



Gambier Island Local Trust Committee Regular Meeting Revised Agenda

Date: August 6, 2015
Time: 10:30 am
Location: Gambier Island Community Centre
Andy's Bay Road, Gambier Island, BC

	Pages
1. CALL TO ORDER	10:30 AM - 10:35 AM
2. APPROVAL OF AGENDA	
3. TOWN HALL AND QUESTIONS	10:35 AM - 10:45 AM
4. COMMUNITY INFORMATION MEETING - none	
5. PUBLIC HEARING - none	
6. GM-DVP-2015.4 (Leopold & Gibbons - 1091 Centre Bay Rd, Gambier Is.)	
6.1 Staff Report dated July 27, 2015	3 - 51
6.2 Memorandum dated August 4, 2015 regarding Additional Information Received after Agenda Deadline	52 - 101
7. MINUTES	10:45 AM - 10:50 AM
7.1 Local Trust Committee Meeting dated June 18, 2015 for adoption	102 - 109
7.2 Section 26 Resolutions-Without-Meeting - none	
7.3 Advisory Planning Commission Minutes - none	
8. BUSINESS ARISING FROM MINUTES	10:50 AM - 11:15 AM
8.1 Follow-up Action List dated July 28, 2015	110 - 110
8.2 Phase 2 Local Trust Committee Input into Development of the Islands Trust Strategic Plan for 2014-2018	
8.2.1 Memorandum dated July 3, 2015	111 - 129
9. DELEGATIONS - none	
10. CORRESPONDENCE - none	

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

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|--------|---|---------------------|-----------|
| 11. | APPLICATIONS AND REFERRALS | 11:15 AM - 12:00 PM | |
| 11.1 | GM-DVP-2015.2 (Sverre - Site 69, Bucaneer Bay Holdings, S. Thormanby Is.) | | |
| 11.1.1 | <u>Staff Report dated August 6, 2015</u> | | 130 - 160 |
| 12. | BREAK | 12:00 PM - 12:30 PM | |
| 13. | LOCAL TRUST COMMITTEE PROJECTS | 12:30 PM - 1:15 PM | |
| 13.1 | Riparian Areas Regulation Implementation - for discussion | | |
| 13.2 | Gambier Official Community Plan Review - verbal update | | |
| 13.3 | Implementation of Official Community Plan Advocacy Policies (Industrial Applications for Howe Sound) | | |
| 14. | REPORTS | 1:15 PM - 1:30 PM | |
| 14.1 | Work Program Reports | | |
| 14.1.1 | <u>Top Priorities Report dated July 28, 2015</u> | | 161 - 161 |
| 14.1.2 | <u>Projects List Report dated July 28, 2015</u> | | 162 - 162 |
| 14.2 | Applications Report dated July 28, 2015 | | 163 - 166 |
| 14.3 | Trustee and Local Expense Report dated June, 2015 | | 167 - 167 |
| 14.4 | Adopted Policies and Standing Resolutions | | 168 - 169 |
| 14.5 | Local Trust Committee Webpage | | |
| 14.6 | Chair's Report | | |
| 14.7 | Trustee Reports | | |
| 14.8 | Electoral Area Director's Report | | |
| 14.9 | Trust Fund Board Report - none | | |
| 15. | NEW BUSINESS | 1:30 PM - 2:00 PM | |
| 15.1 | LTC Budget Request for 2016-2017 | | |
| 15.1.1 | <u>Memorandum dated June 30, 2015</u> | | 170 - 174 |
| 16. | UPCOMING MEETINGS | | |
| 16.1 | Next Regular Meeting Scheduled for Thursday, October 1, 2015 at 10:30 am at Gibsons & District Public Library, 470 South Fletcher Road, Gibsons, BC | | |
| 17. | TOWN HALL | | |
| 18. | CLOSED MEETING - none | | |
| 19. | ADJOURNMENT | 2:00 PM - 2:00 PM | |

STAFF REPORT

Date: July 27, 2015

File No.: GM-DVP-2015.4 –
GIBBONS and
LEOPOLD (AJIA Building
Systems)

To: Gambier Island Local Trust Committee
For meeting to be held August 6, 2015

From: Linda Prowse, Planner

Cc: Aleksandra Brzozowski, Acting Regional Planning Manager
Norman Morrison (AJIA Building Systems), Applicant
Laura Gibbons, Owner
Daryl Leopold, Owner

**Re: Development Variance Permit – Lot 13, PL LMP38515 – Gambier Island
PID 024-211-699**

Owner: Laura Gibbons and Daryl Leopold
Applicant: AJIA Building Systems (Norman Morrison)
Location: 1091 Centre Bay Road, Gambier Island, BC

THE PROPOSAL:

This is an application to vary the 15 metre setback from the natural boundary of the sea for the purpose of building a new dwelling unit. Specifically, this application proposes a variance to Section 3.3(1) of the Gambier Island Local Trust Committee Land Use Bylaw No. 86 to allow a new dwelling to be built as close as 7.5 metres to the natural boundary of the sea AND the dwelling unit roof overhang to be as close as 6.9 metres from the natural boundary.

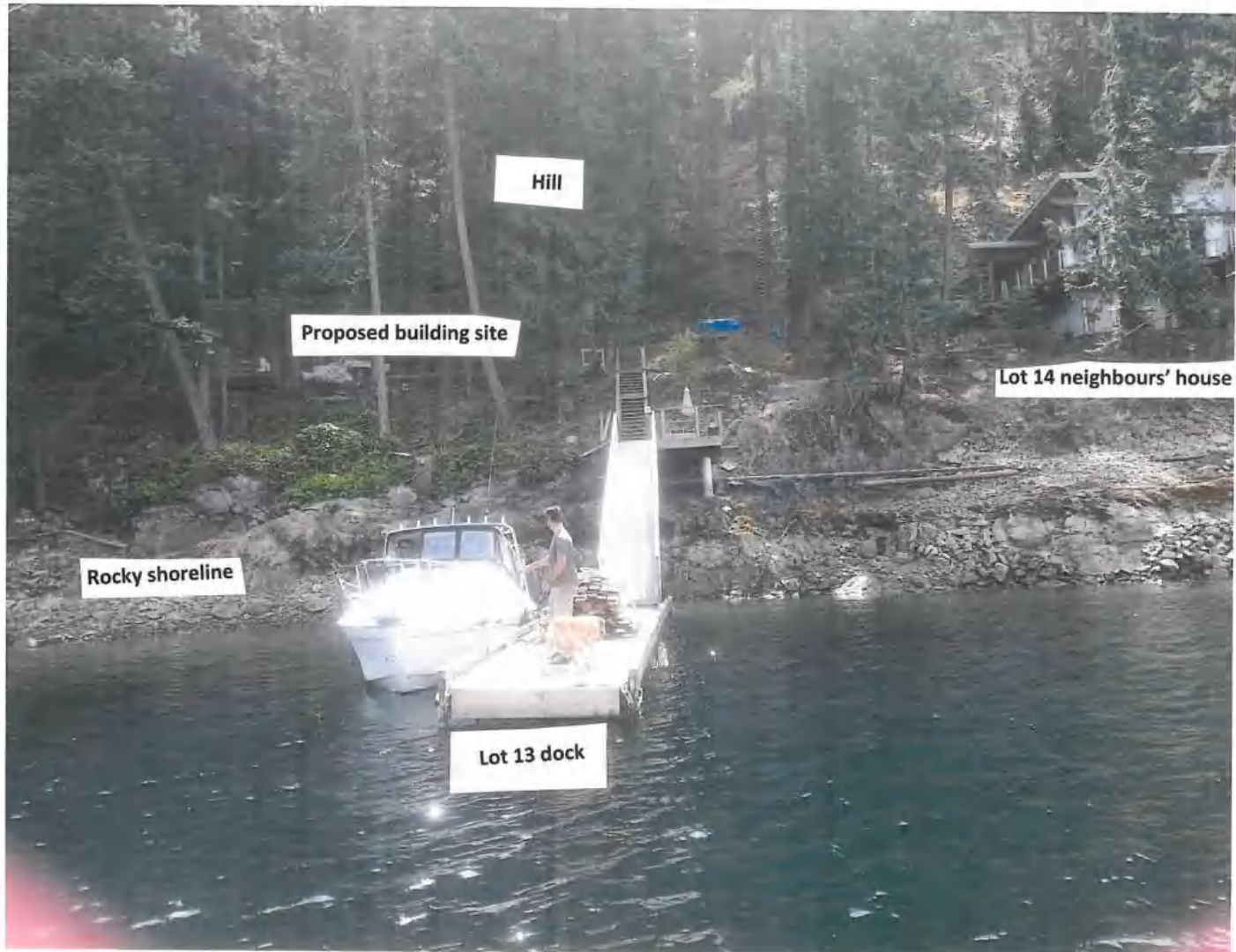
SITE CONTEXT:

The subject property is a waterfront property on the east side of the West Bay area of Gambier Island. The lot is approximately 1.62 ha (4 acres). The old cottage on the property has been demolished to make a building site for the proposed dwelling. The adjacent lots 14 and 12 are developed with a residence and docks for boat access. See pictures on the next pages.

The applicant, as part of their efforts to seek relaxation of the covenants and bylaw, obtained a geotechnical report (attached) to investigate conditions of the subject property and the options for siting a dwelling. The application by the property owner/applicant states that the request to reduce the 15 metre setback from the sea to 7.5 metres for the dwelling and 6.9 metres for the roof overhang is as follows: *“The variance we are requesting should reduce any effect on the surrounding properties. As shown on the site plan, using the existing setback will require extensive blasting on the hill at the rear of the cabin. As shown on our elevations with the proposed setback, we are still within our height restrictions.”* Further, a letter from the property

owner states that “The present site has a steep incline at the rear of the property ending with a steep rock face. The request to Islands Trust is a variance on the High Tide line setback from 15 metres to 7.5 metres to be able to build the property on a flat surface as well as align the new constructed cabin with the neighbouring property”. This letter from the property owner is attached.

Picture 1 – Looking at the subject lot from the water



Picture 2 – Looking North – Proposed Building site



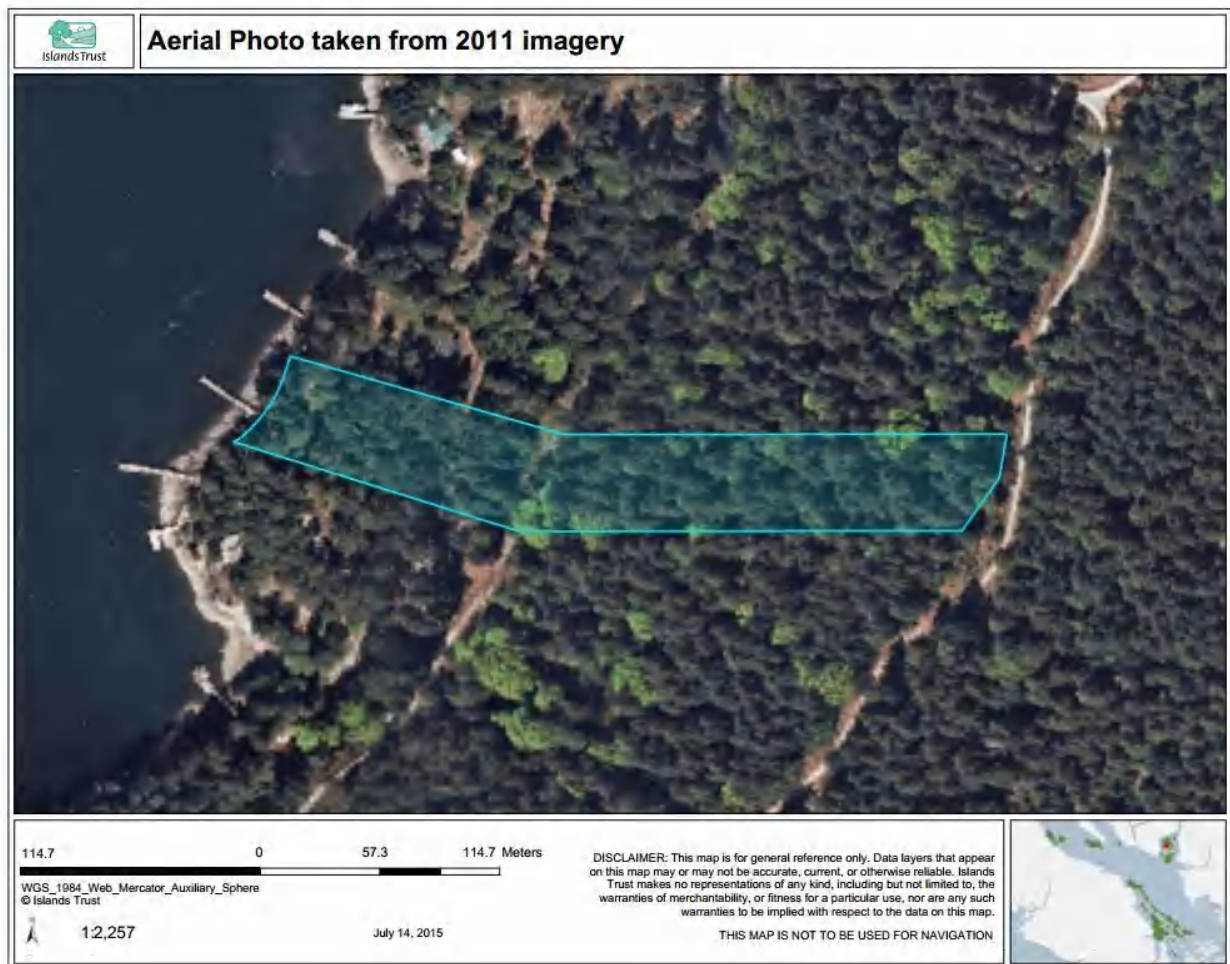
Picture 3 - Looking north east at hill that is behind the building site.



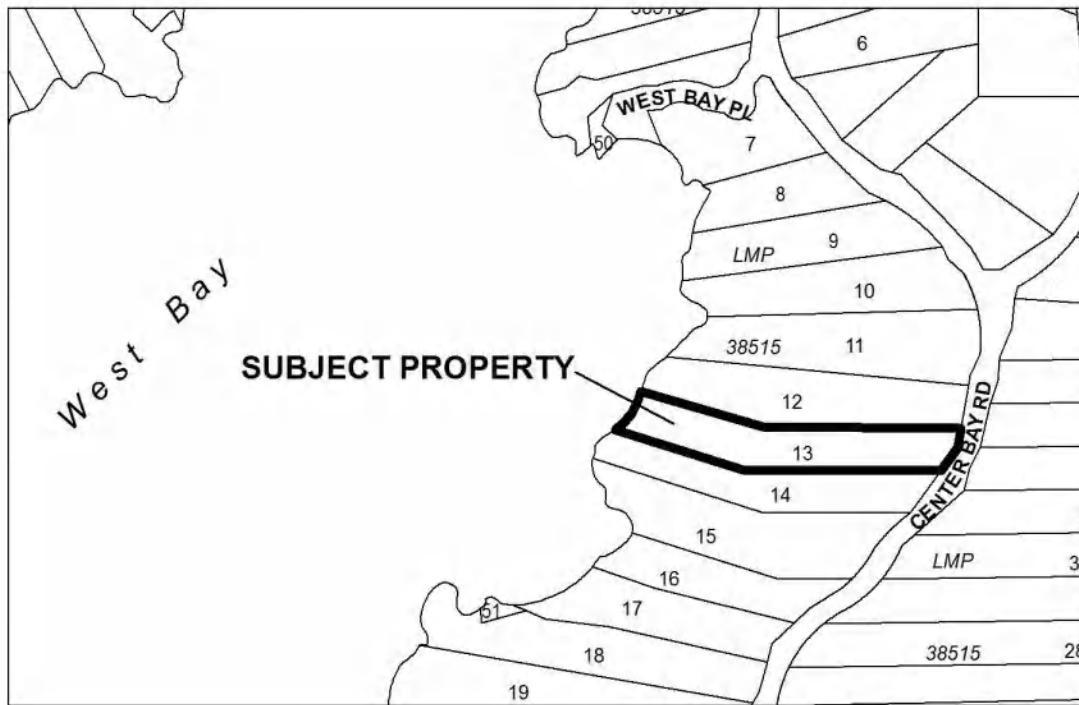
Picture 4 – View looking south east showing the grade of the slope down to the proposed building site on flat bench.



Picture 5 – Aerial Shot



Map 1 - Subject property



CURRENT PLANNING STATUS OF SUBJECT LANDS:

Trust Policy Statement:

The Islands Trust Policy Statement provides a number of policies respecting coastal land management, protection of sensitive coastal areas and flood management that are listed below. The Gambier Island OCP and land use bylaw address these policies and further discussion regarding this application and those policies and regulations is addressed under those headings.

- 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.
- 5.1.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
- 5.2.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
- 5.2.6 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.

Official Community Plan

The property is designated Settlement Residential (SR) in the Gambier Island OCP Land Use Map Schedule B. The proposed development complies with all Settlement Residential policies. The property is not subject to any development permit area requirements.

- Policy 3.1 of the OCP provides guidance on a number of factors that should be considered in a permit relating to land use development, including water, soils, protection of sensitive ecosystems, appearance, etc.
- Policy 3.7 provides that setback regulations should, amongst other requirements, also protect buildings from floodwaters or coastal erosion and to maintain a view of the coastline that is rural in character and relatively pristine in appearance.
- Objective 7.20 of the OCP is to recognize the coastline's natural and scenic values as important in giving the Planning area its rural marine character.

All of these OCP objectives and policies provide that caution should be undertaken in any decision making regarding variances to the regulations.

Land Use Bylaw

The property is zoned Settlement Residential (SR) in the land use bylaw. The application is consistent with all regulations of the land use bylaw, except for **Sections 3.3(1) (setback from the sea being 15m)** which is the subject of the variance request.

Other:

Sunshine Coast Regional District Building Department

If this variance is approved, the applicant must still obtain a building permit from the Sunshine Coast Regional District Building Department. The Regional District will refer that building permit application to the Islands Trust for approval.

Covenants:

There are a number of covenants registered on title. In summary they include:

BM-18047 – covenant with Gambier Island Local Trust Committee that prohibits further subdivision; regulates siting of a second dwelling; and regulates tree cutting but allows clearing for a building site and utilities.

BM-180952, amended by covenant BB1158861 – covenant with the Crown, as amended allows development of a dwelling in the location subject to this development variance permit application based upon a geotechnical assessment of area “C” (identified in covenant BM-180952 as applicable to the subject property) that authorizes such development. The Ministry of Transportation and Infrastructure (MOTI) has been sent a copy of the geotechnical report and staff have requested the MOTI to advise if they are in acceptance of the geotechnical report. Staff will follow up with the Local Trust Committee on August 6, 2015 to advise of the Ministry's response.

BM-180955 – covenant with the Crown identifies a sewage disposal area; requires installation of a sewage disposal system and regulates the use of the field area; and limits a permitted house as a single family dwelling to a maximum daily sewage flow of 375 imperial gallons (generally a

four bedroom house) unless approved by the authority having jurisdiction. Covenant BB0862883, registered as a result of a lot line adjustment, alters the impact of this covenant.

BM-180956 amended - covenant with Crown and administered by the Sunshine Coast Regional District requires any building, mobile home or unit or modular home or structure to be at least 15 metres from the natural boundary of the sea. The underside of the wooden floor system or the top of any concrete slab must be at least 1.5 metres Geodetic Survey of Canada datum. The Sunshine Coast Regional District has been provided with a copy of the geotechnical report, and has been requested to advise staff if they would be willing to amend their covenant to allow for a 7.5 metre setback for the dwelling and a 6.9 metre setback for the roof overhang. Staff will follow up with the Local Trust Committee on August 6, 2015 to advise of the Sunshine Coast Regional District's response.

Easements:

There are numerous easements and a statutory building scheme registered on title. The easements do not impact the proposed building location and are primarily for the purpose of providing access to lots in the relatively steep terrain.

Archaeological Sites

A review of provincial records indicates that there are no archaeological sites recorded on or within 50 metres of the subject property.

Sensitive Ecosystems, Hazard Areas, and Riparian Areas:

There are no mapped endangered terrestrial or sensitive ecosystems, hazard areas or riparian areas. The property is not subject to the Riparian Areas Regulation.

Regional Conservation Plan

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

COMMUNITY INFORMATION MEETING(S):

A community information meeting is not required for a variance application.

RESULTS OF CIRCULATION:

The application will be circulated to neighbouring property owners within 100 metres of the subject property and the notification period runs from July 30, 2015 until August 5, 2015. Staff will bring any neighbour comments to the attention of the Local Trust Committee at the August 6, 2015 Local Trust Committee meeting.

The subject property owner did contact neighbours on lots 14 (adjacent lot owner to the south) and 15 and the letters of support from these neighbours are attached. The owners of adjacent Lot 14 are in support of the setback variance subject to tree plantings to ensure privacy for the two dwellings (Attachment 5). The applicant has not been able to communicate with the lot 12

(adjacent lot owner to the north), however the lot 12 dwelling is set back considerably further and would not have an obstructed view if this proposal went through.

