the Islands Trust region for sustainable development while emphasizing environmental conservation and community resilience. The tool integrates data on ecological sensitivity, freshwater sustainability, transportation, infrastructure, and slope stability to support informed land-use decisions. The methodology used involves collecting and processing datasets related to sensitive ecosystems, groundwater vulnerability, and other environmental factors, which are then analysed using computer modelling tools. This tool employs a weighted scoring system to identify high-risk areas that require conservation efforts, ensuring that land-use planning aligns with the region's environmental and sustainability goals.

A consultant has been retained to complete the work on the suitable land analysis that began in 2024. This work is to be completed by March 31st and will involve revising the current methodology and then applying the

\\islandstrust.local\DFSMain\EDM\12 Long Range Planning\03 GB\6500 LTC Work Program\20 Projects (P)\2023_OCP Review\Staff Reports\2025_01_23_Phase 2 update\2025_01_23_GABLTC_OCP update.docx

methodology to Gabriola, Denman, Hornby and Mayne Islands. The work will be available for review by each LTC by January 31st. Staff are recommending that a Special LTC Meeting be held in February to review the suitable land analysis for Gabriola Island. The 1 hour workshop would involve the following:

- Introduction to the suitable land analysis
- Discussion of the importance of each layer
- Collection of feedback from the LTC
- Identification of next steps

In order for staff to schedule the special meeting approval of the following resolution:

That the Gabriola LTC request staff to schedule a special meeting in February 2025 to review the suitable land analysis.

Engagement on OCP Policy

The current engagement process involves a topic focussed survey, focus groups and LTC meetings. The timeline below provides a list of OCP Sections, related focus group timing and identifies when these topics will be brought forward to the LTC for discussion.

Section of OCP	Related Focus Group	LTC review discuss
1.1 What is an OCP	No focus group: Drafts being written by staff. Consultant will be providing housing needs assessment by March.	Given that the bulk of this information is related to background and process, staff plan to present the bulk of this material with the full draft of the OCP. Staff will provide the LTC with the draft Vision and Principles for review independent from the rest of the content at a date TBD.
1.2 Community Consultation		
1.3 Plan Structure		
2.1 Community Context		
2.2 Housing Needs		
3.1 Vision		
3.2 Principles		
4.1 Cultural Heritage	January 16 SFN meeting #1	Staff plan to bring forward a list of SFN interests to the LTC after April 2025 at a meeting TBD.
4.2 Climate Resilience	No focus group	Staff will be looking at engaging the Climate 12-12-12 group in the review of this section before bringing it to the LTC.
4.3 Healthy and Biodiverse Ecosystems	Environment March 27 th	April 17 (Regular LTC meeting)
4.4 Resource Stewardship	Environment March 27 th	April 17 (Regular LTC meeting)
4.5 Sustainable, Inclusive and Resilient Communities	Housing Feb. 6 th Economy March 6 th Connectivity Feb. 27 th	Feb. 27 (Special LTC meeting on housing) March 28 (Special LTC meeting on Economy and Connectivity)
5. 1 Development Permit Areas	Environment March 27 th	April 17 (Regular LTC meeting)
5.2 Temporary Use Permits	Economy March 6 th	March 28 (Regular LTC meeting)
5.3 Advocacy Policies	TBD as process evolves	TBD

Attachment 1 contains the draft table of contents for the OCP. Further opportunity for public engagement can be integrated into the project as it evolves. If all goes as projected in the project charter it is anticipated a full draft of the OCP will be presented to the LTC by the summer of 2025. This may not include revised DPA

boundaries if additional research is required but may include revisions to DPA guidelines where possible. Further updates to the DPA boundaries can be made as needed, as the project moves into the next phase.