STAFF COMMENTS:

A site visit to the property was conducted on July 15, 2015. The proposed dwelling would be 7.5 metres from the natural boundary with a roof overhang as close as 6.9 metres from the natural boundary of the sea. A 15 metre setback for a dwelling with a roof overhang projecting as close as .6 metres into a setback is currently required by bylaw. Any further additions to such a dwelling would have to be located at a distance of 15 metres from the natural boundary of the sea. Note that an existing cabin has already been demolished and an existing deck is proposed to be removed from the property. The draft development variance permit and notice are attached.

The builder has positioned the proposed dwelling/decks on the building site of where the older cottage stood. This building site will allow for the dwelling to be erected on the flat bench and snug up to the hill, so that no blasting will need to take place. The proposed dwelling will be 1562 square feet with a loft of approximately 363 square feet. Decks to be built around the dwelling will be approximately 604 square feet. The proposed lot coverage complies with Bylaw No. 86.

Geotechnical Review

A copy of the geotechnical report submitted by the applicant is attached. MOTI holds a slope stability covenant and requires a geotechnical engineer's assessment prior to any residential development on the area of Lot 13 that is proposed for a new dwelling. The assessment was completed and sent to MOTI and we are awaiting a response as to if they would accept a 7.5 metre setback for the proposed dwelling and a 6.9 setback for the roof overhang on the property.

Flood Protection

The Sunshine Coast Regional District and the Ministry of Environment hold a flood protection covenant and are reviewing the request for a modification to the covenant to allow siting of the dwelling as close as 7.5 metres to the natural boundary of the sea with a roof overhang as close as 6.9 metres from the natural boundary of the sea. We are awaiting receipt of correspondence from the Sunshine Coast Regional District staff that they are accepting of amending the covenant in favour of the requested variance if the Local Trust Committee grants this variance.

The proposal appears to meet flood protection and slope stability concerns associated with the property. There are no sensitive ecosystems on the subject property.

Owner's/Applicants' Reasons for Requiring Variance

The applicant's request for the reduction in the 15 metre setback for the dwelling is to allow is to allow construction of the dwelling on a flat portion of the lot. If the dwelling was to be constructed outside of the 15 metre setback, blasting on the hill would have to take place and the owners are trying to avoid this. The owner has stated that having the dwelling setback as

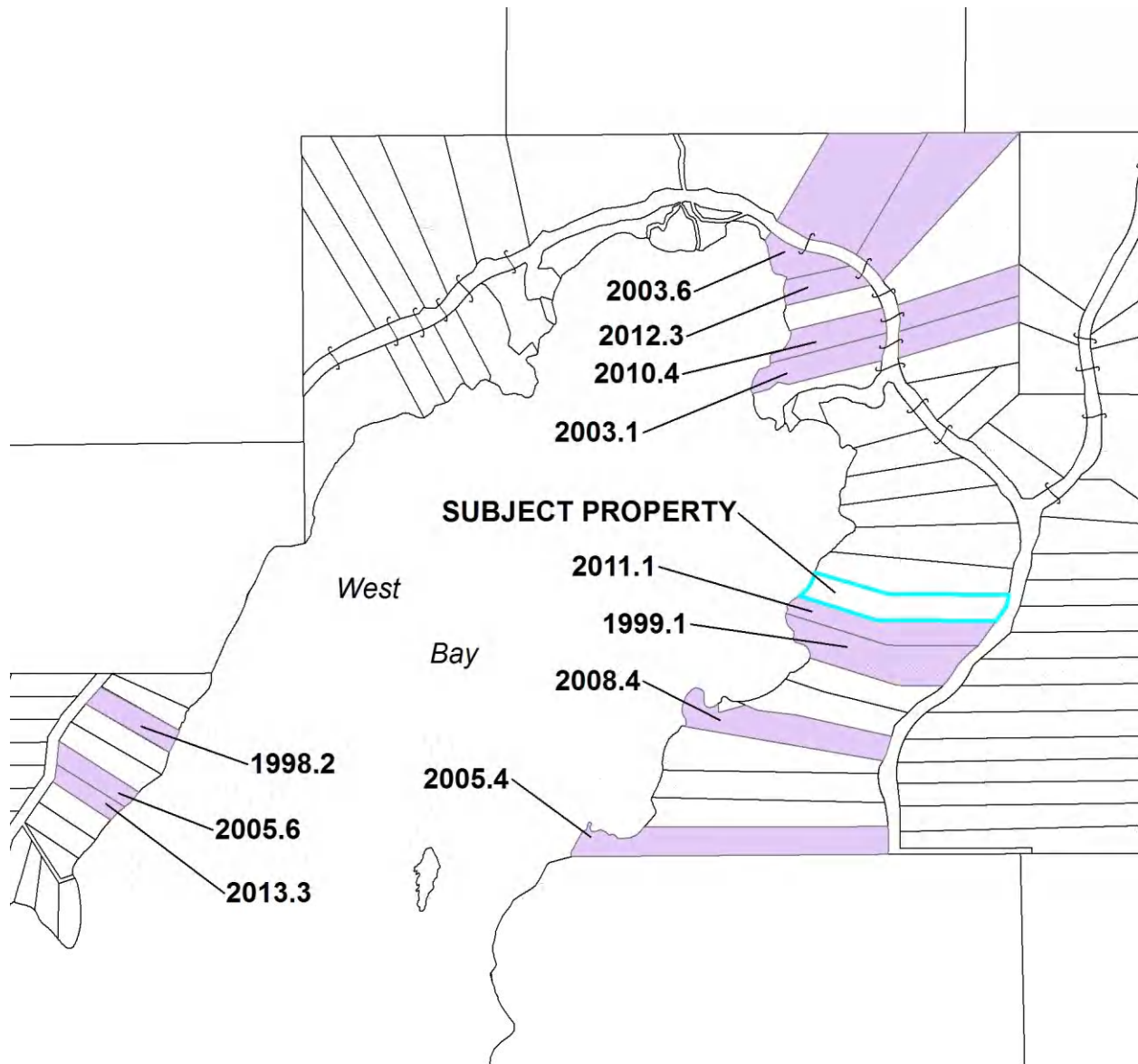
close as 7.5 metres from the natural boundary will mitigate blasting as well as reducing problems that blasting could cause on the surrounding properties.

Neighbourhood Siting

There have been a number of approved development variance permits issued within West Bay, mainly to build dwellings within the required 15 metre setback from the natural boundary of the sea. All of these variances were for new residential construction and the minimum approved setback was 7.5 metres. One of the approved variances was for the abutting lot to the north (Lot 14) and this lot had a 10 metre setback from the sea approved. Each variance application is considered based on site specific circumstances; while previous approvals are not considered to set precedent for future applications, reviewing previous variances to the setback from the sea nearby helps understand the development character of the area and helps to adjudicate the visual impact of this proposed variance. It is of note that at West Bay, there are also considerations due to geotechnical and flood protection covenants.

Below is a summary of the approved setback from sea variances in West Bay to date, and a map showing their various locations.

Lot Number	Proposal	Approved Setback	Area within West Bay
Block 7	Decks and a tram GM-DVP-2013.3	Deck structure(s) as close as 0 metres and tram as close as .25 metres	West side of West Bay
Block 6	Rebuild Dwelling GM-DVP-2005.6	7.5 metres	East side of West bay (Immediate neighbour to North)
Block 3	New Dwelling GM-DVP-1998.2	11 metres	East side of West Bay
Lot 14	New Dwelling GM-DVP-2011.1	10.0 metres	West side of West Bay
Lot 15	New Dwelling GM-DVP-1999.1	7.5 metres	West side of West Bay
Lot 22	New Dwelling and attached deck and garage GM-DVP-2005.4	13.0 metres	West side of West Bay
Lot 1	New Dwelling GM-DVP-2008.4	7.5 metres	West side of West Bay
Lot 5	New Dwelling GM-DVP-2003.1	8 metres	East side head of West bay
Lot 4	New Dwelling GM-DVP-2010.4	7.5 metres	East side head of West bay
Lot 2	New Dwelling GM-DVP-2012.3	7.5 metres	East side head of West bay
Lot 1	New Dwelling GM-DVP-2003.6	9 metres	East side head of West bay



Visual Qualities and Shoreline Access

In analyzing this application, both Trust Policy and the Gambier Island OCP raise the issue of visual quality and scenic value of coastline areas. Previously approved variances to waterfront siting within the same subdivision, across the bay and at the head of the bay, suggests that such siting might be acceptable. A 7.5 metre setback from the sea for a dwelling has not been an uncommon siting regulation in other jurisdictions or elsewhere within the Islands Trust.

Although the dwelling would be sited closer to the natural boundary of the sea than permitted, access along the shore can still be realized and is not fully restricted.

General

The impact of the variance is in general terms somewhat minor given that the property is not in an environmentally sensitive area. The owner has secured letters of support from two neighbours; however, the public notification period for this application begins after the writing of this staff report and more input may be received by August 6, 2015. If there is further comment from neighbours, these comments will be brought forward via a memo and copies of the letter(s) to the Local Trust Committee on August 6, 2015, and should be taken into account and addressed at that time.

Staff recognize that a variance process is intended to allow for consideration of extenuating circumstances, and that could be the case with this variance with need to build on the flat bench part of the property as opposed to blasting rock on the hill to create a building site that meets the 15 metre setback requirement.

RECOMMENDATION:

It is recommended that the Gambier Island Local Trust Committee issue a Development Variance Permit for GM-DVP-2015.4 (GIBBONS AND LEOPOLD).

Respectfully submitted by:

Linda Prowse

July 27, 2015

Planner

Date

Reviewed by:

Aleksandra Brzezowski

July 27, 2015

Regional Planning Manager

Date

Attachments:

1. Permit Notice
2. Proposed Permit
3. Letter from owner dated May 16, 2015
4. Geotechnical Report
5. Letters of support from Lot 14 and 15 property owners

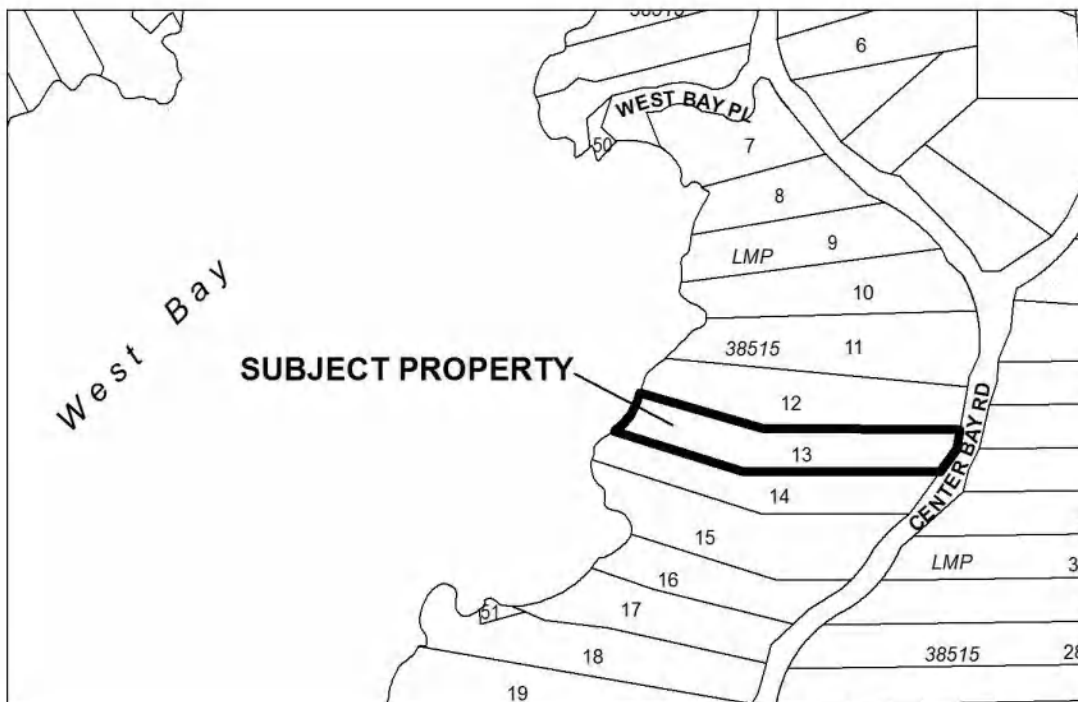
**NOTICE
GM-DVP-2015.4
GAMBIER ISLAND LOCAL TRUST COMMITTEE**

Notice is hereby given that the Gambier Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit, pursuant to Section 922 of the *Local Government Act*, varying the Gambier Island Local Trust Committee Land Use Bylaw No. 86 as follows:

- a) Section 3.3 (1) "Siting and Setback Regulations" is varied to reduce the 15 metre setback for buildings and structures from the natural boundary of the sea so that a dwelling can be setback as close as 7.5 metres and the roof overhang to be setback as close as 6.9 metres from the natural boundary of the sea.

In general terms, the purpose of the proposed permit is to authorize the reduction of the minimum setback requirement to the setback from the sea so that a new dwelling may be built as close as 7.5 metres with a roof overhang to be as close as 9.6 metres from the natural boundary of the sea on the property legally described as: PID: 024-211-699 Lot 13, District Lot 877, Group 1, New Westminster District, Plan LMP38515 **(1091 Centre Bay Road, Gambier Island, BC)**.

The subject property is located as shown in the sketch below:



A copy of the proposed Permit may be inspected at the Islands Trust Northern Office, 700 North Road, Gabriola Island, BC, V0R 1X3 between the hours of 8:30 am to 4:00 pm, Monday to Friday inclusive, excluding statutory holidays, commencing July 24, 2015 and continuing up to and including August 5, 2015. Also, attached for your convenience, is a copy of the proposed Permit.

If you have any questions or comments regarding the proposed permit, please submit them before 4:00pm, August 5, 2015 to:

Mail: Islands Trust,
700 North Road,
Gabriola Island, BC,
V0R 1X3
Fax: 250- 247-7514
Email: lprowsei@islandstrust.bc.ca
Phone: Linda Prowse, Planner, at 250-247-2063; Toll-free via Enquiry BC in Vancouver: 604-660-2421; elsewhere in BC: 1-800-663-7867

Following the end of the notice period, the Gambier Island Local Trust Committee may consider issuance of the proposed Permit at its meeting to be held at 10:30 am on August 6, 2015 at the Gambier Island Community Centre, Andy's Bay Road, Gambier Island, BC.

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

Lisa Webster-Gibson
Deputy Secretary

	GAMBIER ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT GM-DVP-2015.4 (GIBBONS AND LEOPOLD)
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TO: Laura Gibbons and Daryl Leopold

1. This Development Variance Permit applies to the land described below:
PID 024-211-699
Lot 13, District Lot 877, Group 1, New Westminster District, Plan LMP38515
2. Pursuant to Section 922 of the *Local Government Act*, the *Gambier Island Land Use Bylaw No. 86, 2004* is varied as follows:
 - a) Section 3.3 (1) "Siting and Setback Regulations" is varied to reduce the 15 metre setback for buildings and structures from the natural boundary of the sea so that a dwelling can be setback as close as 7.5 metres with a roof overhang to be as close as 6.9 metres from the natural boundary of the sea, as shown in attached Schedule "A" (site plan) and Schedule "B" (site plan showing sewage disposal field).
3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of *Gambier Island Land Use Bylaw No. 86, 2004*, including use and density, and to obtain other appropriate approvals necessary for completion of the proposed development.

AUTHORIZING RESOLUTION PASSED BY THE GAMBIER ISLAND LOCAL TRUST COMMITTEE THIS ____ DAY OF _____, 2015.

Deputy Secretary, Islands Trust

Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ____ DAY OF _____, 2017, THIS PERMIT AUTOMATICALLY LAPSES.

[illegible]

GAMBIER ISLAND LOCAL TRUST COMMITTEE
GM-DVP-2015.4
SCHEDULE "B"



May 16, 2015

Islands Trust

Northern Office
700 North Road
Gabriola Island, BC V0R 1X3

To Whom It May Concern:

RE: Development Variance Permit Description

Lot: 13 Plan: LMP38515 Block: Group 1 NWD District: 877
Street Address: 1091 Center Bay Road
Jurisdiction: 746 Sechelt Rural
Parcel Identifier (PID):024-211-699

The purpose of this letter is to support the Development Variance Permit application seeking the variance on the high tide line set back. The present site has a steep incline at the rear of the property ending with a steep rock face. The request to Island's Trust is a variance on the High Tide line setback from 15 meters to 7.5 meters to be able to build the property on a flat surface as well as align the new constructed cabin with the neighboring property.

The septic system will not impede the variance due to its location 40 meters at the far rear of the property. The specialized mechanical pumping unit that is being used ensures proper flow to the septic system, based on that distance.

We have consulted with the adjacent neighbor who received an approval for this type of variance and they are also in support of our new development.

Enclosed in our application are topographical site plans with the cabin placement as well as photographs of the steep rock face at the rear of the property.

We are available at anytime for questions or concerns from the council and look forward to a positive response.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Daryl Leopold', with a large, stylized loop at the end.

Daryl Leopold
Home Owners

Linda Prowse

From: Norman Morrison <Norman@ajia.ca>
Sent: Thursday, July 23, 2015 5:02 PM
To: Linda Prowse
Subject: FW: Geotechnical Assessment of 1091 Centre Bay Road Gambier Island
Attachments: ATT00001.htm; ATT00002.htm; ATT00003.htm; WG2-0314_GeotechnicalAssessment_20150723_CW.pdf; ATT00004.htm

Good day Linda ,

Here is the geo tech report .

As far as the option of moving the house or building a small wall . we will most likely choose the option of building a small barrier wall as per the geotech recommendations.

Cheers,
Norm.

Norman Morrison
President

AJIA Custom Prefab Homes
1367 Crown Street
North Vancouver, BC V7J 1G4
TEL: 604-990-1133
TOLL FREE:1-888-990-2542(AJIA)
www.ajia.ca



From: Kana Angus
Sent: Thursday, July 23, 2015 1:57 PM
To: Norman Morrison
Subject: Fwd: Geotechnical Assessment of 1091 Centre Bay Road Gambier Island

Sent from my iPhone

Begin forwarded message:

From: "Casey Watamaniuk" <cwatamaniuk@westerngeo.ca>
To: "Kana Angus" <Kana@ajia.ca>
Cc: "Ben Smale" <bsmale@westerngeo.ca>, "Ellen Rushton" <erushton@westerngeo.ca>
Subject: Geotechnical Assessment of 1091 Centre Bay Road Gambier Island

Good Afternoon Kana,

Attached is a draft of the Geotechnical Assessment report for 1091 Centre Bay Road on Gambier Island.

Ben will have a signed and sealed copy to you tomorrow.

Thanks,

Casey Watamaniuk

Engineering Technologist

Western Geotechnical Consultants Ltd.
A CCMET Group Company (Formerly Metro Testing Group)
t. 604.740.0920 | f. 604.385.4245
www.westerngeo.ca

July 23, 2015
Project No.: WG2-0314

Kana Angus
AJIA Canadian Building Systems Inc.
1367 Crown Street
North Vancouver BC V7J 1G4
t: 604.990.1133 e: kana@ajia.ca

Re: GEOTECHNICAL ASSESSMENT
Lot 13 (1091) Center Bay Road, Gambier Island, BC

Western Geotechnical Consultants Ltd (WGC) is pleased to present this geotechnical assessment related to the above listed property. The intent of this document is to provide the client and other key stakeholders with the information required for planning and construction of the proposed dwelling structure on the subject site.

We trust this report contains the relevant information required for project continuation at this time. Should you require further information, please do not hesitate to contact our office.

Sincerely,

Casey Watamaniuk
Engineering Technologist

Benjamin A. Smale PEng BEng
Principal | Geotechnical Engineer

British Columbia Locations:
Abbotsford, Burnaby, Sechelt,
Surrey (Head Office), and Squamish.

Alberta Locations:
Calgary



GEOTECHNICAL

GEOLOGICAL

GEOENVIRONMENTAL

Contact: #4-1877 Field Road, Sechelt B.C. V0N 3A1 | t. 604.740.0920 | f. 604.385.4245 | e. bsmale@westerngeo.ca | www.westerngeo.ca

July 23, 2015
Proposal No.: WG2-0314

Kana Angus
AJIA Canadian Building Systems Inc.
1367 Crown Street
North Vancouver BC V7J 1G4

GEOTECHNICAL ASSESSMENT

Lot 13 (1091) Center Bay Road, Gambier Island, BC

Submitted By: Casey Watamaniuk

Western Geotechnical Consultants Ltd.
#1877 Field Road (PO Box 624)
Sechelt, BC V0N 3A0
T. 604.740.0920
F. 604.740.0923
E. cwatamaniuk@westerngeo.ca

British Columbia Locations:
Abbotsford, Burnaby, Sechelt,
Surrey (Head Office), and Squamish.

Alberta Locations:
Calgary



GEOTECHNICAL | GEOLOGICAL | GEOENVIRONMENTAL

Contact: #4-1877 Field Road, Sechelt B.C. V0N 3A1 | t. 604.740.0920 | f. 604.385.4245 | e. bsmale@westerngeo.ca | www.westerngeo.ca



EXECUTIVE SUMMARY

Based on the findings of this study, and provided that all of the recommendations presented herein are implemented, there are no reasonable conceivable geotechnical issues that would preclude the safe construction of the proposed residential extension and residential dwelling structure. ***The proposed development areas of the subject site may be considered safe for new development considering the information in this report is followed as provided.***

Due to the steep slope and presence of bedrock at surface across most of the subject site, the subject site is susceptible to hazard from rock fall. Based on the results of the rock fall analysis for the east-to-west trending slope of the subject site, the proposed building location in the western extent of the subject site is susceptible to rock fall hazard. The establishment of a suitable building site is dependent upon an appropriate structural set back distance from the toe of the rock slope, or appropriate rock slope scaling and the implementation of a rock fall mitigation barrier. It is recommended that the proposed residential dwelling be set back from the toe of the rock slope by 2.0 m, or that a 0.8 m high rock fall mitigation barrier be constructed to the east of the proposed structure. If one of the abovementioned recommendations is successfully met, it would greatly reduce the hazard associated with rock fall events to ensure that the proposed dwelling structure may be safely occupied.

The recommended foundation type for any proposed development on the subject site is concrete strip footings. These footings should be sized with a minimum width of 450 mm, unless otherwise specified by the structural engineer. It is recommended that the footings be pinned directly to bedrock that has been scaled to expose an intact surface. Strip footings seated on intact bedrock should be pinned with epoxy-coated 15M rebar at 450 mm spacing to a minimum depth of 450 mm into intact bedrock to improve seismic resistivity. Footings not placed on bedrock should be seated on clean structural fill which has been compacted to the satisfaction of the geotechnical engineer.

The bearing capacity for footings seated on intact bedrock is 500 kPa and the bearing capacity for footings seated on compacted structural fill is 125 kPa.



TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	SCOPE.....	1
3.0	METHODOLOGY.....	1
4.0	SITE DESCRIPTION	1
4.1	Site Layout.....	1
4.2	Existing Structures.....	2
4.3	Proposed Development	2
4.4	Topography	2
4.5	Vegetation.....	2
4.6	Bedrock	2
4.7	Soil Stratigraphy.....	3
4.8	Surface Water	3
4.9	Groundwater.....	3
5.0	GEOHAZARD ASSESSMENT	3
5.1	Risk Analysis	4
5.2	Oceanic Flooding.....	6
5.3	Rock Fall	6
6.0	DISCUSSION AND RECOMMENDATIONS	8
6.1	Rock Fall Mitigation.....	8
6.2	Footing Design	8
6.3	Seismicity	9
6.4	Site Preparation	9
6.5	Retaining Walls	10
6.6	Site Drainage	10
6.7	Excavation/Trenching	10
6.8	Field Review	10
7.0	CONSTRAINTS AND LIMITATIONS	10
8.0	CLOSURE.....	11



1.0 INTRODUCTION

Western Geotechnical Consultants Ltd. (WGC) has conducted a geotechnical assessment of Lot 13 (1091) Center Bay Road, Gambier Island, BC. The purpose of this assessment was to identify the geotechnical parameters of a proposed single family residential dwelling on the subject site. This report was prepared in accordance with current geotechnical engineering practices and principles in British Columbia. This report was also prepared in accordance with the Sunshine Coast Regional District's and the Island Trust's building bylaws and development permit standards. All work performed for this project conforms to WGC's Organizational Quality Management Plan currently registered with the Association of Professional Engineers and Geoscientists of British Columbia.

2.0 SCOPE

The scope of this assessment included:

1. A reconnaissance level site visit;
2. A desktop review of the relevant available background information; and,
3. A geotechnical report summarizing the results of the above two items.

The scope of this geotechnical assessment did not include any items pertaining to any other engineering disciplines for this project.

3.0 METHODOLOGY

WGC conducted a reconnaissance level site investigation on July 13, 2015. The site investigation included a visual site profile investigation of notable features such as topography, bedrock conditions, soil stratigraphy, and vegetation. Soil stratigraphy and groundwater conditions were developed through hand probing and surface observation method. No borehole or test pit investigation was conducted as per agreement between our office and the client.

A desktop study of relevant available information was conducted following the field reconnaissance level site investigation. This study included review of resources such as surficial geology maps, land usage maps, and geotechnical survey maps. This study also included requisite analysis required to determine various geotechnical parameters such as rock fall hazard, foundation footing design, frost protection design, and site drainage.

This report was prepared to summarize the results of the site investigation and desktop study. The intent of this report is to provide the client and contractor with the information required for development permit application and construction from a geotechnical engineering perspective.

4.0 SITE DESCRIPTION

4.1 Site Layout

The subject site is located at Lot 13 (1091) Center Bay Road, Gambier Island, BC. The subject site is roughly rectangular in-shape, composed of two rectangles of different orientation. The western portion is roughly a rectangle with long axis oriented in the NW-SE direction. The eastern portion is roughly a rectangle with long axis oriented in the SW-NE direction. The subject site has an average



width of 48 m, an average length of 350 m, and an approximate area of 1.6 ha. The subject site is bound to the west by West Bay, to the east by Center Bay Road, and to the north and south by developed residential lots. Although the subject site is directly accessible by a dock in West Bay and by Center Bay Road, Gambier Island itself is only accessible by boat.

4.2 Existing Structures

The old foundation of a cabin currently exists in the area of proposed development in the western portion of the subject site. An old outhouse building accompanies the abovementioned foundation. A new septic field exists in the eastern extent of the subject site and a utility trench exists along the northern border to connect the eastern and western portions of the subject site.

4.3 Proposed Development

The client proposes to complete construction of a new septic system and construct a single family residential dwelling in the western portion of the subject site in the area of the old foundation mentioned in Section 4.2.

4.4 Topography

The local topography of the subject site can roughly be described as a slope of 35 % gradient, trending east to west across the subject site. This slope is characterized by a series of benches approximately 0.5 m to 7.0 m wide, one of which includes the proposed building location. Directly east of the proposed building location, the 35 % slope steepens to approximately 86 %. In the eastern extent of the subject site, in the area of Center Bay Road, the slope reverses gradient direction, and trends west to east at an approximate 100 % gradient. Areas of the subject site adjacent to Center Bay Road and the newly constructed septic field can be described as flat, due to anthropogenic influence.

4.5 Vegetation

The subject sites lie within the CWHxm1 Zone (Coastal Western Hemlock Eastern Very Dry Maritime Variant) of the GEL ecoregion (Georgia Lowlands) of mapped ecology. The subject site maintains a sparse canopy characterized by second growth forest (40 yrs – 80 yrs old) of mixed coniferous and broadleaf tree varieties. Tree varieties observed during the site visit include western red cedar, western hemlock, and Douglas-fir. The subject site contains a sparse understory comprised primarily of moss, lichen, salal, and some ferns. During the site visit, some pistol butting was noted in trees on the slope of the subject site. The pistol butting was consistent in direction and could potentially be a result of shallow soil conditions on a steep slope.

4.6 Bedrock

The subject site lies within the Coastal Belt Tectonic Region of the Coastal Mountain Range in the Lower Mainland of British Columbia. This region is characterized by its steeply-faulted sedimentary and metamorphic groups with areas of igneous intrusion and extrusion originating from the Coast Mountain batholith. Accretionary complexes are also present due to plate progression and regression. Gambier Island is generally underlain by the Cretaceous Gambier Group of sedimentary and volcanic rocks and a Late Jurassic plutonic suite. Following completion of the desk study, it was determined that



the subject site is likely underlain by the Late Jurassic plutonic suite. This suite is primarily composed of granodiorite.

Bedrock is present at surface across most of the subject site. Any areas where bedrock outcrops are overlain by significant amounts of overburden have been filled by anthropogenic means. Many bedrock outcrops on the subject site are also overgrown by a thick layer of moss. Bedrock at surface is well-weathered and fractured. The bedrock cliffs along the western extent of the subject site at the West Bay coastline have been subject to significant coastal erosion. Talus is widespread across the subject site and has collected along the West Bay coastline.

4.7 Soil Stratigraphy

The subject site lies within the Cordilleran Ice Sheet Glacial Zone, and was affected by the various advances and retreats of its glaciers throughout the Holocene. Specifically, the overburden present on site consists of a thin veneer (< 1.0 m thick) of sand till, colluvium and organic material. As previously mentioned in this report there are areas of imported soil material present on the subject site. This material was likely imported at the time the old cabin mentioned in Section 4.2 was constructed. Based on basic hand probing and observation of bedrock at surface across most of the subject site it is not anticipated that soil materials, native or fill, exceed 1 – 2 m in depth at any point on the subject site.

4.8 Surface Water

During the field investigation, no indication of surface water was observed. During the desktop study, no critical fluvial bodies were noted in areas surrounding the subject sites.

4.9 Groundwater

The groundwater behavior of the subject site is controlled by both local topography and the thickness of soil deposits in the area. No signs of groundwater were observed on the subject site. Based on observations made during the field investigation, it is not anticipated that much groundwater is retained on the subject site. Any water which penetrates the thin veneer of overburden present on the subject site likely drains quickly into West Bay. Any groundwater observed during construction of the subject site should be reported to the geotechnical engineer.

5.0 GEOHAZARD ASSESSMENT

The hazard assessment for the subject site has been based on the 1993 paper *Hazard Acceptability Thresholds for Development Approvals by Local Government* by Dr. Peter W. Cave (Cave Report), acknowledged throughout British Columbia as a defining document in hazard assessment. The Cave Report details eight distinct geotechnical hazards that may pose a risk to a development site. The eight hazards have been summarized in Table 1. A site is rarely subject to all eight hazards; however, depending on location, it may be at risk from a combination of two or more hazards.



Table 1: Relevant geotechnical hazards.

Hazard	Definition
Inundation by Flood Waters	Characterized by an unusually large volume of water flowing in a channel, a portion of which may flow overbank. Floods are associated with other hazards such as channel erosion and avulsion.
Mountain Stream Erosion and Avulsion	Characterized by the lateral migration of a stream channel (erosion) and/or the abandonment of the channel course to occupy a different position on the alluvial fan (avulsion). This type of hazard may be associated with large flow events.
Debris Flows and Debris Torrents	A rapid, channelized, fluid transport of water saturated debris. A debris flow path can be divided into an initiation zone, a transport and erosion zone, and a deposition zone. Transport often initiates within steep gullies and is conveyed downslope at high velocity which can damage forests and human development.
Debris Floods	A large flood event associated with an unusually high amount of sediment movement consisting of coarse bed load material and organic material such as trees and logs.
Landslides, Small-Scale, Localized	The sudden and rapid or gradual and incremental downslope movement of soil, rock, and other weathered materials.
Snow Avalanche	The sudden and rapid downslope movement of snow and ice. Avalanches develop large amounts of kinetic energy, damaging anything in its path.
Rock Fall	The detachment of individual rock fragments from a steep slope and their gravitational downslope transport.
Landslides, Massive, Catastrophic	The sudden and rapid movement of unusually large amounts of soil, rock and other weathered materials.

Considering the subject site borders West Bay to the west, the subject site was analyzed for oceanic *Inundation of Flood Waters*. Due to the steep topography and bedrock present on site, the subject site was analyzed for *Rock Fall*. Due to the lack of nearby fluvial bodies the subject site is not considered to be susceptible to *Debris Flow*, *Debris Flood*, or *Mountain Stream Erosion and Avulsion*. Due to the lack of snow that falls at the elevation of the subject site, it was not analyzed for susceptibility to *Avalanche*. Considering there is minimal soil present across the subject site, the proposed development was not analyzed for susceptibility to *Landslide (Massive or Localized)*.

5.1 Risk Analysis

The Cave Report describes the appropriate regulatory responses to development application for sites that are subject to geohazards. The regulatory response for a specific site is based on the applicable geohazards, the expected return period, and the scope of the proposed development. The Approval



Responses range from 1 (approval should be granted without conditions relating to the hazards) to 5 (the site is not approvable); a summary of the Approval Responses is provided in Table 2.

Table 2: Hazard-related responses to development approval applications.

Approval Rating	Approval Response
1	Approval without conditions relating to hazards.
2	Approval, without siting conditions or protective works conditions, but with a covenant including "save harmless" conditions.
3	Approval, but with siting requirements to avoid the hazard, or with requirements for protective works to mitigate the hazard.
4	Approval as (3) above, but with a covenant including "save harmless" conditions as well as siting conditions, protective works or both.
5	Not approvable.

Based on the proposed permanently habitable residential dwelling, the subject site was analyzed based on the criteria *New Building*. Estimates of the annual return frequencies and the applicable approval responses are listed in Table 3.

Table 3: Estimated Annual Return Frequency for Geotechnical Hazards

Hazard	Return Frequency	Approval Response
Inundation by Flood Waters	< 1:200	3
Mountain Stream Erosion/Ayulsion	n/a	1
Debris Flows and Debris Torrents	n/a	1
Debris Floods	n/a	1
Landslides, Small-Scale, Localized (Static)	n/a	1
Snow Avalanche	n/a	1
Rock Fall	< 1:1000	3
Landslides, Massive, Catastrophic	n/a	1

It is important to note that defining annual return frequencies and probabilities of occurrences in terms of qualitative values is complex. In accordance with standard geotechnical principles and practices, the estimation of these values is based on the observed site conditions, engineering judgment, and all the information available to WGC at the time the report was written. The estimated probabilities of occurrences are based on the estimated annual return frequencies described in the Cave Report.

Based on the foreshore perimeter of the subject site, an approval rating of '3' is appropriate for the Inundation of Flood Waters hazard present on the subject site. This approval rating would require that all permanently habitable structures on the subject site be constructed above a minimum flood construction level. Based on the steep rock slope rising to the east of the proposed building location, an approval rating of '3' is appropriate for the Rock Fall hazard present on the subject site. This approval rating would require approval from the geotechnical engineer for siting of any proposed



permanently habitable structures on the subject site and/or mitigation measures to reduce the impact of potential rock fall events.

5.2 Oceanic Flooding

Oceanic flooding hazard to the subject site is related to the potential for damage to permanent structures from moisture damage and water-force damage. The subject site is at risk of oceanic flooding due to higher high water, large tide as a result of proximity to West Bay and the greater Howe Sound area. Based on siting information provided by the client at the time of the site investigation, the proposed residential dwelling will sit outside the area of oceanic flooding hazard. The proposed structure is sited at an elevation above the reach of oceanic flood waters and storm surge wave hazards. The *Inundation by Flood Waters* hazard presents a low risk to proposed permanently habitable structures on the subject site. It is recommended that oceanic flood hazards be analyzed in further depth pending any future development to the subject site outside of building areas proposed in this report.

5.3 Rock Fall

Rock fall and rock slope instability events are characterized by the loosening of bedrock fragments or surficial boulders causing the fragments to be translated downslope. For this project, WGC has performed a RocFall analysis for entirety of the east-west trending slope of the subject site. A RocFall analysis determines the extent of the rock fall hazard across the proposed development area. RocFall utilizes a static physics model (with restitution) and the known topography and surface conditions of a specific site to determine the reaction of rock particles as they are liberated from the rock face. The results of this model can be utilized to determine the siting requirements and/or protective works to mitigate that rock fall hazard. Rock fall hazard was analyzed for rocks releasing from various seed points on the 35 % gradient characterizing the majority of the subject site and the 86 % gradient characterizing the slope directly east of the proposed building site.

The results of the rock fall analysis performed for the slope sections mentioned above indicate the following:

- 100% of all rock particles generated on the 35 % gradient come to a rest before reaching the 86 % gradient to the direct east of the proposed building site;
- 100 % of all rock particles generated on the 86 % gradient come to a rest 2.0 m from the toe of the slope; and,
- All mobilized rock particles will strike a rock fall barrier at the toe of the slope with kinetic energy less than 320 J.

Figure 1, Figure 2, and Figure 3 provide visual depictions of the results of the rock fall analysis on the subject slope. Figure 1 and Figure 2 provide visual and graphical descriptions of the endpoint distribution of mobilized rock particles with and without mitigating works, respectfully. Figure 3 provides a graphical depiction of the total kinetic energy retained by mobilized rock particles upon interaction with mitigating works.

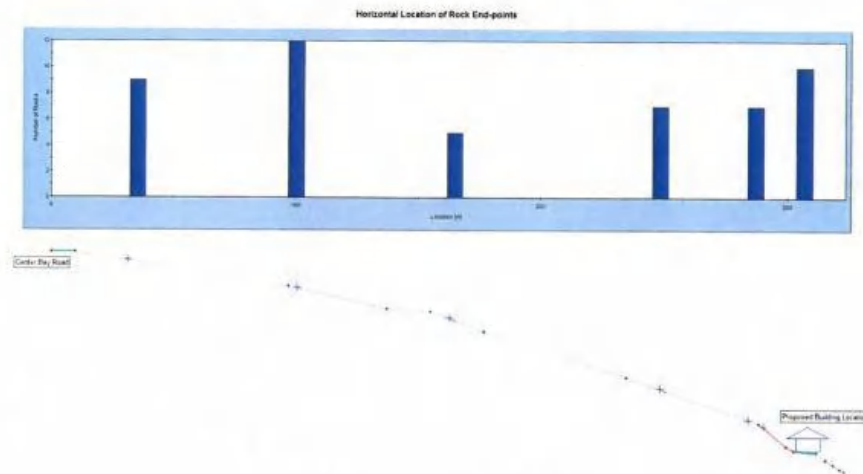


Figure 1: Rock particle endpoint distribution across the subject slope, without mitigating works.

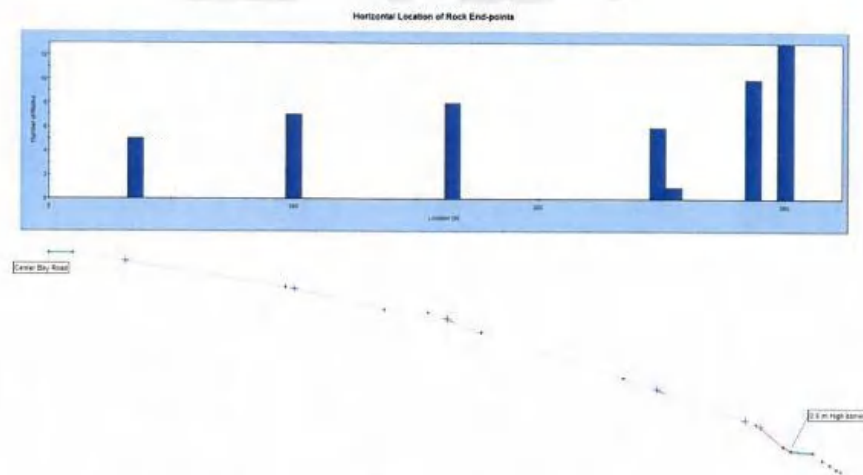


Figure 2: Rock particle endpoint distribution across the subject slope, with mitigating works.

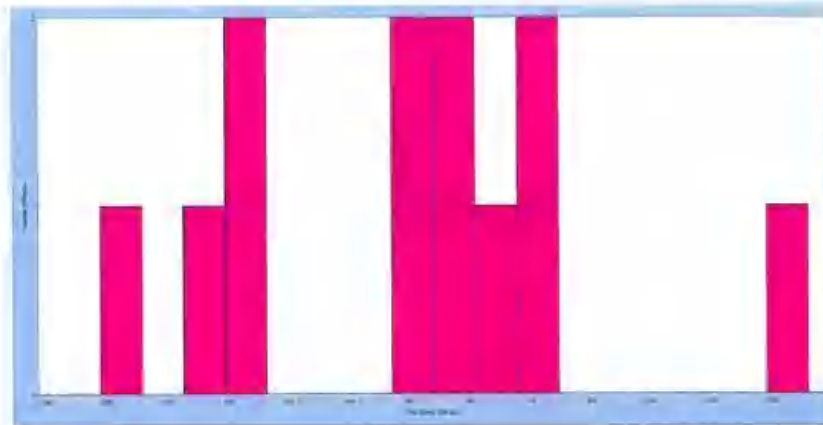


Figure 3: Total kinetic energy retained by rock particles upon contacting mitigating works.

6.0 DISCUSSION AND RECOMMENDATIONS

6.1 Rock Fall Mitigation

Based on the results of the rock fall analysis, the rock fall hazard along the slope characterizing most of the subject site poses a risk to the proposed development. As such, the establishment of the proposed building site must include either a suitable setback distance from the toe of the slope or mitigation works and rock slope scaling. It is recommended that any permanently habitable dwelling structures be setback from the toe of the rock slope by a distance of 2.0 m or a 0.8 m rock fall barrier be implemented to mitigate the rock fall hazard. The rock fall barrier should be placed in the area between the toe of the slope and an approximate distance of 1.0 m upslope. The barrier should be constructed using 6" X 6" timbers, concrete barriers, or modular concrete wall materials and stretch the entire length of the proposed dwelling. The recommended rock fall barrier must be constructed to withstand 650 J of kinetic energy. WGC can provide further design parameters and recommendations for this item upon request.

It should be noted that if the 2.0 m setback distance can be achieved, the rock fall barrier is not necessary.