NEXT STEPS

- Staff will continue to draft goals, objectives and policies as they related to key sections of the OCP
- Draft goals, objectives and policy language will be sent to focus groups ahead of time
- Focus groups will discuss goals, objectives and policies
- Community survey data will be collected, analyses and a summary provided to the LTC
- A revised draft of the goals, objectives and policies for each section of the OCP will be created following each focus group and the conclusion of the community survey
- The revised draft OCP will be provided to the LTC for review, discussion and decision on whether further review is needed or if goals, objectives and polices can be moved forward into the draft bylaw
- Additional engagement will be facilitated by staff as determined by the LTC
- A full draft of the OCP will be compiled for review by the LTC and the Snuneymuxw First Nation
- The revised OCP will be read for the first time
- The revised OCP will be sent out for referral
- Public engagement on draft OCP through the summer
- Community information, public hearing and further readings of the bylaw
- Bylaw will be sent to the Islands Trust Executive for endorsement
- Bylaw will be sent to the Ministry of Housing and Municipal Affairs for endorsement
- Bylaw adoption

Submitted By:	Narissa Chadwick, RPP MCIP, Island Planner	January 8, 2025
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	January 10, 2025

ATTACHMENTS

1. Draft OCP Table of Contents
2. Project Charter

Attachment 1 - Draft Table of Contents

This is a draft table of contents for the Gabriola OCP review. While it will provide a framework for engagement and bylaw writing it may change over time depending on how the work evolves.

PART 1 – GOVERNANCE AND PLANNING CONTEXT

- 1.1 What is an OCP
- 1.2 Community Consultation
- 1.3 Plan Structure

PART 2- COMMUNITY CONTEXT

- 2.1 Community Context
- 2.2 Housing Needs

PART 3 – COMMUNITY VISION AND GUIDING PRINCIPLES

- 3.1 Vision
- 3.2 Principles

PART 4 – LAND USE OBJECTIVES AND POLICIES

- 4.1 Cultural Heritage
- 4.2 Climate Resilience
- 4.3 Healthy and Biodiverse Ecosystems
- 4.4 Resource Stewardship
- 4.5 Sustainable, Inclusive and Resilient Communities

PART 5 - IMPLEMENTATION

- 5. 1 Development Permit Areas
- 5.2 Temporary Use Permits
- 5.3 Advocacy Policies

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

December 10, 2024

To North Island Trustees

This letter is a follow-up regarding GB-DVP-2023.3 and the November 7th, 2024, LTC meeting which I attended virtually. I would like to start by saying I am very relieved about the finalizing of this DVP and that my woodshed can remain standing in its place. I appreciate your recognizing the undue stress and difficulties caused by the way Islands Trust poorly conducted and processed this DVP. I also appreciate your suggestion for a letter of apology and a recommendation for remediation. I have not received that letter nor have I been notified of the remediation. I am writing this letter to request a full refund of my paid DVP fees.

My refund request is based on our mutual acknowledgement that the matter of my 30-plus-year-old woodshed is insignificant in nature, predates the land use bylaw and, more importantly, in Trustee Elliott's words "it should never have been a DVP".

Aside from the fact that this file should have never resulted in a DVP application; I ask that the refund request also be based on the fact that this difficult lengthy DVP process has benefited the Trust and the Island's Community. Please refer to the Island Trust Policy - Application Processing Services, Policy 5.6.1, under Purpose, This Policy is Intended, forth point - **"to recover from applicants 100 percent of the average cost of processing the development applications, while permitting consideration of lower cost recovery for environmental protection and community benefit"**. The benefit to the Community is that the Trustee's recognized their failures in processing this DVP. More importantly, the LTC in the meeting committed to developing new policies and creating clarification of processes with the Snuneymuxw First Nation. Please correct me if I am wrong; one such policy being that bylaw infractions such as this, a woodshed, are not a cause for a DVP application. Secondly, this DVP has reinforced the need for new policy development for retaliatory bylaw complaints. Thirdly, considerations for a policy change for situations that predate land use Bylaws. And lastly, the Islands Trust are gaining a clearer understanding of the Snuneymuxw First Nation requirement for DVP submissions. This alone will help confidentiality and fairness for all people whether they be indigenous or not.

With regards to Policy 7.1.1 on Administrative Fairness Principles, 1. Purpose, point 1.3 - **conducted decision-making processes that are reasonably fair and prompt within a**

defined process and timeframe. Clearly this policy was not adhered to. Trustee Yates commented “she (meaning me the land and shed owner) had been punished”, that was the way I felt. The length of time, eighteen months, that Islands Trust spent implementing with a lack of clear process was unjust causing upset feelings as stated in the meeting by Trustee Yates. I agree with Trustee Elliott’s comment that this process has put the Islands Trust in an unfavorable public view. Peter Luckman’s statement that the situation is serious in nature, is justified. I had been charged and paid one thousand nine hundred and thirty-eight dollars for this. A refund not only satisfies remediation but will also put the Trust in a more favorable light with both myself and our community.