6.2 Footing Design

The recommended bearing foundation type for any proposed residential structure on the subject site is strip foundation footings. These strip footings should be designed based on providing the required resistance to factored structural loads. Strip footings should be designed with a minimum footing width of 450 mm, unless otherwise specified by the structural engineer. Where pad footings are



required, pad footings should be designed with a minimum footing width of 600 mm, unless otherwise specified by the structural engineer. Footings placed on bedrock may be sized smaller than the dimensions provided above as specified by the structural engineer.

Due to the presence of bedrock outcrop at surface across the subject site, it is recommended that the foundation be pinned to bedrock to improve seismic resistivity. Where footings are placed on exposed bedrock, they should be pinned with 15M epoxy-coated rebar at 450 mm spacing to a minimum depth of 450 mm into intact bedrock. While it is not expected that surplus pinning will be required to secure faulted bedrock beneath the foundation, this should be carefully considered during construction.

If bedrock depth prohibits pinning the foundation to bedrock, or if fill is utilized to optimize a building area, footings should be placed a minimum of 450 mm below surface for frost protection requirements. It is essential that all footings not seated on bedrock be placed on clean structural fill which has been compacted to the satisfaction of the geotechnical engineer.

Non-structural slab-on-grade components should be underlain by a minimum of 150 mm of 19 mm clear crush gravel or an approved equivalent, followed by a layer of 17 mil polypropylene sheeting, or an approved equivalent. It should be noted that the installation of this moisture barrier, while essential to the building envelope, may affect the curing properties of the concrete.

The bearing capacity for the proposed residential extension and the proposed dwelling structure may be considered to be 500 kPa for footings on intact bedrock or 125 kPa for footings on structural fill. This represents a Serviceability Limits States resistance value based on the reasonable subsidence in the proposed structure of no more than 25 mm depth over 100 m length. The Geotechnical Resistance Factor used to determine this bearing capacity was 0.5. The above values are provided in compliance to the Canadian Foundation Engineering Manual (2012).

6.3 Seismicity

According to the 2012 BC Building Code, the Site Classification for this property is 'A' – Hard Rock. As interpolated from the 2010 National Building Code Seismic Hazard Calculation, the Peak Ground Acceleration of Gambier Island can be taken as 0.411g, and the Spectral Acceleration Response Values can be taken as:

$$S_A(0.2)=0.851g \quad S_A(0.5)=0.601g \quad S_A(1.0)=0.322g \quad S_A(2.0)=0.169g$$

Site coefficients F_a and F_v should be taken as 0.8 and 0.6, respectively.

6.4 Site Preparation

All construction surfaces should be properly stripped of all loose, soft, saturated, and/or deleterious material to expose the undisturbed bedrock and native soil. All imported structural fill should be compacted to the satisfaction of the geotechnical engineer. Foot subgrades must be reviewed and approved by the geotechnical engineer prior to the placement of formwork.



Water collected in the excavation must be properly conveyed and discharged in accordance with local bylaws and environmental regulations.

6.5 Retaining Walls

Due to the local topography of the subject site, the client may wish to construct a retaining wall to provide a level building surface. The maximum height of a retaining wall without an engineered design is 1.2 m. Retaining walls over 1.2 m in height require an engineered design. Our office can provide design recommendations and drawings and can issue permitting documentation for retaining walls that may be required for this site upon request.

6.6 Site Drainage

Permanent drainage should consist of individual perimeter drains for permanent structures and paved sections. These perimeter drains should consist of a minimum 100 mm diameter perforated drain pipe at the bottom of a minimum 300 mm wide trench. The drainage trench should be lined with non-woven geotextile fabric and backfilled with drain rock. The drainage system should be sloped at a minimum gradient of 2 % and should be conveyed to an approved ocean outfall location. Our office may provide more details on this item if necessary.

6.7 Excavation/Trenching

WorkSafe BC guidelines for stable excavations should be followed where excavation is required and exceeds a depth of 1.2 m. The geotechnical engineer should be notified in advance to review the excavation plan if WorkSafe BC guidelines cannot be adhered to due to site restrictions.

6.8 Field Review

For the conditions within this report to be considered accurate, our office must be provided the opportunity to provide field review during construction. This includes, but is not limited to:

- Site clearing;
- Temporary construction dewatering (if required);
- Shallow foundation subgrade review;
- Compaction of engineered fill;
- Backfill; and,
- Permanent site dewatering.

7.0 CONSTRAINTS AND LIMITATIONS

The recommendations in this report are provided on the assumption that the contractor will be suitably qualified and experienced. In the event of report revisions, additional funds may be required. Stratigraphic variations in ground conditions are expected due to its depositional nature. As such, all explorations involve an inherent risk that some conditions will not be detected.

No other warranty, expressed or implied, is made. If the project does not start within two years of the report date, the report may become invalid and further review may be required. This report has been



prepared for the exclusive use of AJIA Canadian Building Systems Inc. and their "Approved Users". WGC and its employees accept no responsibility to any other party for loss or liability incurred as a result of use of this report. Any use of this report for purposes other than the intended should be approved in writing by WGC. Contractors should rely upon their own explorations for costing purposes.

This report is based on the information provided by the client and/or the client's consultant. WGC cannot accept responsibility for inaccuracies, misstatements, omissions and/or deficiencies in this report resulting from the sources of this information. This report assumes that WGC will be retained to review the geotechnical conditions during construction.

8.0 CLOSURE

We trust that the information provided in this report meets the project requirements at this time. Please feel free to contact our office with any questions, concerns, or comments.

Best Regards,
Western Geotechnical Consultants Ltd.

Casey Watamaniuk
Engineering Technologist

Benjamin Smale PEng
Geotechnical Engineer

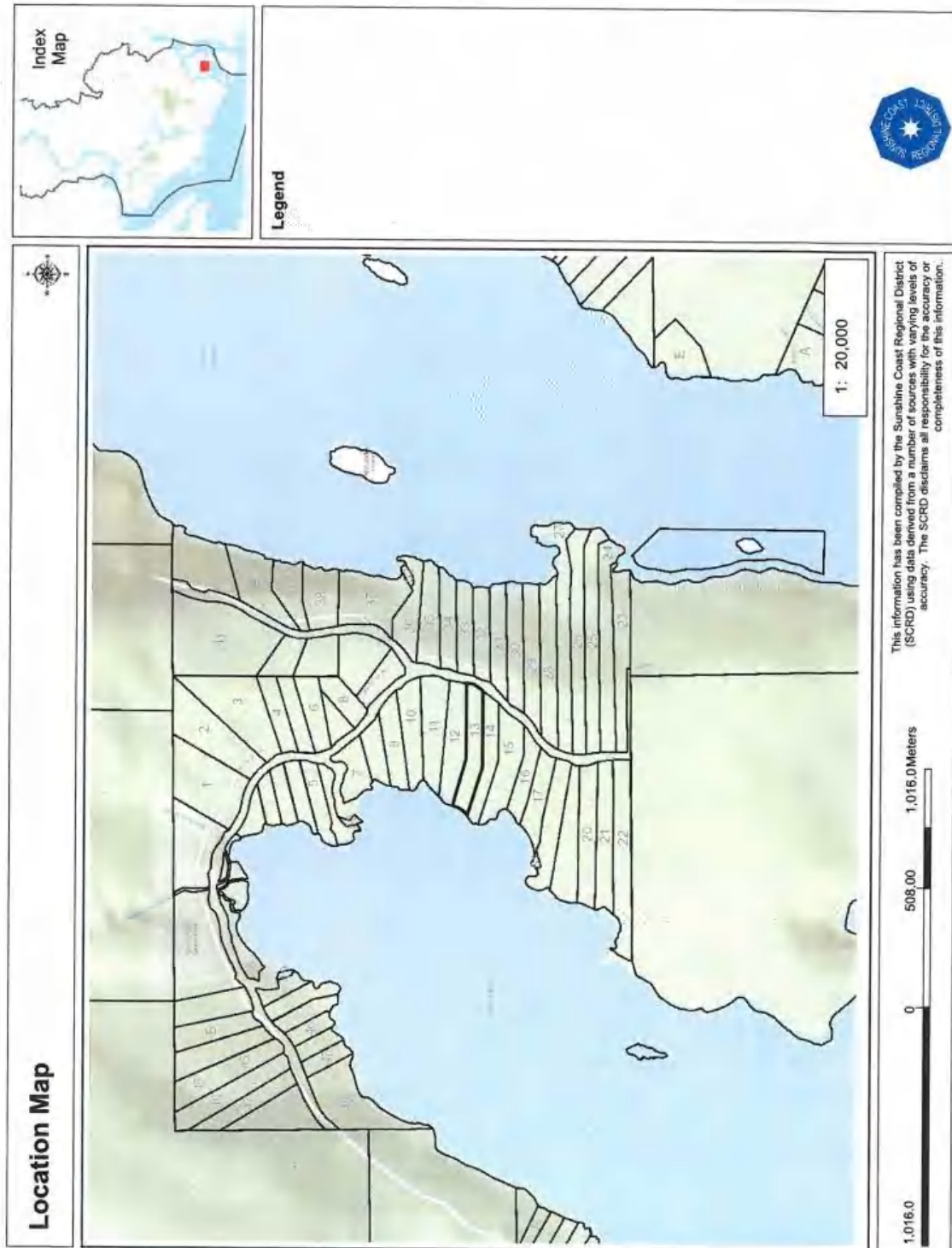


APPENDIX A

Project Drawings

© Western Geotechnical Consultants Ltd.

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Property Report

Report generated: 7/13/2015 1:19:08 PM

1091 CENTER BAY RD

PID: 024-211-699



Parcel Information

Roll Number: 74601064.113 **PID:** 024-211-699
Address: 1091 CENTER BAY RD
Lot: 13 **Block:** **Plan:** LMP38515 **District Lot:** 877
2015 Assessed Value: 419400 **Gross Land:** 386000 **Gross Improvements:** 33400
 Exempt Land: 0 **Exempt Improvements:** 0
Approximate Area: 16,196 square meters

This information has been compiled by the Sunshine Coast Regional District (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCRD disclaims all responsibility for the accuracy or completeness of this information.





APPENDIX B

Project Photographs

© Western Geotechnical Consultants Ltd.

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Figure 4: Proposed building location, facing north-west



Figure 5: East-west trending slope, 86 % gradient, facing east

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Figure 6: Proposed building location, facing south-west



Figure 7: East-west trending slope, 35 % gradient with benches, facing south

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Figure 8: Bedrock particles present on slope bench, 35 % gradient, facing south-west



Figure 9: Existing septic system, facing north-east

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APPENDIX C

Standard Limitations

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STANDARD LIMITATIONS



1. **General:** Western Geotechnical Consultants Ltd. (WESTERNGEO) shall render the Services, as specified in the attached Scope of Services, to the client for this Project in accordance with the following terms of engagement. WESTERNGEO may, at its discretion and at any stage, engage sub-consultants to perform all or any part of the Services.
2. **Representatives:** Each party shall designate a representative who is authorized to act on behalf of that party and receive notices under this Agreement.
3. **Authorization to Proceed:** Ordering of work over the telephone or by written instructions will serve as authorization for WESTERNGEO to proceed with the services called for in this proposal and agreement with the terms. This Agreement, including attachments incorporated herein by reference, represents the entire agreement between WESTERNGEO and Client. This Agreement may be altered only by written instrument signed by authorized representatives of both Client and WESTERNGEO.
4. **Extent of Agreement:** Work beyond the scope of services or redoing any part of the project through no fault of WESTERNGEO, shall constitute extra work and shall be paid for on a time-and-materials basis in addition to any other payment provided for in this Agreement. If, during the course of performance of this Agreement, conditions or circumstances are discovered which were not contemplated by WESTERNGEO at the commencement of this Agreement, WESTERNGEO shall notify Client in writing of the newly discovered conditions or circumstances, and Client and WESTERNGEO shall renegotiate, in good faith, the terms and conditions of this Agreement.
5. **Compensation:** Charges for the Services rendered will be made in accordance with WESTERNGEO Schedule of Fees and Disbursements in effect from time the services are rendered. WESTERNGEO Schedule of Fees and Disbursements are included in WESTERNGEO Budget Estimate. All charges will be payable in Canadian Dollars. WESTERNGEO shall invoice the Client on a monthly basis for the services performed under this Agreement and shall provide a monthly summary of costs to date. The Client shall pay such invoice upon receipt. Invoices not paid within thirty (30) days of the invoice date shall be subject to a late payment charge of 1.5 percent per month (18% per annum) from date of billing until paid. The invoice amounts shall be presumed to be correct unless Client notifies WESTERNGEO in writing within fourteen (14) days of receipt. Overdue accounts over 90 days will be forwarded to a collections agency.
6. **Probable Costs:** WESTERNGEO does not guarantee the accuracy of probable costs for providing Engineering Services. Such probable costs represent only WESTERNGEO (not WesternGeon) as a Professional and are supplied only for the general guidance of the Client.
7. **Standard of Care:** WESTERNGEO shall perform its services in a manner consistent with the standard of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services are performed. This Agreement neither makes nor intends a warranty or guarantee, expressed or implied.
8. **Indemnity:** Client waives any claim against WESTERNGEO, its officers, employees and agents and agrees to defend, indemnify, protect and hold harmless WESTERNGEO and its officers, employees and agents from any and all claims, liabilities, damages or expenses, including but not limited to delay of the project, reduction of property value, fear of or actual exposure to or release of toxic or hazardous substances, and any consequential damages of whatever nature, which may arise directly or indirectly, to any party, as a result of the services provided by WESTERNGEO under this Agreement, unless such injury or loss is caused by the sole negligence of WESTERNGEO.
9. **Limitation of Liability:** Client agrees to limit WESTERNGEO and its officers, employees, and agents liability due to professional negligence and to any liability arising out of or relating to this Agreement to Fifty Thousand Dollars (\$50,000) or the amount of WESTERNGEO fee, whichever is less. This limit applies to all services on this project whether provided under this or subsequent agreements, unless modified in writing, agreed to and signed by authorized representatives of the parties. No claims may be brought against WESTERNGEO in contract or tort more than two (2) years after Services were completed or terminated under this engagement. Note: WESTERNGEO will not be responsible for water ingress related problems as our insurance policy contains an Absolute Water Ingress Exclusion.
10. **Additional Limits:** For special projects, higher liability limits are available from our underwriter for an additional fee.
11. **Insurance:** WESTERNGEO warrants it is protected by WorkSafe BC Insurance, General Liability Insurance, Professional Errors and Omissions Insurance, and Automobile Liability Insurance. Certificates for such policies of insurance shall be provided to the Client upon request.
12. **Responsibility:** WESTERNGEO is not responsible for the completion or quality of work that is dependent upon or performed by the Client or third parties not under the direct control of WESTERNGEO, nor is WESTERNGEO responsible for their acts or omissions or for any damages resulting therefrom. WESTERNGEO shall not be responsible for:
 - a. The failure of a contractor, retained by the Client, to perform the work required for the Project in accordance with the applicable contract documents;
 - b. The design of or defects in equipment supplied or provided by the Client for incorporation into the Project;
 - c. Any cross-contamination resulting from subsurface investigations;
 - d. Any damage to subsurface structures and utilities which were identified and located by the Client;
 - e. Any Project decisions made by the Client if the decisions were made without consultation of WESTERNGEO or contrary to or inconsistent with WESTERNGEO recommendations;
 - f. Any consequential loss, injury, or damages suffered by the Client, including but not limited to loss of use, earnings, and business interruption; and

STANDARD LIMITATIONS



- g. The unauthorized distribution of any document or report prepared by or on behalf of WESTERNGEO for the exclusive use of the Client.
13. **Exclusive Use:** Services provided under this Agreement, including all reports, information or recommendations prepared or issued by WESTERNGEO, are instruments of service for the execution of the Project. WESTERNGEO retains the property and copyright in these documents, whether the Project is executed or not. No other use of these documents is authorized under this Agreement without the prior written agreement of WESTERNGEO.
 14. **Samples:** All non-consumed samples shall remain the property of the Client, and Client shall be responsible for and promptly pay for the removal and lawful disposal of samples, cuttings and hazardous materials, unless otherwise agreed in writing. If appropriate, WESTERNGEO shall preserve samples obtained for the project for not longer than thirty (30) days after the issuance of any document that includes the data obtained from those samples.
 15. **Environmental:** WESTERNGEO's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of air, soil and/or groundwater, unless otherwise specifically listed in the attached Scope of Services. WESTERNGEO will co-operate with the Client's environmental consultant during field work phase of the investigation.
 16. **Field Services:** Where applicable, field services recommended for the Project are the minimum necessary, in the sole discretion of WESTERNGEO, to review whether the work of a contractor retained by the client is being carried out in general conformity with the intent of the Services. Any reduction from the level of services recommended will result in WESTERNGEO not providing qualified certifications for the work.
 17. **Termination:** This Agreement may be terminated by either party upon ten (10) days written notice to the other. In the event of a termination, the Client shall pay for all reasonable charges for work performed and demobilization by WESTERNGEO to the date of notice of termination. The limitation of liability and indemnity obligations of this Agreement shall be binding notwithstanding any termination of this Agreement.
 18. **Dispute Resolution:** If requested in writing by either the Client or WESTERNGEO, the Client and WESTERNGEO shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured, non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, the dispute shall be referred to and finally resolved by arbitration under the rules of British Columbia or by an arbitrator appointed by agreement of the parties or by reference to a Judge of the Supreme Court of British Columbia.
 19. **Governing Law:** This Agreement is governed by the law British Columbia, and any litigation shall be brought and tried in, the judicial jurisdiction of the WESTERNGEO office that entered this Agreement, as stated herein.
 20. **Non-Solicitation:** The Client agrees they shall not recruit for employment or hire any WESTERNGEO employees who provide services pursuant to this Agreement during the term of this Agreement and for a period of one (1) year following its termination.

Linda Prowse

From: Daryl Leopold [REDACTED]
Sent: Friday, July 24, 2015 8:11 AM
To: Linda Prowse
Cc: Laura Gibbins; Norman Morrison
Subject: Fw: Variance application Gambier

Hi Linda,
Here is the approval from lot 14 for the covenant. I had forwarded this to Norm at Ajia but thought to send it to you as well just to help expedite the process.
Thank you.

- Daryl Leopold
Lot 13 Gambier

-----Original Message-----

From: Tanya Peachey
Sent: Wednesday, July 22, 2015 4:09 PM
To: Daryl Leopold
Cc: Steven Peachey
Subject: Variance application Gambier

Hi Daryl,
As requested this is just a note to say that following Steve's discussion with you yesterday to review your building plans that we have no concerns with your 7.5 metre setback variance application as long as you plant some trees to preserve our privacy as without them you would have direct sight lines into our main living area.

Regards,

Tanya Peachey
CEO, Oquest Business Solutions Inc.
email: [REDACTED]
cell: [REDACTED]

Linda Prowse

From: Todd Walter [REDACTED]
Sent: Wednesday, July 22, 2015 10:26 AM
To: Linda Prowse
Subject: GM-DVP-2015.4

Linda,

With regard to the referenced Development Variance Permit application for Gibbons and Leopold (Lot 13), this email is submitted to express my support for the award of the proposed permit. The specific reason for my support of this application is that, to my knowledge, every application for a variance to the "Siting and Setback Regulations" within the community of West Bay Landing Owners Association (WBLOA), to date, has been approved. I see no reason why this application should not be approved as well.

Best Regards,
R. Todd Walter
Lot 15
[REDACTED]



Memorandum

700 North Road Gabriola Island, BC BC V0R 1X3

Telephone (250) 247-2063 FAX: (250) 247-7514

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

northinfo@islandstrust.bc.ca www.islandstrust.bc.ca

10.2.2

Date August 4, 2015 File Number GM-DVP-2015.4

To Gambier Island Local Trust Committee

From Linda Prowse
Planner
Local Planning Services

Cc: Aleksandra Brzozowski, Acting Regional Planning Manager

Re Additional Information Received after Agenda Deadline

The July 27, 2015 staff report regarding application GM-DVP-2015.4 referred to two covenants registered on the subject property that required outside agency notice of intent to have the covenants amended if the Local Trust Committee approved the development variance permit. Below is the additional information that Islands Trust staff had requested and is attached to this memo:

1. August 4, 2015 letter from the Sunshine Coast Regional District agreeing to modify covenant BM180956 to allow a 7.5 metre setback from the sea to allow for the construction of one residential dwelling unit. Note that the Regional District will be requesting some additional information from the applicant at the building permit application stage.
2. July 29, 2015 letter from the Ministry of Transportation and Infrastructure agreeing to modify covenant BM180952 to allow a 7.5 metre setback from the sea for the construction of one residential dwelling unit.

The two covenants referred to above are also attached for the Local Trust Committee's information.

- Attachments:
1. August 4, 2015 letter from SCRD
 2. July 29, 2015 letter from MOTI
 3. Covenant BM180956 held by SCRD
 4. Covenant BM180952 held by MOTI

Memo



To: Linda Prowse, Planner, Islands Trust
From: Steven Olmstead, GM, Planning & Development
CC: Paul Preston, Chief Building Inspector/Bylaw Manager
Angie Legault, Acting CAO
Date: August 4, 2015
Re: **Islands Trust application GM-DVP-2015.4 regarding Lot 13, DL 877, Plan LMP38515 (1091 Center Bay Road, Gambier Island) and Modification of Covenant BM180956**

The SCRD has been requested by Islands Trust to provide written confirmation that it is willing to amend a Ministry of Environment ocean covenant (BM180956) on Gambier Island that the regional district is party to for the "save harmless" provision. The covenant provides for a minimum 15 metre setback from the ocean. The applicant is requesting a DVP to relax the setback from 15 metres to 7.5 metres.

The applicant has provided a site plan that shows the building site to be 10.3 metres above the natural boundary and geotech report that addresses hazards on the property, including ocean flooding. The report concludes that:

...the proposed residential dwelling will sit outside the area of oceanic flooding hazard. The proposed structure is sited at an elevation above the reach of oceanic flood waters and storm surge wave hazards. The Inundation by Flood Waters hazard presents a low risk to proposed permanently habitable structures on the subject site. It is recommended that oceanic flood hazards be analyzed in further depth pending any future development to the subject site outside of building areas proposed in this report.

Building Permit Covenant Requirements

As part of the building permit SCRD will be requiring the report to include the following details:

1. Credentials

A statement that the professional engineer or geoscientist is

- Adequately experienced in geotechnical engineering
- Is a member in "good standing" with the Association of Professional Engineers and Geoscientists of British Columbia.

2. Land slide assessment

Inclusion of a completed "Appendix D Landslide Assessment Assurance Statement "

3. Safety and Suitability

This report has been prepared in accordance with standard geotechnical engineering practices, and at the expense of Daryl Leopold, the property owner. Western Geotechnical Consultants Ltd. has not acted for or as agent of the Sunshine Coast Regional District in the preparation of this report

Western Geotechnical Consultants Ltd. certifies that the land may be used safely for the use intended, being the construction of one single family dwelling unit if the land is used in accordance with the conditions specified in this report.

Western Geotechnical Consultants Ltd. acknowledges that this report may be requested by the building official of the Sunshine Coast Regional District as a precondition to the issuance of a building permit and that this report and any conditions contained in this report may be included in a restrictive covenant under section 56 of the *Community Charter* and filed against the title to this subject property.

Recommendations:

1. Based on the above information and subject to the inclusion of the additional information required in the geotechnical report for building permit issuance purposes, the SCRD would agree to amend the covenant to reduce the ocean setback to 7.5 metres.
2. The applicant should contact the SCRD Chief Building Inspector to discuss covenant requirements regarding landslide hazard.



**DEVELOPMENT APPROVALS
GENERAL COMMUNICATION**

Your File #:
eDAS File #: 2015-03860
Date: Jul/29/2015

Islands Trust
Northern Office
700 North Road
Gabriola Island, BC V0R 1X3

Attention: Linda Prowse, Planner

**Re: Proposed Reduction of Setback from the Sea for
PID: 024-211-699, Lot 13, District Lot 877, Group 1, NWD, Plan LMP38515
1091 Centre Bay Road, Gambier Island**

I have reviewed the natural hazards report for Lot 13 prepared by Western Geotechnical Consultants Ltd. dated July 27, 2015 along with AJIA Canadian Building Systems Inc. Job No. DL-15, Sheet No. A-0.3 and have the following comments.

Based upon the information contained in the above noted documents, preliminary approval of the proposed reduction of the setback from 15.0 meters to 7.5 meters from the natural boundary of the sea is granted.

Should Islands Trust approve a Development Variance Permit for the proposed building, the existing covenant registered on the property under Charge No. BM18095 2 must be modified to allow for the reduced setback. The amendment document will require approval from both the Ministry and the Sunshine Coast Regional District.

If you have any questions, please contact the undersigned at (604) 527-2233.

Yours truly,

Jeffrey Moore, ASCT
Provincial Approving Officer

Copy: Norman Morrison, President, AJIA Custom Prefab Homes

Local District Address
Lower Mainland District Office 310 – 1500 Woolridge Street Coquitlam, BC V3K 0B8 Canada Phone: (604) 527-2221 Fax: (604) 527-2222

98 JUN 25 11 36

BM180956

LAND TITLE ACT
FORM C

(Section 219.81)

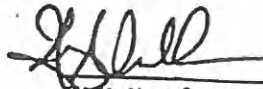
Province of

British Columbia

GENERAL INSTRUMENT - PART 1 (This area for Land Title Office use)

Page 1 of 8 Pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)
Jeffrey Merrick, c/o Blake, Cassels & Graydon, Barristers & Solicitors, Suite 2600, Three
Bentall Centre, 595 Burrard Street, Vancouver, British Columbia, V7X 1L3 (631-3386)



Solicitor for the Applicant

13 98/06/25 14:32:10 01 NW
CHARGE080331
\$55.00

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*
- (PID) (LEGAL DESCRIPTION)

No PID

Lots 1-52, DL 877 and 3347, Gp. 1, NWD, Plan LMP 38515

3. NATURE OF INTEREST:*

DESCRIPTION

DOCUMENT REFERENCE
(page and paragraph)

PERSON ENTITLED TO INTEREST

Section 219
Covenant

Entire Document

Transferees

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

- (a) Filed Standard Charge Terms
(b) Express Charge Terms
(c) Release

D.F. Number:
☒ Annexed as Part 2
There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):*

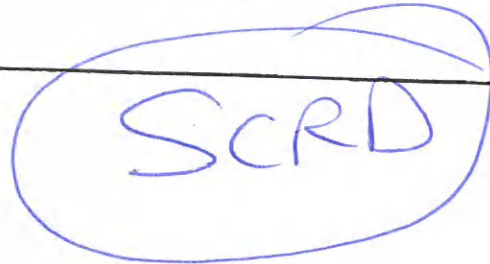
RIVTOW STRAITS LIMITED (Registration No. A45459)

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

See Schedule

7. ADDITIONAL OR MODIFIED TERMS:*

NIL

AGENCY OF THE LAND TITLE
OFFICE

GM-14

GENERAL INSTRUMENT - PART 1

Page 2 of 8 Pages

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

Officer Signature(s)

Print name, address
and occupation

FERNANDA A. DE PINNA HO

A NOTARY PUBLIC IN AND FOR
THE PROVINCE OF BRITISH COLUMBIA104-2511 EAST HASTINGS ST.
VANCOUVER, BRITISH COLUMBIA
V5K 1Z2 (253-8291)

Execution Date

Y M D

98\05\05

Party(ies) Signature(s)

RIVTOW STRAITS LIMITED
by its authorized signatories:

Print Name: John Cosulich

Print Name: Eric Stebner

Print name, address
and occupationMILDRED MAXINE KEHLER
PROGRAM SECRETARY, Commissioner for
taking Affidavits for British Columbia
10470-152 Street
Surrey BC V3R 0Y3

98\06\02

HER MAJESTY THE QUEEN IN
RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA, as represented
by the MINISTER OF ENVIRONMENT,
LANDS AND PARKS and the
MINISTER RESPONSIBLE FOR
MULTICULTURALISM AND HUMAN
RIGHTS by their authorized signatories

Print Name:

Neil J. Peters, P.Eng.

Head, Engineering Section

Print Name:

Print name, address
and occupation

Joan Harvey,

A Commissioner for taking
Affidavits for British Columbia

P.O. Box 800

Sichelt, BC
V0N 3A0

98\06\01

SUNSHINE COAST REGIONAL
DISTRICT, by their authorized
signatories

Print Name: PATRICIA BROWN

CHAIR

Print Name: Brian Chambers
Secretary

Officer Certification:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

- * If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
- ** If space insufficient, continue executions on additional page(s) in Form D.

LAND TITLE ACT

FORM E
SCHEDULE

Page 3 of 8 Pages

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

6. TRANSFEREE(S):(Including occupation(s), postal address(es) and postal code(s))*

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
represented by the Ministry of Environment, Lands and Parks and the Ministry
Responsible for Multiculturalism and Human Rights, Parliament Buildings, Victoria,
British Columbia, V8V 1X5 and **SUNSHINE COAST REGIONAL DISTRICT, 5477 Wharf**
Street, Box 800, Sechelt, B.C. V0N 3A0

TERMS OF INSTRUMENT - PART 2

SECTION 219 COVENANT

THIS AGREEMENT dated for reference the 5th day of May, 1998.

BETWEEN:

RIVTOW STRAITS LIMITED

(Registration No. A45459)

2285 Commissioner Street, Vancouver, British Columbia, V5L 1A8
(hereinafter called the "Covenantor")

OF THE FIRST PART

AND:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA represented by the Ministry of Environment, Lands and Parks and the Ministry Responsible for Multiculturalism and Human Rights, Parliament Buildings, Victoria, British Columbia, V8V 1X5
(hereinafter called the "Province")

OF THE SECOND PART

AND:

SUNSHINE COAST REGIONAL DISTRICT

5477 Wharf Street, Box 800, Sechelt, B.C. V0N 3A0
(hereinafter called the "SCRD")

OF THE THIRD PART

WHEREAS:

- A. The Covenantor is the registered owner of those lands and premises described in item 2 of the Form C comprised herein (the "Lands");
- B. The Covenantor proposes to subdivide the Lands, according to a plan of subdivision, completed and certified correct on the 24th day of April, 1998, by J.M. Parnell, British Columbia Land Surveyor, a reduced copy of which is attached hereto as **Schedule "A"**, creating fifty-two (52) lots (hereinafter called "Lots");
- C. A covenant under section 219 of the *Land Title Act* is required as a condition of the consent to approval of the subdivision of the lands by the Minister of Environment, Lands and Parks and the Minister Responsible for Multiculturalism and Human Rights, under section 82 of the *Land Title Act*;
- D. Section 219 of the *Land Title Act* provides that there may be registered as a charge against the title to any land a covenant in favour of the Ministry of Environment, Lands and Parks and the Ministry Responsible for Multiculturalism and Human Rights and the Sunshine Coast Regional District that the land is to be used in a particular manner or that the land is not to be subdivided except in accordance with the covenant;

This Agreement is evidence that in consideration of the payment of \$2.00 by the Province and the SCRD (hereinafter collectively called the "Covenantees") to the Covenantor (the receipt and sufficiency of which is acknowledged by the Covenantor) and in consideration of the promises exchanged below, the Covenantor covenants and agrees as follows with the Covenantees in accordance with section 219 of the *Land Title Act* (British Columbia):

1. The Covenantor is aware of and, on behalf of himself and his heirs, executors, administrators, successors and assigns, hereby acknowledges that there is potential flood danger to the Lots.

2. The Covenantor, on behalf of himself and his heirs, executors, administrators, successors and assigns, hereby covenants and agrees with each of the Covenantees, as a covenant in favour of each of the Covenantees pursuant to section 219 of the *Land Title Act*, it being the intention and agreement of the Covenantor that the provision hereof be annexed to and run with and be a charge upon the Lots, that from and after the date hereof:

- a) No building, mobile home or unit, or modular home or structure shall be constructed, reconstructed, moved, extended or located within fifteen (15.0) metres of the natural boundary of the sea; and
- b) No area used for habitation shall be located within any building, mobile home or unit, or modular home or structure at an elevation such that the underside of the wooden floor system or top of concrete slab is less than one point five (1.5) metres Geodetic Survey of Canada datum (metres above the natural boundary of the sea).

In this Agreement "area used for habitation" means any room or space within a building or structure which is or may be used for human occupancy, commercial sales, business or storage of goods but does not include an entrance foyer or parking facility. In the case of a mobile home or unit, the ground level or top of concrete or asphalt pad on which it is located shall be no lower than the above described elevations.

3. The required elevation may be achieved by structural elevation of the said habitable area, or by adequately compacted landfill, or by a combination of both structural elevation and landfill. No area below the required elevations shall be used for the installation of furnaces or other fixed equipment damageable by floodwater. Where landfill is used to raise the natural ground elevation, the toe of the landfill slope shall be no closer to the natural boundary than the setback requirement given in Paragraph 2 above. The face of the landfill slope shall be adequately protected against erosion from flood flows, wave action or other debris.

4. The Covenantor, on behalf of himself and his heirs, executors, administrators, successors and assigns, acknowledges that the Covenantees do not represent to the Covenantor, nor to any other person that any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lots will not be damaged by flooding or erosion and the Covenantor on behalf of himself and his heirs, executors, administrators, successors and assigns, with full knowledge of the potential flood or erosion danger and in consideration of the approvals given by the Province hereby:

- a) agrees to indemnify and to save harmless the Covenantees and their employees, servants or agents from all loss, damage, costs, actions, suits, debts, accounts, claims and demands which the Covenantees or any of their employees, servants or agents may suffer or incur or be put to arising out of or in connection with

any breach of any covenants or agreements on the part of the Covenantor or his heirs, executors, administrators, successors and assignees contained in this Agreement or arising out of or in connection with any personal injury, death or loss or damage to the Lots, or to any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built constructed or placed on the Lots caused by flooding, erosion or some such similar cause; and

- b) does remise, release and forever discharge the Covenantees and their employees, servants or agents from all manner of actions, cause of actions, suits, debts, accounts, covenants, contracts, claims and demands which the Covenantor or any of his heirs, executors, administrators, successors and assigns may have against the Covenantees and their employees, servants or agents for and by reason of any personal injury, death or loss or damage to the Lots, or to any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lots, caused by flooding, erosion or some such similar cause.

5. The Covenantor is only liable for breaches of this Agreement caused or contributed to by the Covenantor. The Covenantor is not liable for the consequences of the requirements of any enactment or law or any order, directive, ruling or government action thereunder. The Covenantor is liable only for breaches of this Agreement which occur while the Covenantor is the registered owner of the Lots in respect of which such breach occurs.

6. Subject to the provisions of section 219 of the *Land Title Act*, the Covenantor's covenants contained in this Agreement shall burden and run with the Lots and shall enure to the benefit of and be binding upon the Covenantor, his heirs, executors, administrators, successors and assigns and the Covenantees and their assigns.

7. Nothing in this Agreement shall prejudice or effect the rights, powers and remedies of the Covenantees in relation to the Covenantor, including his heirs, executors, administrators, successors and assigns, or the Lots under any law, bylaw, order or regulation or in equity all of which rights, powers and remedies may be fully and effectively exercised by the Covenantees as if this Agreement had not been made by the parties.

8. The Covenantor will do or cause to be done and execute or cause to be executed at his expense all acts reasonably necessary for the Covenantees to gain priority for this Agreement over all liens, charges and encumbrances which are or may be registered against the Land save and except those in favour of the Covenantees, and those specifically approved in writing by the Covenantees.

9. The parties agree that this Agreement may only be modified or discharged with the consent of the Covenantees pursuant to the provisions of section 219(9) of the *Land Title Act*. 

10. The Covenantor will do or cause to be done and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.

11. a) The Covenantor or any of his heirs, executors, administrators, successors and assigns, as the case may be, shall give written notice of this Agreement to any person to whom he proposes to dispose of Land or any portion thereof, which notice shall be received by that person prior to such disposition.

b) For the purposes of this paragraph the word "dispose" shall have the meaning given to it under section 29 of the *Interpretation Act*, R.S.B.C. 1979, c.206.

12. Whenever the singular or masculine or neuter is used herein, the same shall be construed as including the plural, feminine, body corporate or politic unless the context requires otherwise.

13. If any section or any part of this Agreement is held to be illegal or unenforceable, then such sections or parts shall be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, shall be unaffected thereby and shall remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.

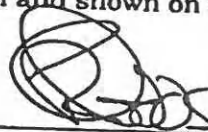
14. This Agreement is governed by, and is to be interpreted according to, the law in force in British Columbia.

15. Where there is reference to an enactment of the Province of British Columbia in this Agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise requires, all statutes referred to herein are enactments of the Province of British Columbia.

16. Every reference to the Minister of Environment, Lands and Parks and the Minister Responsible for Multiculturalism and Human Rights, in this Agreement shall include the Minister of Environment, Lands and Parks and the Minister Responsible for Multiculturalism and Human Rights and any person designated by either of them to act for or on their respective behalf with respect to any of the provisions of this Agreement.

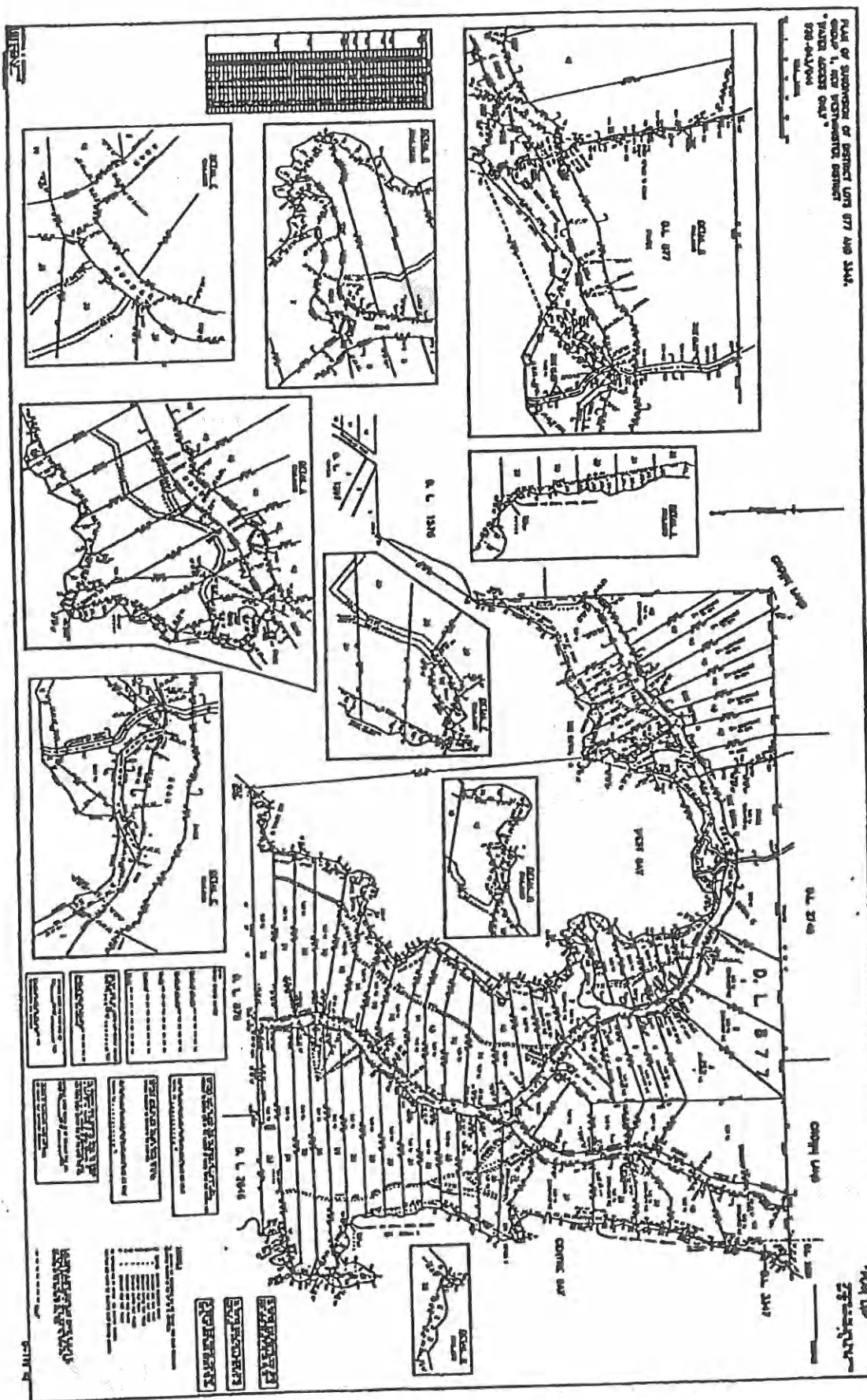
17. As evidence of their agreement to be bound by the above terms the parties each have executed and delivered this Agreement under seal by executing Part 1 of the Land Title Act Form C to which this Agreement is attached and which forms part of this Agreement.

This is an instrument creating the condition or covenant entered in to under section 219 of the *Land Title Act* by the registered owner referred to herein and shown on the print of the plan annexed hereto and initialled by me.



Approving Officer, Ministry of
Transportation and Highways

SCHEDULE "A"



END OF DOCUMENT

Land Title System

For: PA21278 QUINN ELISABETH (P)

As Of: 99/01/29 09:54:14

Check for Prints			
Main Menu	Return		Search Again
Print Only Current Title Info.		Print Current & Cancelled Title Info.	