My persevering and at times with an expression of frustrated emotion was in trying to make what I thought was a near impossible case for myself and other Island resident landowners. I know that I am not educated and rehearsed in the Islands Trust governing matters but I do realize that both Island Trust and myself have learned a lot through this process.

I request a refund of one thousand nine hundred and thirty-eight dollars that I paid to Islands Trust on June 22nd, 2023, to process this DVP. I believe this request is appropriate in view of all the above-mentioned aspects and the Trust's recommendation of remediation. Please refund my DVP fees in total \$1938.00, forthwith.

Sincerely,
Sandra Miller

Subject: Request for Village Vision Website Support

I am writing on behalf of the Village Vision Planning Committee (VVPC), to request that our Local Trust Committee approve an annual expenditure of approximately \$310 to support the Village Vision website <http://www.villagevision.ca>

Background: In 2014, the VVPC came together to address the lack of a specific plan for the Village core. Sponsored by Sustainable Gabriola and the Gabriola Island Chamber of Commerce, the committee comprised representatives affiliated with the Gabriola Island Advisory Planning Commission, the Gabriola Historical and Museum Society, the Transportation Advisory Commission, the Ferry Advisory Committee, GERTIE, the Gabriola Agricultural Association, village areas businesses, and the Gabriola Arts Council.

Building on the ideas generated by the Local Trust Committee (LTC) in a 2011 workshop, the VVPC designed and implemented a project to facilitate a community conversation on the vision for the future of Gabriola's village core areas. Five community workshops were held (Project Framing; Land Use; Housing; Water; and Public Space and Connectivity). Each workshop included presentations by experts in the topic field. The final project involved students from Vancouver Island University Regional Planning Master's Program. The students conducted a site analysis and then produced four unique design concepts. A Final Summary Report was presented to the Gabriola Local Trust Committee on September 7, 2017, and was subsequently posted on the LTC website.

All these activities were captured and shared on the Village Vision website which has been paid for and updated by the VVPC since it was launched – funding approximately \$2100 since the launch of the site. The website continues to attract traffic.

We believe that this website is an excellent community resource. It provides a forum for Gabriolans to understand and provide input into planning for the Village core. It is useful to and referenced by groups working on community development, pathways, road improvements, and bus route planning. And, of course, the ideas and concepts in the summary report would be useful reading as the LTC progresses through the OCP review

Request: It is not sustainable for committee members to continue to pay for the website domain and hosting fees (approximately \$310 per year). The VVPC is willing to continue to maintain the website, but requests that the LTC fund the annual domain and hosting fees.

Respectfully submitted on behalf of the Village Vision Planning Committee,

Dyan Dunsmoor-Farley

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01/09/2025



Trust Council Updates



Islands Trust Council Meeting Highlights December 3 - 5, 2024

Dear Subscriber:

The following is a list of [agenda](#) highlights of Trust Council's activities and decisions from its December 3- 5, 2024 quarterly meeting. These highlights are not the official minutes; Trust Council will adopt those at its March 11 - 13, 2025 meeting being held in-person in Nanaimo, B.C.

Islands Trust Council Welcomes New Chief Administrative Officer

Islands Trust's new Chief Administrative Officer (CAO), Rueben Bronee, addressed Trust Council for the first time. CAO Bronee shared his experience and background, first impressions of the organisation, and key initiatives he looks forward to advancing.

Delegation from Bowen Island Municipality Mayor Leonard

On behalf of Bowen Island Council, Mayor Leonard addressed Trust Council as a delegation. Mayor Leonard spoke to several topics, including a request to engage with Bowen Island Council on matters related to potential legislative change, such as Trust Council's recent request to the Province for a wide-ranging review of the Islands Trust Act.

Islands Trust Council 2025/26 Meeting Schedule Adopted

Trust Council approved the dates and locations of its regular quarterly meetings until March 31, 2026.

Interpretation of the Islands Trust Object

Trust Council decided it will revisit its interpretation of "unique amenities" at a future Committee of the Whole meeting.

Policy Statement Amendment Project

Trust Council supported increased funding for public engagement and communications on the Policy Statement Amendment Project in 2025/26. Trust Council decided it will schedule bi-weekly Committee of the Whole meetings in 2025 to continue advancing this project.

North Pender Island Natural Area Protection Tax Exemption Program (NAPTEP) Application

Trust Council approved issuing of a NAPTEP Certificate for the covenanted portion of a property on North Pender Island.

Draft 2025/26 Budget Review

Trust Council reviewed its initial draft 2025/26 budget.

Islands Trust / San Juan County Council Joint Session

San Juan County Council Members Fuller and Wolf joined Trust Council to discuss mutual areas of interest including ferries, engagement with Indigenous Governing Bodies, and housing. Trust Council supported the renewal of joint-advocacy efforts concerning marine safety with San Juan County where possible.

Tiny Homes on Wheels Steering Committee

Trust Council approved the convening of a steering committee made up of appointed trustees and up to four Electoral Area Directors to explore opportunities for legal occupancy of tiny homes on wheels. Trustees Boland, Campbell, Patrick and Elliott were appointed to this new steering committee.

Thank you for your continued interest in our shared values of protecting and preserving the islands.

For more updates, visit the [Islands Trust home page](#).

***Preserving and protecting over 450 islands
and surrounding waters in the Salish Sea***

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ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY NOVEMBER 19TH, 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

- Chair Smith provided a reminder that there will be an election for Chair and Vice Chair in January 2025, and advised she will be stepping down as Chair.
- The ITC Board and ITC staff reported on the highlights of attending the Salish Sea Conservation Forum on Galiano Island on October 18th, 2024.

2. STRATEGIC PLANNING/ADMINISTRATION

- The ITC Board adopted the proposed board meeting schedule from January 2025 to March 31st, 2026. Staff were directed to schedule the following ITC board meeting dates: January 21st, May 27th, October 7th, November 18th, 2025 and January 20th, 2026 as electronic meetings, and list the Victoria office board room as the public meeting location. Three in-person meetings will be held on March 18th and July 22nd, 2025, and March 17th, 2026.
- The ITC Board approved an increase of \$7,582 to its proposed 2025-26 Salaries and Benefits budget (Islands Trust Contribution) due to an error in its earlier submission relative to the amount available from the Environment and Climate Change Canada Contribution Agreement for Salaries and Benefits in 2025-26. In light of the increasing budget line request, the Board approved reducing the Board's training budget line by \$3,000 (originally increased to support education on Indigenous Conserved and Protected Areas). The board directed staff to provide these changes to the Financial Planning Committee and Trust Council.
- The ITC Board will indicate to Financial Planning Committee and Trust Council its supports for the Trust Area Services business case for an Auxiliary Policy Advisor for 2025-26 as this position is critical for ongoing intergovernmental and policy work. The ITC Board requests that a portion of an Auxiliary Policy Advisor position be dedicated to support the Conservancy's engagement with First Nations on the development of its next Five Year Plan.
- Trustee Elliott provided an update to the ITC Board from Executive Committee. Items reported include identifying an upcoming Executive Committee meeting on November 20th in preparation for Trust Council's December meeting, welcoming the new Islands Trust Chief Administration Officer, Reuben Bronee, and that the Policy Statement amendment project is proceeding through Committee of the Whole discussions and will go to communities and ITC before it is finalized.



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

- Trustee Yates reported that no changes to the proposed ITC budget were requested by Financial Planning Committee.
- Trustee Gauvreau provided an update to the ITC Board from Governance Committee including that the Committee is reviewing the Trustee remuneration policy to ensure that Islands Trust is following best practices and is submitting two business cases to Financial Planning Committee for inclusion in the 2025-26 budget; for a full-time Corporate Secretary and for policy assistance. The committee also set its 2025-26 meeting schedule and supported a suggestion to create a governance manual to help organize policies.
- The ITC Board received a Salt Spring Island LTC Planning Referral Notice and discussed how best to review and comment referrals in a timely manner.