Search Results

Jan 29, 1999

09:54:16 AM

Folio: **Search by Title Displaying Current Information**
Title Displayed

SECTION 98 LAND TITLE ACT

VANCOUVER
DECLARED VALUE

LAND TITLE OFFICE

TITLE NO: BM180906
FROM TITLE NO: BL316445APPLICATION FOR REGISTRATION RECEIVED ON: 25 JUNE, 1998
ENTERED: 10 AUGUST, 1998REGISTERED OWNER IN FEE SIMPLE:
RIVTOW STRAITS LIMITED, INC.NO. A45459
2285 COMMISSIONER STREET
VANCOUVER, BC
V5L 1A8TAXATION AUTHORITY:
NORTH SHORE - SQUAMISH VALLEY ASSESSMENT AREADESCRIPTION OF LAND:
PARCEL IDENTIFIER: 024-211-681
LOT 12 DISTRICT LOT 877 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP38515

LEGAL NOTATIONS:

HERETO IS ANNEXED EASEMENT BM180960 OVER (PLAN LMP38519)
LOT 2 PLAN LMP38515HERETO IS ANNEXED EASEMENT BM180961 OVER (PLAN LMP38519)
LOT 3 PLAN LMP38515HERETO IS ANNEXED EASEMENT BM180962 OVER (PLAN LMP38519)
LOT 4 PLAN LMP38515HERETO IS ANNEXED EASEMENT BM180963 OVER (PLAN LMP38519)
LOT 5 PLAN LMP38515HERETO IS ANNEXED EASEMENT BM180964 OVER (PLAN LMP38519)
LOT 6 PLAN LMP38515

HERETO IS ANNEXED EASEMENT BM180965 OVER (PLAN LMP38519)

LOT 42 PLAN LMP38515

HERETO IS ANNEXED EASEMENT BM180966 OVER (PLAN LMP38519)
LOT 43 PLAN LMP38515

HERETO IS ANNEXED EASEMENT BM180967 OVER (PLAN LMP38519)
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LOT 8 PLAN LMP38515

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LOT 9 PLAN LMP38515

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LOT 35 PLAN LMP38515

HERETO IS ANNEXED EASEMENT BM180997 OVER (PLAN LMP38520)
LOT 36 PLAN LMP38515

HERETO IS ANNEXED EASEMENT BM180999 OVER (PLAN LMP38521)
LOT 27 PLAN LMP38515

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE
CHARGE NUMBER DATE TIME

STATUTORY RIGHT OF WAY
BM106115 1998-04-14 13:58

REGISTERED OWNER OF CHARGE:
BC TEL
INCORPORATION NO. 1801-A
BM106115
REMARKS: INTER ALIA

COVENANT
BM180947 1998-06-25 14:34
REGISTERED OWNER OF CHARGE:
GAMBIER ISLAND LOCAL TRUST COMMITTEE
BM180947
REMARKS: INTER ALIA

COVENANT
BM180952 1998-06-25 14:35
REGISTERED OWNER OF CHARGE:
THE CROWN IN RIGHT OF BRITISH COLUMBIA
BM180952
REMARKS: INTER ALIA

23 pp

COVENANT
BM180955 1998-06-25 14:36
REGISTERED OWNER OF CHARGE:
THE CROWN IN RIGHT OF BRITISH COLUMBIA
BM180955
REMARKS: INTER ALIA

15 pp

COVENANT
BM180956 1998-06-25 14:36
REGISTERED OWNER OF CHARGE:
THE CROWN IN RIGHT OF BRITISH COLUMBIA
SUNSHINE COAST REGIONAL DISTRICT
BM180956
REMARKS: INTER ALIA

8 pp

EASEMENT
BM180975 1998-06-25 14:37
REMARKS: PLAN LMP38520
APPURTENANT TO LOT 1 TO LOT 11 PLAN LMP38515 AND

APPURTENANT TO LOT 13 TO 52 PLAN LMP38515

STATUTORY BUILDING SCHEME

BM195825 1998-07-10 14:59

REMARKS: INTER ALIA

STATUTORY RIGHT OF WAY

BM342949 1998-12-14 12:18

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

BM342949

REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

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BM180952

LAND TITLE ACT
FORM C

(Section 219.81)

Province of
British ColumbiaLAND TITLE OFFICE
NEW WESTMINSTER/VANCOUVER

GENERAL INSTRUMENT - PART 1

(This area for Land Title Office use)

Page 1 of 23 Pages

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

Jeffrey Merrick, c/o Blake, Cassels & Graydon, Barristers & Solicitors, Suite 2600, Three
Bentall Centre, 595 Burrard Street, Vancouver, British Columbia, V7X 1L3 (631-3386)

Solicitor for the Applicant

13 98/06/25 14:31:10 01 NW
CHARGE080331
\$55.00

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)

No PIDs

(LEGAL DESCRIPTION)

Lots 1 - 48, DL 877 and 3347, Group 1, NWD,
Plan LMP 38515

3. NATURE OF INTEREST:*

DESCRIPTION

DOCUMENT REFERENCE
(page and paragraph)

PERSON ENTITLED TO INTEREST

Section 219
Covenant

Entire Document

Transferees in Item 6

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

- (a) Filed Standard Charge Terms
(b) Express Charge Terms
(c) Release

D.F. Number:
☒ Annexed as Part 2
There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):*
- RIVTOW STRAITS LIMITED (Registration No. A45459) of 2285 Commissioner Street,
Vancouver, British Columbia, V5L 1A8

6. TRANSFEREE(S): (Including occupation(s), postal address(es) and postal code(s))*
- HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA,
as represented by the Ministry of Transportation and Highways, Parliament Buildings,
Victoria, B.C. V8V 1X5

7. ADDITIONAL OR MODIFIED TERMS:*

NIL

AGENT'S INFORMATION

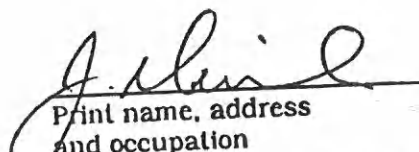
GENERAL INSTRUMENT - PART 1

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

Execution Date

Sign in Black Ink
Officer Signature(s)

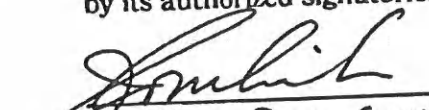
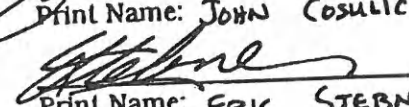
Party(ies) Signature(s)


Print name, address
and occupation
(as to the signature
of Eric Stebner)

JEFFREY MERRICK
Barrister & Solicitor
BLAKE, CASSELS & GRAYDON
Suite 2600, Three Bentall Centre
595 Burrard St., P.O. Box 49314
Vancouver, B.C. V7X 1L3
(604) 631-3386

98\05\27

RIVTOW STRAITS LIMITED
by its authorized signatories:


Print Name: JOHN COSULICH

Print Name: ERIC STEBNER

Print name, address
and occupation


Ray G. DeGraff
District Development Officer
A Commissioner for taking Affidavits
within the Province of British Columbia
1976 Field Rd. P.O. Box 860
Sechart, B.C. V0N 2A0 Tel: 740-8048

98\06\22

HER MAJESTY THE QUEEN
RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA, as
represented by the MINISTER OF
TRANSPORTATION AND HIGHWAYS or
his/her duly authorized designate


Print Name: R.E. DODDS

Officer Certification:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

TERMS OF INSTRUMENT - PART 2

SECTION 219 COVENANT

THIS AGREEMENT dated for reference the 27th day of May, 1998.

BETWEEN:

RIVTOW STRAITS LIMITED (Registration No. A45459)
2285 Commissioner Street,
Vancouver, British Columbia, V5L 1A8

(hereinafter called the "Covenantor")

OF THE FIRST PART

AND:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA represented by the Ministry of Transportation and Highways.
Parliament Buildings, Victoria, British Columbia, V8V 1X5

(hereinafter called the "Province")

OF THE SECOND PART

WHEREAS:

- A. The Covenantor is the registered owner of those lands and premises described in item 2 of the Form C comprised herein (the "Lands");
- B. The Covenantor proposes to subdivide the Lands into Forty-eight (48) lots according to a plan of subdivision completed and certified correct on the 24th day of April, 1998, by J.M. Parnell, British Columbia Land Surveyor, a reduced copy of which is attached hereto as Schedule "A" (the "Subdivision Plan");
- C. As a condition of the Province granting its approval to the Subdivision Plan the Covenantor has obtained a geotechnical report from GeoPacific Consultants Ltd., consulting engineers, dated May 19, 1998, a copy of which is attached hereto as Schedule "C" (the "Geotechnical Report");
- D. A covenant under section 219 of the *Land Title Act* (British Columbia) is required as a condition of the consent to approval of the subdivision of the Lands by the Province;
- E. Section 219 of the *Land Title Act* (British Columbia) provides that there may be registered as a charge against the title to any land a covenant in favour of the Province that the land is to be used in a particular manner or that the land is not to be subdivided except in accordance with the covenant;

This Agreement is evidence that in consideration of the payment of \$2.00 by the Province to the Covenantor (the receipt and sufficiency of which is acknowledged by the Covenantor) and in

consideration of the promises exchanged below, the Covenantor covenants and agrees as follows with the Province in accordance with section 219 of the *Land Title Act* (British Columbia):

1. The Covenantor hereby grants this covenant for registration as a charge against the Lands and hereby covenants and agrees with the Province as set out in this Agreement.

2. The Covenantor covenants and agrees with the Province that:

- A) the areas marked A on the Reference Plan LMP 38517, dated the 24th day of April, 1998, by J.M. Parnell, British Columbia Land Surveyor, filed concurrently herewith and a reduced copy of which is attached hereto as Schedule "B" may be developed for single family residential development without further advice of a geotechnical engineer on the following conditions:
- a) development is in accordance with the B.C. Building code; and
 - b) unless exceptions to the following slope grading restrictions are approved by a professional geotechnical engineer registered in the Province of British Columbia:
 - i) excavation for residences must not create excavated slopes that exceed 2.5 metres vertically measured from the toe of the slope to the crest of the slope. These slopes will either be retained by the basement wall of the building or be sloped at no more than 45 degrees when the excavation is through bedrock or no steeper than 2(Horizontal) to 1(Vertical) when the excavation is through soil, or a combination of slopes when the excavation is through both soil and rock; and
 - ii) grade increases on the lot for buildings or access roads by filling with rock or soil must not exceed 1.2 metres where the fill is supported by a retaining wall; 2.5 metres when supported by the building basement and 2 metres (where the height of the fill is measured from the toe of the fill to the crest of the fill) where the fill is sloped at a maximum slope of 2(Horizontal) to 1(Vertical). Fill should not be placed on slopes in excess of 3(Horizontal) to 1(Vertical). No grade increase should occur within 3 metres of any slope exceeding 2.5(Horizontal) to 1(Vertical).
- B) the areas marked B on the Reference Plan LMP 38517, dated the 24th day of April, 1998, by J.M. Parnell, British Columbia Land Surveyor, filed concurrently herewith and a reduced copy of which is attached hereto as Schedule "B" may be developed for single family residential development on the following conditions:
- a) the boundaries of Area B have not been surveyed and require final review by a geotechnical engineer in advance of development; review of the site by a geotechnical engineer may result in modification of the boundary shown or exclusion of part or all of an area;
 - b) development is in accordance with the B.C. Building code;

- c) unless exceptions to the following slope grading restrictions are approved by a professional geotechnical engineer registered in the Province of British Columbia:
- i) excavation for residences must not create excavated slopes that exceed 2.5 metres vertically measured from the toe of the slope to the crest of the slope. These slopes must either be retained by the basement wall of the building or be sloped at no more than 45 degrees when the excavation is through bedrock or no steeper than 2(Horizontal) to 1(Vertical) when the excavation is through soil; or a combination of slopes when the excavation is through both soil and rock; and
 - ii) grade increases on the lot for buildings or access roads by filling with rock or soil must not exceed 1.2 metres where the fill is supported by a retaining wall; 2.5 metres when supported by the building basement and 2 metres (where the height of the fill is measured from the toe of the fill to the crest of the fill) where the fill is sloped at a maximum slope of 2(Horizontal) to 1(Vertical). Fill should not be placed on slopes in excess of 3(Horizontal) to 1(Vertical). No grade increase should occur within 3 metres of any slope exceeding 2.5(Horizontal) to 1(Vertical).

- C) the areas marked C ("C-areas") on the Reference Plan LMP 38517, dated the 24th day of April, 1998, by J.M. Parnell, British Columbia Land Surveyor, filed concurrently herewith and a reduced copy of which is attached hereto as Schedule "B" may contain areas of potential slope stability hazard or hazards.

There must be no residential development in the C-areas without further assessment and approval by a geotechnical engineer registered in the Province of British Columbia. Site specific and building specific information would be required by the geotechnical engineer to determine the safety of these areas for development and to determine if any special construction measures would be required.

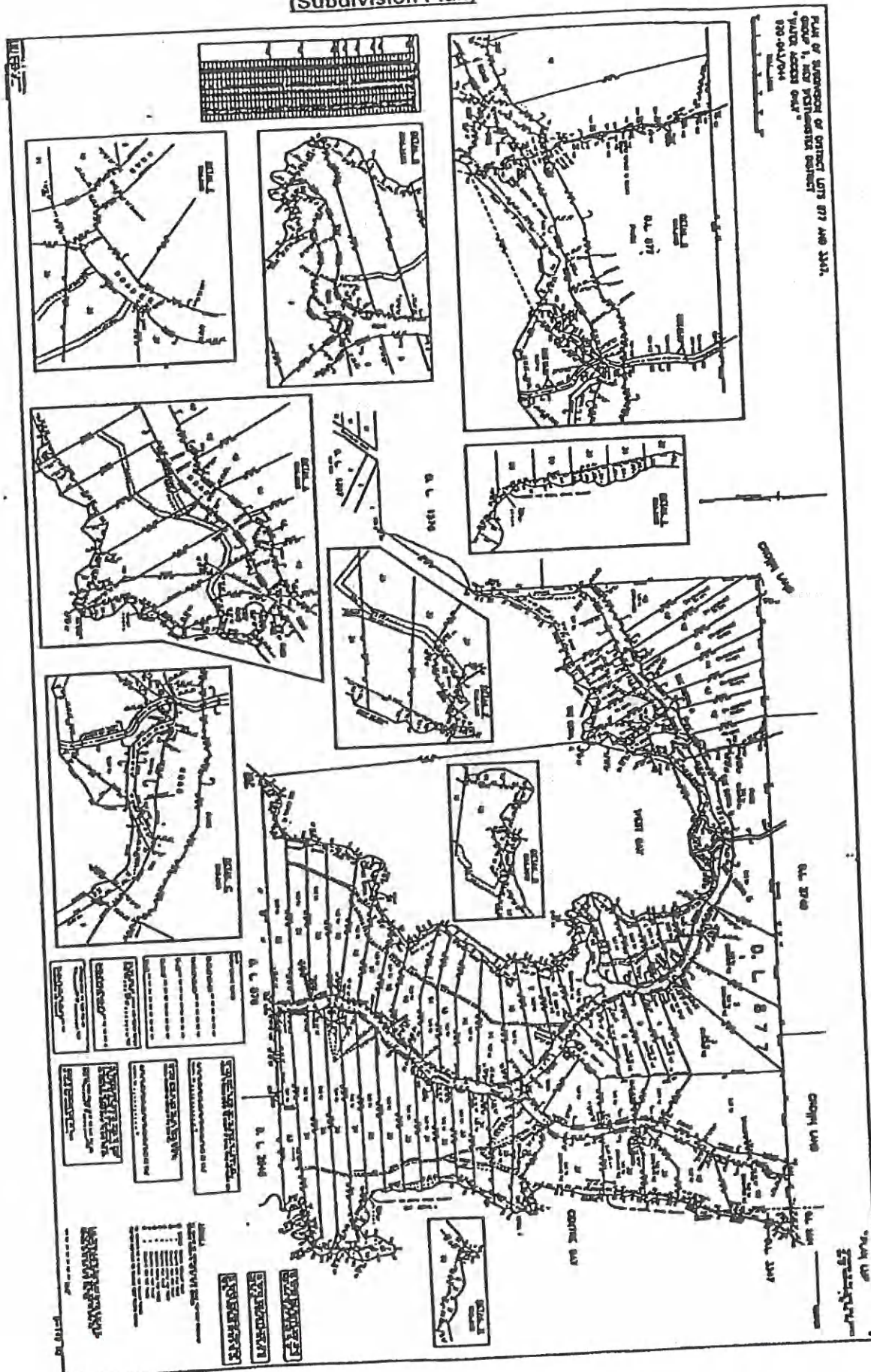
3. This Agreement runs with the Lands and enures to the benefit of and is binding upon the parties to this Agreement and their respective heirs, executors, administrators, successors and assigns. No party who enters into a covenant under section 219 of the *Land Title Act* (British Columbia) is liable for a breach of such covenant occurring after he or she has ceased to be an owner of the Lands.

4. The parties agree that this Agreement may only be modified or discharged with the consent of the Province pursuant to the provisions of section 219(9) of the *Land Title Act* (British Columbia).

This is the instrument creating the condition or covenant entered into under Section 219 of the Land Title Act by the registered owners referred to herein and initialed by me.


APPROVING OFFICER MINISTRY OF TRANSPORTATION AND HIGHWAYS

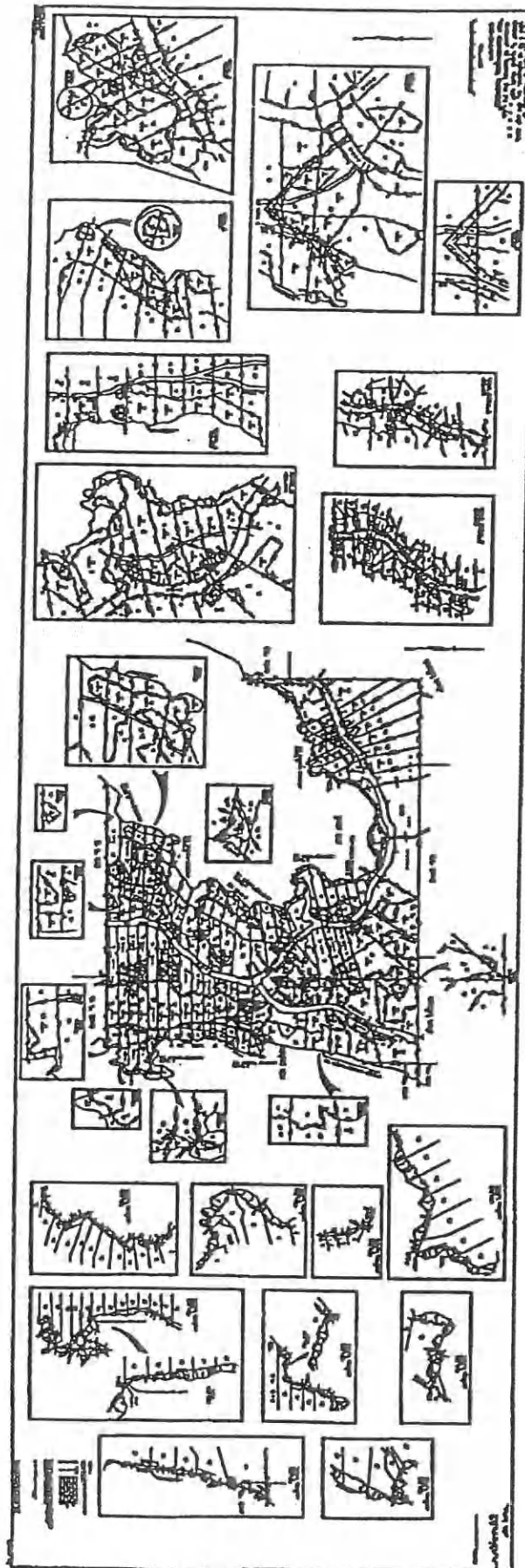
Page 6 of 23 Pages



SCHEDULE "B"

Geotech Plan

Page 7 of 23 Pages



SCHEDULE "C"

Page 8 of 23 Pages

(Geotechnical Report)

**Geotechnical Investigation Report
Proposed Subdivision, Gambier Island
D.L. 877 and D.L. 3347**

**Prepared for:
RivTow Marine Ltd.**

**Prepared by:
GeoPacific Consultants Ltd.
Suite 102 - 6968 Russell Avenue, Burnaby, V5J 4R9
Tel: (604) 439-0922 Fax: (604) 439-9189
May 19, 1998
File: 2187**

TABLE OF CONTENTS

1.0 INTRODUCTION	1
2.0 SITE DESCRIPTION	2
4.0 GEOLOGIC HAZARD ASSESSMENT	5
4.1 General	5
4.2 Landslide Hazard Assessment	5
4.2.1 Identified Slope Hazards	5
4.2.2 Potential Slope Hazards <i>Eastern Area</i>	6
4.2.3 Potential Slope Hazards <i>Western Lot Area</i>	6
4.3 Debris Torrent and Creek Avulsion Hazard Assessment	7
5.0 PROPOSED ROAD DESIGN	8
5.1 Design of Excavation Slopes	8
5.2 Design of Fill Slopes	8
5.3 Road Cross Section Design	9
6.0 RESIDENTIAL DEVELOPMENT	9
6.1 General	9
6.2 Building Site Criteria	10
6.3 Residential Development Categories	11
6.4 A - Area Development	11
6.5 B - Area Development	12
6.6 C - Area Development	12
7.0 CLOSURE	13

Enclosures

Figure 2 LPG LANDPLAN GOUP INC. "Gambier Island Lot Layout"

1.0 INTRODUCTION

As a part of the proposed development and subdivision of the land on Gambier Island owned by Rivtow, GeoPacific Consultants Ltd. has undertaken a staged, geotechnical assessment of the land for the purpose of the planning of a proposed road connecting the eastern and western portions of the property and for the determination of suitable building sites for single family homes on each of the proposed lots as required by the Ministry of Transportation and Highways as a part of their review of the subdivision application. The Ministry specifically requires that the geotechnical engineer "identify area on each lot suitable for the construction of a single family home. The remaining area on each lot deemed either unsuitable for location of habitable dwellings or which would require further geotechnical reconnaissance". In addition, the sites must have practical access and consider the future effects of development including septic fields and the construction of the access road.