3. COVENANT AND PROPERTY ACQUISITIONS

- The ITC Board approved the conservation proposal submitted by Tara Martin to place a NAPTEP covenant on approximately 1 ha of Salt Spring Island, subject to review of First Nations responses and to Ministerial approval, to protect woodlands and herbaceous habitats, maturing dry Douglas-fir forest, and connectivity with adjacent protected areas.

4. COVENANT AND PROPERTY MANAGEMENT

- The ITC Board granted the request of Sallas Forest Strata, Sidney Island, to use an excavator to extract invasive *Crataegus monogyna* (hawthorn) trees from covenants ES065747 (Dragonfly Pond), ES65743 (Woodpecker Pond), and ES065749 (Kingfisher Pond) and to dispose of the biomass on site by burning. A temporary waiver of certain sections of the covenant was granted, subject to specific terms to allow this work.
- The ITC Board accepted the ITC Natural Area Protection Tax Exemption Program (NAPTEP) Covenant Monitoring Report 2024 and directed staff to address compliance and ecological concerns as identified in the report.
- The ITC Board accepted the ITC Nature Reserve Monitoring Report 2024 and directed staff to address the recommendations as identified in the report.
- The ITC Board approved soil moisture research at Link Island Nature Reserve by the Swift family, subject to First Nations consultation and the covenant holder's approval.
- The ITC Property Management Specialist presented a briefing on Gambier Island Local Trust Committee requesting the use of Squamish language on ITC Nature Reserve signage on Gambier Island.



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

5. COMMUNICATIONS AND OUTREACH

- The ITC Board directed staff to prepare and submit a letter from the ITC Board to the Minister of Municipal Affairs that reiterates the ITC's desire to undertake meaningful First Nations engagement, explains the ITC's staff capacity challenges, provides the Board's proposed ITC Plan engagement outline, and seeks the Minister's support for the updated timeframe for development and submission of the next ITC Plan.
- The ITC Board requested that Director Frater consider if a portion of the new Trust Area Services Policy Advisor position, supposed by Trust Council in September 2024, can be targeted to assist ITC staff with the Five Year Plan/First Nations Engagement project or if ITC can seek similar funding for an ITC Policy Advisor position for this and other policy requirements.
- The ITC Board requested Chair Smith write a letter on behalf of ITC to Trust Council regarding having not been consulted by Trust Council before the request for a Provincial review was made.
- The ITC Communications Specialist presented a briefing with a Communications and Engagement Strategy for ITC's 35th Anniversary.
- The ITC Strategic Fund Development Specialist advised that the annual holiday appeal will launch this year on Giving Tuesday on Tuesday December 3rd.

Learn more about Islands Trust Conservancy: <https://islandstrust.bc.ca/conservancy/>

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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
	PLSUB20240307	Madeline Ani (Madrona Law)	381 SPRUCE AVE, GABRIOLA, BC V0R 1X1; 391 SPRUCE AVE, GABRIOLA, BC V0R 1X1		Stephen Baugh	11/15/2024	Under Review	Generate Complete Application Letter
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 subdivision	Sonja Zupanec	05/20/2021	In Abeyance	Generate Complete Application Letter
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:	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	Stephen Baugh	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	Waiting for Revisions



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
	PLDVP20240299	Michael Apps	1140 THE STRAND, GABRIOLA, BC V0R 1X3		Stephen Baugh	11/07/2024	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
	PLTUP20240310	Michael McNally	1595 HESS RD, GABRIOLA, BC V0R 1X6	Original TUP was issued in 2022 and we are seeking to renew it	Marlis McCargar	11/19/2024	Under Review	Add Optional Referrals
Number of Open Applications	14							

Islands Trust
LTC EXP SUMMARY REPORT F2025
Invoices posted to Month ending November 2024