Suitable building sites must have a low risk of the occurrence of a landslide or rockslide (or other natural terrain hazard) and we understand that the Ministry of Transportation and Highways considers a 10% probability over a 50 year period an acceptable guideline for approval of subdivisions. This is equivalent to an annual probability of occurrence of 1:475.

This work has been carried out in general conformance with the guidelines presented in the report "Terrain Stability Mapping in British Columbia"

This work has been carried out between May 1996 and June 1997 and has involved field reconnaissance at the site, air photo and topographic interpretation and a review of existing information concerning the geology and geotechnical conditions of the site including the following reports and published and unpublished work:

1. Report by Piteau & Associates "Preliminary Geotechnical Assessment, Subdivision at West Bay, Gambier Island", dated August 22, 1983.
2. "Geology of Southwestern Gambier Island, Howe Sound, British Columbia, B.A.Sc. Thesis, University of British Columbia, Gregory Ross McKillop, April 1973.
3. Summary of Water Well Records, Pacific Hydrology Consultants Ltd. and BC Environment Water Well Records, Gambier Island.

1

"Terrain Stability Mapping in British Columbia A Review and Suggested Methods for Landslide Hazard and Risk Management", Resources Inventory Committee, Government of British Columbia, Slope Stability Task Group, Earth Sciences Task Force, August 1996

2.0 SITE DESCRIPTION

The site is identified as District Lot 877 and 3347, Gambier Island, West Bay. The site is located on the south side of Gambier Island along the shoreline of West bay and the west side of Centre Bay as shown on the location plan of Figure 1. The lot layout within the development is presented on the LandPlan Group Inc. Drawing shown as Figure 2 and enclosed with this report.

Gambier Island is characteristic of the glacially modified terrain common in Howe Sound consisting of rounded glacial topography with steep-sided, northern trending ridges that form parallel peninsulas extending into the southern shore-line. These ridges trend parallel to the direction of glaciation and are formed of resistant bedrock. Valleys between the ridges tend to lack outcrop and are filled with glacial deposits up to 15 metres.

The area has been logged in the past and secondary growth fir, hemlock and cedar covers most of the site. The second growth timber is of the order of 100 years old.

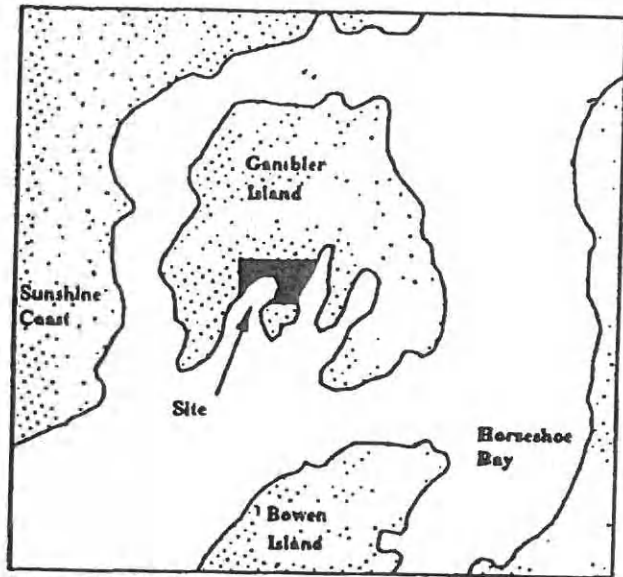


Figure 1. Site Location Plan

3.0 REGIONAL GEOLOGY :

Gambier Island and this site are situated at the margin of the Coast Plutonic Complex that comprises much of the west coast of British Columbia including the Coast Mountain Range. The plutonic complex consists of granitic rocks, primarily quartz diorite and granodiorite. This rock unit has intruded into rocks of the Gambier Group which consist of undifferentiated, Upper Jurassic volcanic and sedimentary rocks. The Gambier Group volcanics are reportedly, post intrusive rocks and rest unconformably on the underlying intrusive granodiorite.

The Gambier Group underlies the northern and western portions of the site at a shallow depth beneath a mantle of sand and gravel and glacial till. Outcrops of the bedrock occur along the shoreline along the west side of McDonald Creek and for a few hundred metres south of the east side of West Bay. In addition, outcrops occur in the proposed park area along McDonald Creek and both East and West Creeks. The rocks observed in outcrops within the site consist primarily of greenish grey andesite flows and pyroclastic volcanic rocks. Much of the western portion of

the site from the west property line to McDonald Creek, from the shoreline north to the northern property line is mantled with a layer of fluvial sand and gravel that is overlain in many places with a thin layer of glacial lodgement till. It is likely that the fluvial sand and gravel is glacio-fluvial in origin and may be of the same age as the Quadra Sediments found throughout Howe Sound, beneath the Vashon till.

Granodiorite bedrock is exposed throughout the eastern peninsula that separates West Bay and Centre Bay. The bedrock is massive with moderate to widely spaced joints. The granodiorite topography is characterized by resistant knobs and moderate to steep bluffs with occasional depressions. Soil cover is sparse on the knobs and bluffs and flatter terraces and the bedrock is primarily covered with thin moss and shallow rooted trees. Soil does occur in the depressions and may be 3 to 10 metres thick consisting of fluvial sand and gravel and glacial lodgement till.

These two bedrock areas result in two topographically and geologically distinct areas consisting of the *Western Area* that is underlain by Gambier Group volcanic rocks and an *Eastern Area* that is underlain by granodiorite. The contact between these two areas occurs approximately along a east-west trending line at about Lot 2 and 41 located east of East Creek. As discussed above, the *Western Area* is mantled with a variable thickness of sand and gravel and glacial till that tends to mask the bedrock topography resulting in a more uniform slope that ranges up to about 33 degrees to the horizontal. Occasional bedrock outcrops, located primarily along the creeks and at the shoreline result in steeper slopes up to 45 degrees where the outcrops still show signs of glacial striation and up to 65 degrees in the eroded valleys of McDonald Creek. Granodiorite underlies the volcanic rock of the Gambier Group and outcrops near the shoreline on in the *Western Area*. The granodiorite was encountered in the water wells of TW-48 and TW-49A beneath the overlying unconsolidated sands and gravels and was encountered beneath the Gambier Group volcanics at a depth of 250 feet (76 m) in water well TW-49B.

The *Eastern Area* with its' thin soil cover and resistant bedrock has formed rounded outcrops of granodiorite with steep bluffs and slopes up to about 45 degrees with sparse soil cover. The water well logs indicate granitic bedrock along the eastern shore of West Bay. However, the logs also indicate that from the top of the ridge of the peninsula between West Bay and Centre Bay, eastward to the shore of Centre Bay, the bedrock consists of layers of grey-green to grey-blue volcanic rock and granitic rock. In some wells the granitic rock lies above the volcanic rock and other holes the granitic rock occurs as "seams". Since the Gambier Group is chronologically younger than the granodiorite and rests unconformably on the granodiorite, the occurrence of volcanic rock beneath the granodiorite must suggest the occurrence of "roof pendants" of pre-intrusive volcanic rocks of the Bowen Island Groups which consist of slightly metamorphosed andesite flows, tuffs and sediments. This group is known to outcrop on the west side of Gambier Island and south of this site on Bowen Island.

The thickness of unconsolidated sediments overlying bedrock as logged at the well locations is presented in Table 3.1 below. The soil is generally logged as sand containing medium to coarse gravel but layers of "hardpan" or glacial till also occur.

Table 3.1 Thickness of Soil Overlying Bedrock at the Wells

Western Area		Eastern Area			
Well Number	Thickness (m)	Well Number	Thickness (m)	Well Number	Thickness (m)
TW-45	6.1 (s&g)	TW-3	0	TW-25	4
TW-46	14.9 (s&g)	TW-4	8.5 (till)	TW-26	3 (till)
TW-47	8.2 (s&g)	TW-5	3.6 (till)	TW-27	8.5(s&g/till)
TW-48	4.9 (s&g)	TW-6	1.2 (sandy)	TW-28A	1.2
TW-49A	0	TW-7	0.6	TW-28B	7.3(s&g/till)
TW-49B	5.5(s&g/till)	TW-8	1.2 (sandy)	TW-29	0.3
TW-50	5.5	TW-9	6.4 (s&g)	TW-30	1.2
TW-51	10(s&g)	TW-10	8.5 (s&g)	TW-31	4.9
TW-1A	4.3	TW-11	5.2 (s&g)	TW-32	4.3
TW-1B	2.7 (colluv)	TW-12	0	TW-33	1.5
TW-2	7.3 (till)	TW-13	1.5 (s&g)	TW-34	1.5
TW-44	21.3(s&g)	TW-14	7.6 (till)	TW-35	1.2
		TW-15	7.3 (till)	TW-36	4.9 (s&g)
		TW-16	0	TW-37	7.3(s&g/till)
		TW-17	0	TW-38	0
		TW-18	0	TW-39	0
		TW-20	0	TW-40	1.2
		TW-21	2.7 (till)	TW-41	0
		TW-22	8.2 (till)	TW-42	1
		TW-23	1.8 (organic)	TW-43	6.7
		TW-24	0		

The average thickness of the soil on the *Western Area* is 7.6 metres (25 feet) where on the *Eastern Area* the thickness averages 3.1 m (10 feet) with over half of the holes having less than 1.5 metres (5 feet) of overburden overlying bedrock.

4.0 GEOLOGIC HAZARD ASSESSMENT

4.1 General

Only geologic hazards are considered in this assessment. The most common forms of geologic hazards involves those related to the stability of sloping ground. Unstable slopes are referred to as landslides and may be classified on the basis of the type of movement and on the material type. The material type may be *bedrock, soil or debris* consisting of a mixture of rock, soil and woody debris such as trees or logs. The type of movement may be a *fall, topple, slide, lateral spread or flow*. The classification of the unstable slope generally consists of a description of the material type and the movement type such as *debris flow or rock fall*.

Other forms of geologic hazards are less common and include subsidence hazards such as a result of sinkholes in karst topography, soils that are contractive on wetting or permafrost. Hazards that are not geologic may exist within a particular area. These hazards may include windfall, flooding or other hydrologic hazards.

4.2 Landslide Hazard Assessment

4.2.1 Identified Slope Hazards

Within the subject area, four areas were identified as having unstable or potentially unstable slopes. These areas include:

1. The steep bedrock slopes of the lower portions of McDonald and West Creek.
2. The bluff area on the northern portions of lots 45 to 47 inclusive.
3. A groundwater discharge area at the shoreline of Lot 48 where the soil slope has collapsed.
4. A groundwater discharge area at the shoreline of Lot 46 where the soil slope has collapsed.

Area 1 above is located within the park area and poses no risk to development of the adjacent lots. The bluff area on the northern portions of Lots 45 to 47 are steep and subject to rock fall as evidenced by colluvium on the slope. The flatter portion of the slope below the bluff would tend to shadow the lower portions of the lot against rockfalls. The two small slumps identified on Lots 46 and 48 are due to groundwater discharge that is perched above bedrock in the sand and gravel and till that overlies the bedrock. These two areas are at the edge of the lots on the steeper portion of the slope.

4.2.2 Potential Slope Hazards *Eastern Area*

In the *Eastern Area*, as defined in Section 3 above, the terrain consists of strong, massive bedrock with little soil cover. Glaciation has modified the terrain such that the bedrock is rounded with slopes that are generally less than 45 degrees to the horizontal. Soil, where it occurs is generally confined to the flatter portions of the slope that are less than about 3(H) to 1(V) and within bedrock depressions. These soil filled depressions are evident at the well locations. For example, at TW-31 the soil depth is 4.9 metres (Table 3.1) and bedrock is exposed on all sides within 150 metres of the well. Similarly, at TW-27 bedrock is exposed on the south and west sides within about 100 metres of the well and within 300 metres to the north and the thickness of soil cover at the well is 8.5 metres.

Due to the shallow depth to strong, granitic bedrock combined with the moderate bedrock slopes, the slopes are generally stable. Occasional steeper bedrock slopes exist, generally on the flanks of bedrock knolls. These steeper slopes generally range from 45 to 70 degrees to the horizontal and range in height from 3 to 8 metres. Despite the steepness of the slopes, no existing rock slides or topples were identified. Most of the steeper slopes were rounded due to glacial scouring and were frequently moss covered. These slopes may pose a hazard for rolling rocks. Due to the steepness of the slope, any loose material released onto the slope will carry to the bottom of the slope and may pose a hazard to dwellings located there. Development in the steep slope portions of the *Eastern Area* requires the advice of a geotechnical engineer. Development in the more gentle portions of the *Eastern Area* would not require the advice of a geotechnical engineer.

4.2.3 Potential Slope Hazards *Western Lot Area*

In the *Western Area*, as defined in Section 3.0 above and excluding the proposed Park Area, the terrain generally consists of long, uniform slopes composed of between 3 to 10 metres of sand and gravel and glacial till overlying strong, andesite volcanic rocks. Exceptions to this exist in the bluff area on the northern portions of Lots 45 to 47, at the shoreline where bedrock is exposed.

Due to the thick soil cover, the stability of the slopes are controlled by the strength of the soil and the position of the groundwater. Most of the slopes reside at a slope angle close to 1.5(H) to 1(V). It is expected that this slope angle is close to the maximum angle of repose for the soil cover in the long term. Much of the area resides at slopes greater than 2(H) to 1(V) and only on the lower portions of lots 42 to 48 are there areas that are as flat as 3(H) to 1(V) and these generally exist closer to the shoreline. Close to the shoreline the thickness of the soil cover is much shallower and numerous bedrock exposures occur close to the shore.

With the exception of the slides identified on Lots 46 and 48, and the bluff area on the northern

portions of Lots 45 to 47 the current conditions are considered stable. Modifications to the slope conditions through development must be carried out in a controlled manner and proposed excavations on slopes steeper than 2.5(H) to 1(V) may pose a difficulty related to developing a stable safe slope. Similarly, the placement of fill on slopes steeper than 2.5(H) to 1(V) may also pose difficulties related to safety and stability. Limitations on development in these areas may exist and require the advice of a geotechnical engineer (refer to Section 6).

4.2.4 Potential Slope Hazards *Western Park Area*

In the *Western Area* within the Park Area and excluding the proposed lot development area, the terrain is underlain by strong, andesite volcanic rocks. Unlike the Western Lot Area, the three creeks that run through the Park have modified the terrain by downcutting through the unconsolidated surficial deposits to the underlying bedrock to create steeper, more irregular terrain. Although soil cover does exist in many areas, the thickness of soil cover is believed to be shallower and numerous bedrock exposures exist with relatively steep side slopes.

Very steep bedrock slopes exist along the major creek valleys especially along McDonald Creek in the lower portions of the stream. Slopes in excess of 60 degrees occur for heights of 20 metres or more in bedrock.

Development through the park is limited to the construction of a trail and the design of a potential road in the lower part of the park where the slopes are more moderate. The steep slopes and bluffs within the park pose no hazard to the adjacent lots.

4.3 Debris Torrent and Creek Avulsion Hazard Assessment

The stream gradients of West and East Creek within the proposed Park area are less than 15 degrees to the horizontal which is the gradient at which debris from debris torrents is normally deposited. McDonald Creek has a gradient of 8 degrees within the Park. There is no visible evidence within any of these three creek areas to suggest that debris torrents have occurred in the past. Some log damming of the head of the alluvial fan of McDonald Creek has occurred in the past resulting in the migration of the main stream channel within the alluvial fan area.

These three creeks are deeply incised in bedrock controlled channels and creek avulsion is not possible.

Smaller creeks exist within the subject area but these are generally small ephemeral creeks with limited catchment area.

5.0 PROPOSED ROAD DESIGN

5.1 Design of Excavation Slopes

Permanent excavated slope in bedrock may be designed on the basis of a maximum slope of $\frac{1}{2}(H)$ to $1(V)$ for excavation slopes in granodiorite and andesite volcanics for excavation slopes up to 6 metres in vertical height. Higher slope should be designed with an intermediate bench 2 metres wide or should be reduced to a slope of $\frac{1}{2}(H)$ to $1(V)$. The excavated rock slopes shall be reviewed by the geotechnical engineer during construction for stability and slope flattening, scaling or rock bolting may be recommended at that time depending upon the condition of the bedrock and the quality of the blasting.

Permanent excavated slopes in the overlying soil may be designed at a maximum slope of $1.5(H)$ to $1(V)$. These slopes shall be revegetated after construction to minimize surface erosion. The excavations shall be reviewed after excavation for the presence of groundwater seepage which might be detrimental to the stability of the soil slope. Provisions for treating zones of groundwater seepage include: excavation and replacement of the natural soil with crushed rock in the zone of seepage or flattening of the slopes.

5.2 Design of Fill Slopes

Where the natural cross slope of the ground or the slope on the down hill side of the proposed road is less than $3(H)$ to $1(V)$ then it will be possible to construct the road partly or entirely in fill. Subgrade fill shall consist of locally derived, blasted or excavated rock fill placed in lifts not to exceed 600 mm and compacted by tracked equipment.

Prior to placing the subgrade fill, all topsoil and roots, silt layers, loose or soft and wet weathered material, and vegetation shall be stripped to expose the natural undisturbed sand, sand and gravel or bedrock subgrade. The stripping shall be carried out beneath the entire fill area. The toe of the excavation shall be keyed into the natural soil by excavating a level bench at the toe of the fill at least 2 metres in width and replacing the excavated material with compacted rock fill.

Where the cross slope is greater than about $2(H)$ to $1(V)$ then the road section should be design to be completely in cut or a retaining wall should be designed to support the down hill side of the road. Fill shall not be placed on slopes greater than $2.5(H)$ to $1(V)$ or greater without the advisement of a geotechnical engineer.

5.3 Road Cross Section Design

The cross-sectional design of the proposed road has been carried out utilizing the criteria presented in Sections 5.1 and 5.2 above. The cross sections shown on LandPlan Drawings have been developed in consultation with GeoPacific Consultants Ltd. using geologic information derived from field reconnaissance along the proposed route and test hole information from the wells for the design of the excavation and fill slopes. Due to the variable thickness of the soil cover, primarily in the *Western Area*, field adjustments will be required to the design to accommodate that actual soil and rock conditions.

6.0 RESIDENTIAL DEVELOPMENT

6.1 General

The Ministry of Transportation and Highways as a part of their review of the subdivision application for the subject lands requires that the geotechnical engineer "identify area on each lot suitable for the construction of a single family home. The remaining area on each lot deemed either unsuitable for location of habitable dwellings or which would require further geotechnical reconnaissance". In addition, the sites must have practical access and consider the future effects of development including septic fields and the construction of the access road.

It is assumed for the purposes of this report that the all construction will be carried out to the standards outlined in Part 9 of the current B.C. Building Code and that the residential construction will meet the standard of current good practice.

Furthermore, it is anticipated that tree removal may occur within the proposed road alignment and within building envelopes but that extensive logging or tree removal will not occur on the lots primarily for natural aesthetic reasons.

In addition, excavation for residences will not create excavated slopes that exceed 2.5 metres vertically measured from the toe of the slope to the crest of the slope. These slopes will either be retained by the basement wall of the building or be sloped at no more than 45 degrees when the excavation is through bedrock or no steeper than 2(H) to 1(V) when the excavation is through soil; or a combination of slopes when the excavation is through both soil and rock. Grade increases on the lot for buildings or access roads should not exceed 1.2 metres where the fill is retained and 2 metres (where the height of the fill is measured from the toe of the fill to the crest of the fill) where the fill is sloped at 2(H) to 1(V). Fill should not be placed on slopes in excess of 3(H) to 1(V). No grade increase should occur within 3 metres of any slope exceeding 2.5(H) to 1(V). The following section presents the criteria used for the selection of suitable building sites on the lots.

6.2 Building Site Criteria

In order to determine suitable building sites on each of the lots that could be designed and constructed in accordance with Part 9 of the current B.C. Building Code, the criteria of slope grade was combined with subgrade material type to identify potential building areas. The entire site was divided into slope grade categories consisting of:

- | | | |
|------|----------------------------------|--------------------|
| I. | <i>Flat to Gentle Slopes</i> | (0% to 33%) |
| II. | <i>Gentle to Moderate Slopes</i> | (34% to 40%) |
| III. | <i>Moderate to Steep Slopes</i> | (41% to 50%) |
| IV. | <i>Steep Slopes</i> | (51% to 60%) |
| V. | <i>Very Steep Slopes</i> | (Greater than 60%) |

Where the subgrade conditions at the proposed building site consists of bedrock the slope categories I to IV would be considered to be stable. *Very Steep Slopes* (Slope V) are generally stable up to slopes of over 100%. Excavations for building sites and for access roads, if necessary, can be safely cut to the standards presented in Section 6.1 above. These standards allow for the safe development on slightly steeper slopes than slopes where the subgrade is soil. For example, for a single level building envelope, to create a level area 10 m wide requires a maximum average slope of 27% for bedrock sites and 23% for soil sites.