620 Gabriola	Invoices posted to Month ending November 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	2,319.55	-19.55
65210-620	LTC - Local Exp - APC Meeting Expenses	2,000.00	0.00	2,000.00
65220-620	LTC - Local Exp - Communications	200.00	369.00	-169.00
TOTAL LTC Local Expense		<u>4,500.00</u>	<u>2,688.55</u>	<u>1,811.45</u>
Projects				
73001-620-2001	Gabriola OCP/LUB	77,000.00	7,468.80	69,531.20
73001-620-4105	Gabriola Ecological Protection Zone	2,000.00	0.00	2,000.00
TOTAL Project Expenses		<u>79,000.00</u>	<u>7,468.80</u>	<u>71,531.20</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.
10.	November 7, 2024	GB-2024-075	Gabriola Island Local Trust Committee Bylaw Compliance & Enforcement Policy	Bylaw Compliance & Enforcement Policy No. 1, effective November 7, 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 – 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 – a property owner whose property is subject to a bylaw enforcement complaint Health & Safety concerns – fire, unsafe construction, hazards relating to steep slopes or cliffs, dumping of sewage Vexatious - 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 3.0 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 4.0 Priorities 4.1 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. 4.3 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. 5.0 Inspection 5.1 At the start of any investigation, Bylaw Enforcement Officers will determine if entry to the property is necessary to investigate the alleged contravention or if the investigation can be conducted from a public road or other lands. 5.2 Bylaw Enforcement Officers will give 30 days notice for inspection of any property unless there is consent for a site inspection at less than 30 days. 5.3 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. 5.4 If a Respondent has indicated that they will work towards compliance,
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				and have agreed on a time to comply, a site inspection is only required to confirm compliance. 5.5 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. 5.6 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. 6.0 Enforcement Procedures 6.1 If a bylaw contravention is confirmed, and there is no agreement on a 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 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. 6.2 Bylaw Enforcement Officers can use their discretion to consider any reasonable request for time to comply from Respondents, but the term cannot be for more than one year. 6.3 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. 6.4 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. 6.5 Bylaw Violation Notices will not be issued more than once per week unless authorized by the Manager of Bylaw Compliance and Enforcement. 7.0 Closing Files 7.1 If the identity of a complainant cannot be confirmed during the course of an investigation, or if a complainant uses a false name, the file will be closed. 7.2 If the contravention is for a minor structure that has only received one written complaint, the file can be closed. 7.3 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. 7.4 If a contravention has been identified that is subject to deferred
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				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. 7.5 If it is determined during an investigation that the complaint was frivolous, repeat, or vexatious in nature, the Manager of Bylaw Compliance and Enforcement can use their discretion to close the file unless there is work on a development permit area, or work in an environmentally sensitive area, or there are health and safety concerns. 7.6 The LTC will be notified when any file is closed. 8.0 Vexatious Complaints 8.1 If a decision is made to not act upon a complaint that is considered frivolous, repeat, or vexatious, the complainant will be advised of the decision, the reason for it, and may be advised of the circumstances under which it may be reconsidered. 9.0 Communications 9.1 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. 9.2 Respondents will receive as much information about complaints against their properties as possible without revealing the identity of the complainant. 9.3 The Manager of Bylaw Compliance and Enforcement will communicate with Trustees or the LTC if there are questions or concerns regarding individual files. 9.4 The Manager of Bylaw Compliance and Enforcement will arrange public information and education sessions regarding bylaw enforcement when appropriate and time permitting. 9.5 Bylaw staff will be available during regular LTC meeting public comment sessions to answer questions regarding bylaw enforcement. 10.0 Reporting 10.1 The LTC will receive regular reporting on bylaw compliance and enforcement files. 10.2 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.
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				10.3 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 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. 1.1.2 Enforcement will not proceed for siting contraventions involving structures that predate 2008. Property owners will be able to repair and maintain these structures as long as they did not expand the contravention. 1.1.3 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. 1.2 Inspection and Enforcement Procedures: 1.2.1 Subject to section 1.1.1, 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, concern issues of health and safety, or interfere with archeological heritage sites, will proceed if there is a written complaint from any person. 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 to
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				comply unless there are immediate concerns regarding health and safety or possible environmental damage. 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.
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				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 authorizes 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.
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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.

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. Mudge Island Official Community Plan and Land Use Bylaw Review

Responsible

Date Received

Comprehensive review or targeted amendments to Mudge Island OCP and LUB.