Most BCBC Building Code Part 9 building sites will require an area that has a slope grade of 33% for 10 to 20 metres in the direction of the slope. This requires that any building site should be within a slope grade Category I that has a minimum dimension of 10 meters. Where the Category I slope adjoins Category II slopes where the subgrade is soil and Category III slopes where the subgrade is bedrock, the building site can be expanded to include the steeper category of slope. Where the proposed building site is adjacent to Category IV slopes in soil or Category V slopes in bedrock, a setback criteria was used that was a minimum of 3 metres or calculated as follows:

$$\text{Setback} = H * (\cot \alpha - \cot \beta)$$

where H is the total vertical height of the slope from toe to crest and β is the slope angle. The value of $\cot \alpha$ is 1.2 for bedrock slopes and 2 for soil slopes. For a steep bedrock slope 20 metres high that was 45 degrees to the horizontal, the setback for the developable area would be $20 * (1.2 - 1) = 4$ metres. The setback from a 66% soil slope that was 10 metres high would be $10 * (2 - 1.5) = 5$ metres.

Based upon this combined criteria of material type and slope grade and residential construction considerations, potential building sites were identified on the topographic plan. The boundaries

of the areas were simplified and subsequently laid out in the field by surveying. Field review of the locations of the area boundaries of Area A defined below, was carried out by the geotechnical engineer and modified to account for local topographic conditions and setback distances modified to account for field observations of local conditions. The following sections defines three categories of land with respect to residential development at this site.

6.3 Residential Development Categories

The site of proposed development, excluding the park area, has been divided into three categories of land with respect to residential development.

A - Area may be built on without further advice of a geotechnical engineer within the guidelines of the building code and certain restrictions on site grading.

B - Areas are believed to be suitable for residential development but have not been surveyed and require further field review by a geotechnical engineer in advance of development. Review of the site by a geotechnical engineer may result in modification of the boundary shown or exclusion of part or all of an area.

C - Area portions of the site tend to be steep or contain areas of potential slope stability hazard or hazards that could result due to residential development in these areas. Portions of C-Areas may be developable under the advisement of a geotechnical engineer. Some areas may be prohibitively difficult to develop safely.

The boundaries of Areas A, B and C are shown on Underhill & Underhill Engineers & Surveyors Drawing G-177.

6.4 A - Area Development

A - Areas are considered safe for single family residential development in accordance with Part 9 of the B.C. Building Code and the standard of good construction practice. These areas have been determined from analysis of areal survey and field review and the boundaries of Area A have been surveyed and the survey monuments reviewed in the field.

Excavation for residences must not create excavated slopes that exceed 2.5 metres vertically measured from the toe of the slope to the crest of the slope. These slopes must be either retained by the basement wall of the building or be sloped at no more than 45 degrees when the excavation is through bedrock or no steeper than 2(Horizontal) to 1(Vertical) when the excavation is through soil; or a combination of slopes when the excavation is through both soil and rock.

Grade increases on the lot for buildings or access roads by filling with rock or soil shall not exceed 1.2 metres where the fill is supported by a retaining wall; 2.5 metres when supported by the building basement and 2 metres where the fill is sloped at a maximum slope of 2(Horizontal) to 1(Vertical). Fill should not be placed on slopes in excess of 3(Horizontal) to 1(Vertical). No grade increase should occur within 3 metres of any slope exceeding 2.5(Horizontal) to 1(Vertical).

Exceptions to these slope grading restrictions may be allowed under the advisement of a geotechnical engineer.

6.5 B - Area Development

B - Areas have been determined from analysis of areal survey and limited field review and are believed safe for single family residential development in accordance with Part 9 of the B.C. Building Code. The boundaries of Area B have not been surveyed and require final review by a geotechnical engineer in advance of development. Review of the site by a geotechnical engineer may result in modification of the boundary shown or exclusion of part or all of an area.

Excavation for residences in B Areas must not create excavated slopes that exceed 2.5 metres vertically measured from the toe of the slope to the crest of the slope. These slopes must be either retained by the basement wall of the building or be sloped at no more than 45 degrees when the excavation is through bedrock or no steeper than 2(Horizontal) to 1(Vertical) when the excavation is through soil; or a combination of slopes when the excavation is through both soil and rock.

Grade increases on the lot for buildings or access roads by filling with rock or soil shall not exceed 1.2 metres where the fill is supported by a retaining wall; 2.5 metres when supported by the building basement and 2 metres where the fill is sloped at a maximum slope of 2(Horizontal) to 1(Vertical). Fill should not be placed on slopes in excess of 3(Horizontal) to 1(Vertical). No grade increase should occur within 3 metres of any slope exceeding 2.5(Horizontal) to 1(Vertical).

Exceptions to these slope grading restrictions may be allowed under the advisement of a geotechnical engineer.

6.6 C - Area Development

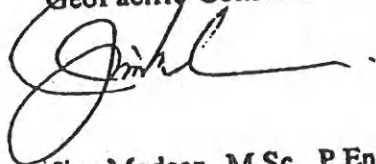
C - Area portions of the site may contain areas of potential slope stability hazard or hazards could result due to residential development in these areas. Portions of these C-Areas may be developable under the advisement of a geotechnical engineer and some areas may be prohibitively

difficult to develop safely. Site specific and building specific information is required by a geotechnical engineer to determine the safety of these areas for development and to determine if any special construction measures would be required.

7.0 CLOSURE

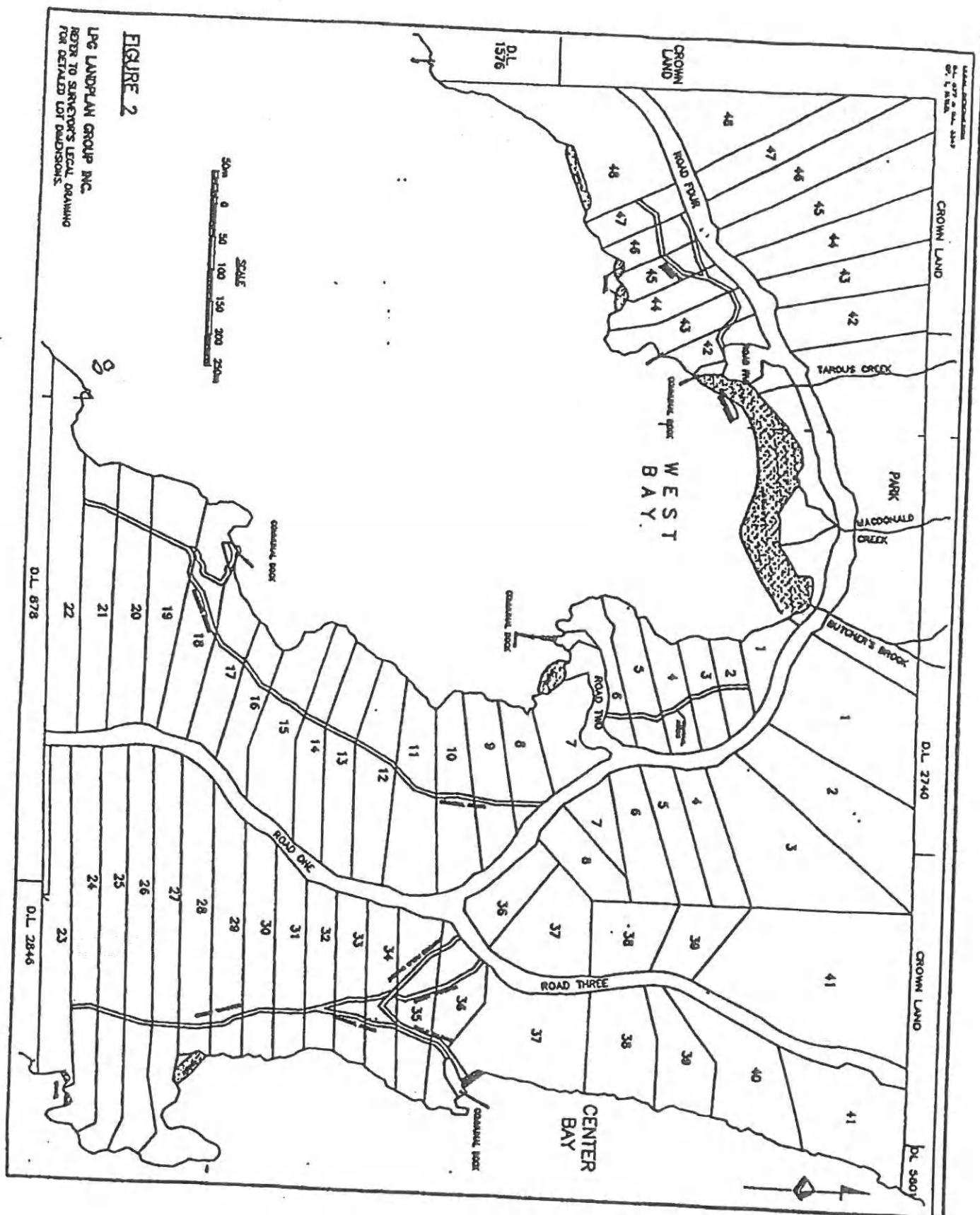
We trust that this information is sufficient for your present requirements. Should you have any questions or require any additional information, please call.

Yours truly,
GeoPacific Consultants Ltd.



Jim Madsen, M.Sc., P.Eng.
Principal





END OF DOCUMENT

Land Title System**Search Results**

For: PA21278 QUINN ELISABETH (P)

Jan 29, 1999

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09:54:16 AM

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Folio: **Search by Title Displaying Current Information**
Title Displayed

SECTION 98 LAND TITLE ACT

VANCOUVER
DECLARED VALUE

LAND TITLE OFFICE

TITLE NO: BM180906
FROM TITLE NO: BL316445APPLICATION FOR REGISTRATION RECEIVED ON: 25 JUNE, 1998
ENTERED: 10 AUGUST, 1998REGISTERED OWNER IN FEE SIMPLE:
RIVTOW STRAITS LIMITED, INC.NO. A45459
2285 COMMISSIONER STREET
VANCOUVER, BC
V5L 1A8TAXATION AUTHORITY:
NORTH SHORE - SQUAMISH VALLEY ASSESSMENT AREADESCRIPTION OF LAND:
PARCEL IDENTIFIER: 024-211-681
LOT 12 DISTRICT LOT 877 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP38515

LEGAL NOTATIONS:

HERETO IS ANNEXED EASEMENT BM180960 OVER (PLAN LMP38519)
LOT 2 PLAN LMP38515HERETO IS ANNEXED EASEMENT BM180961 OVER (PLAN LMP38519)
LOT 3 PLAN LMP38515HERETO IS ANNEXED EASEMENT BM180962 OVER (PLAN LMP38519)
LOT 4 PLAN LMP38515HERETO IS ANNEXED EASEMENT BM180963 OVER (PLAN LMP38519)
LOT 5 PLAN LMP38515HERETO IS ANNEXED EASEMENT BM180964 OVER (PLAN LMP38519)
LOT 6 PLAN LMP38515

HERETO IS ANNEXED EASEMENT BM180965 OVER (PLAN LMP38519)

LOT 42 PLAN LMP38515

HERETO IS ANNEXED EASEMENT BM180966 OVER (PLAN LMP38519)
LOT 43 PLAN LMP38515

HERETO IS ANNEXED EASEMENT BM180967 OVER (PLAN LMP38519)
LOT 44 PLAN LMP38515

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LOT 46 PLAN LMP38515

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LOT 47 PLAN LMP38515

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LOT 8 PLAN LMP38515

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LOT 36 PLAN LMP38515

HERETO IS ANNEXED EASEMENT BM180999 OVER (PLAN LMP38521)
LOT 27 PLAN LMP38515

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
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STATUTORY RIGHT OF WAY
BM106115 1998-04-14 13:58

REGISTERED OWNER OF CHARGE:
BC TEL
INCORPORATION NO. 1801-A
BM106115
REMARKS: INTER ALIA

COVENANT
BM180947 1998-06-25 14:34
REGISTERED OWNER OF CHARGE:
GAMBIER ISLAND LOCAL TRUST COMMITTEE
BM180947
REMARKS: INTER ALIA

COVENANT
BM180952 1998-06-25 14:35
REGISTERED OWNER OF CHARGE:
THE CROWN IN RIGHT OF BRITISH COLUMBIA
BM180952
REMARKS: INTER ALIA

23 pp

COVENANT
BM180955 1998-06-25 14:36
REGISTERED OWNER OF CHARGE:
THE CROWN IN RIGHT OF BRITISH COLUMBIA
BM180955
REMARKS: INTER ALIA

15 pp

COVENANT
BM180956 1998-06-25 14:36
REGISTERED OWNER OF CHARGE:
THE CROWN IN RIGHT OF BRITISH COLUMBIA
SUNSHINE COAST REGIONAL DISTRICT
BM180956
REMARKS: INTER ALIA

8 pp

EASEMENT
BM180975 1998-06-25 14:37
REMARKS: PLAN LMP38520
APPURTENANT TO LOT 1 TO LOT 11 PLAN LMP38515 AND

APPURTENANT TO LOT 13 TO 52 PLAN LMP38515

STATUTORY BUILDING SCHEME

BM195825 1998-07-10 14:59

REMARKS: INTER ALIA

STATUTORY RIGHT OF WAY

BM342949 1998-12-14 12:18

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

BM342949

REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

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Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: June 18, 2015

Location: Keats Camp - Pilot House
Keats Camp, Keats Island, BC

Members Present Susan Morrison, Chair
Dan Rogers, Local Trustee
Kate-Louise Stamford, Local Trustee

Staff Present Aleksandra Brzozowski, Island Planner & A/Regional Planning Manager
Jessie Sherk, Recorder

Others Present Trystan Willmott, Qualified Environmental Professional (QEP)
from Madrone Environmental Services, Ltd.

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:30 am. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 9.3 Floating accommodation enquiry – for discussion
- Reorder the agenda so Item 10 will follow Item 8.

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

None.

4. COMMUNITY INFORMATION MEETING

None.

5. PUBLIC HEARING

None.

6. MINUTES

6.1. Local Trust Committee Meeting Dated May 7, 2015 for adoption

- 11.1.1 – Change the end of the second paragraph to read: “... the desirable course and they also reviewed options for community consultation.”
- 13.7 – add the word “the” before “events” in the first sentence.

By general consent the minutes were adopted as amended.

6.2. Section 26 Resolutions-without-meeting

None.

6.3. Advisory Planning Commission Minutes

None.

7. BUSINESS ARISING FROM MINUTES

7.1. Follow-up Action List Dated June 9, 2015

The Follow-up Action list was reviewed and discussed.

7.2. Annual Meeting with Sunshine Coast Regional District (SCRD)

Discussion took place. It was noted that the meeting is planned for July 6, 2015 at 1:30 pm.

8. DELEGATIONS

None.

10. APPLICATIONS AND REFERRALS

10.1. GM-RZ-2013.2 Sea Ranch - Covenants for Signature

10.1.1. Memorandum dated June 5, 2015

The memorandum was reviewed. Trustee Stamford confirmed that decisions about bylaw amendments had already been made and that the work that is left is administrative. Acting Regional Planning Manager (ARPM) Brzozowski clarified where the process is at currently. Discussion ensued. The definition of “pedestrian trail” was also discussed.

GM-2015-026

It was **MOVED** and **SECONDED**, that the Gambier Island Local Trust Committee agrees that whatever the standard of pedestrian trail that the SCRD deems acceptable is acceptable with the Local Trust Committee for the Sea Ranch SROW Covenant.

CARRIED

GM-2015-027

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

that the Gambier Island Local Trust Committee authorize the Chair to execute the Statutory Right-of-Way Covenant and Co-Tenancy agreement for the 3.8 hectare public park on the Sea Ranch property on Gambier Island.

CARRIED

9. CORRESPONDENCE

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

9.1. Trust Council Chair correspondence regarding Public Consultation on Upcoming BURNCO Environmental Assessment

Trustee Rogers stated that it was an excellent letter that synthesized a lot of his views. He commended the Executive and the drafters of the letter.

9.2. Letter dated May 29, 2015 from Jack Crompton, Chair of Squamish-Lillooet Regional District Board of Directors regarding Cumulative Effect Assessment for Howe Sound

Received.

9.3 Email from Andre Duchene regarding the possibility of a floating event space to be moored near Gambier Island.

Received for information. Discussion ensued. It was noted that staff had also been contacted about this and will be handling it as a standard enquiry.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1. Riparian Areas Regulation Implementation

11.1.1. Staff Report dated May 26, 2015

Trystan Willmott, Qualified Environmental Professional (QEP) gave his presentation. He summarized the findings of his report as follows:

Stream Mapping Methodology

- background research: checking database for documented drainage networks/fish distribution in the focus watersheds
- land-owner contact: based on expected drainage network
- stream mapping: walking applicable streams from tidewater, or tributaries from confluence with main stem - accuracy between 1 and 5 metres

Definition of “stream” under the Riparian Areas Regulation (RAR)

- potential fish habitat

- connectivity to fish habitat
- does not have to have fish in it

When is a watercourse not a stream under the RAR?

- when it does not represent potential fish habitat or drain into a watercourse that represents potential fish habitat
- isolated wetlands that do not support fish/or connect to a fish bearing stream
- roadside ditches that are not connected
- where a stream has an obvious gradient barrier at tidewater, with no potential habitat for anadromous fish and no perennial habitat above the barrier for resident fish
- non fish watercourses still provide important habitat for other aquatic organisms and also provide: food, water and migration corridors for birds and wildlife

Fieldwork

- stream centre lines mapped during early March 2015
- fieldwork focused on stream mapping but general fish habitat attributes were also collected: channel morphology, extent of riparian vegetation, cover/security attributes and spawning gravel
- if no barrier existed in tidewater, potential seasonal use by anadromous fish could occur

RAR Applicable watersheds on Keats Island:

- Plumper Cove
- Camp Barnabas

RAR Applicable watersheds on Anvil Island:

- Champside Creek

RAR Applicable watersheds on Bowyer Island:

- Orchid Creek

QEP Willmott remarked that the majority of assessed watersheds were not applicable to RAR based on size of the islands and associated lack of spatial area covered by the watersheds.

His presentation concluded and discussion ensued amongst staff and trustees. The results for Gambier Island were also discussed. ARPM Brzozowski then summarized her staff report. Trustees and staff thoroughly discussed the Riparian Areas Regulation and each option presented in the staff report was reviewed and discussed.

GM-2015-028

It was **MOVED** and **SECONDED**,
that the Gambier Island Local Trust Committee request that staff proceed
with Option A for Keats, Bowyer and Anvil Islands and work on a
communications plan for the specific land owners affected and to the
general population.

CARRIED

GM-2015-029

It was **MOVED** and **SECONDED**,
that the Gambier Island Local Trust Committee request staff to proceed
with Option B as a proposal to implement RAR on Gambier Island and
work on a communications plan for specific land owners affected and to
the general population.

CARRIED

GM-2015-030

It was **MOVED** and **SECONDED**,
that the Gambier Island Local Trust Committee staff be directed to
prepare communications materials to solicit feedback from the public
about the mapping and next steps for Keats, Bowyer, Anvil and Gambier
Islands prior to First Reading.

CARRIED

GM-2015-031

It was **MOVED** and **SECONDED**,
that the Gambier Island Local Trust Committee endorse the draft Project
Charter for the Riparian Areas Regulation Implementation as presented.

CARRIED

Chair Morrison recessed the meeting at 12:50 pm for a Break, and reconvened at 1:15 pm.

11.3. Implementation for Official Community Plan Policies for Howe Sound

Discussion ensued.

GM-2015-032

It was **MOVED** and **SECONDED**
that the Gambier Island Local Trust Committee request that the Executive write
to the Environmental Assessment Office (EAO) and the Ministry of Environment
to put the Woodfibre LNG Environmental Assessment (EA) process in abeyance
and reopen the public participation process once all relevant reports are made
public.

CARRIED

11.2. Gambier Official Community Plan Review

11.2.1. Staff Report dated May 8, 2015

ARPM Brzozowski summarized the staff report. It was noted that the report had been revised to reflect the staffing changes. The staff report was discussed at length.

Staff and trustees reviewed and discussed the Gambier OCP Review – Engagement Phase Project Charter and the Gambier OCP Review Bylaw Amendment Phase Project Charter.

The following changes to the Engagement Phase Project Charter were suggested: In the Workplan review, change the following dates under Deliverable/Milestone items

- “Early consultation with local governments, agencies, and First Nations” and “Information gathering...” to September 2015.
- “Community to Community Forum” change to October 2015.

GM-2015-033

It was **MOVED** and **SECONDED**, that the Gambier Island Local Trust Committee endorse the Gambier Island OCP Review Engagement Phase Project Charter as amended.

CARRIED

GM-2015-034

It was **MOVED** and **SECONDED**, that the Gambier Island Local Trust Committee endorse the Gambier Island OCP Review Bylaw Amendment Phase Project Charter as presented.

CARRIED

The Communications Plan for the OCP Review’s Engagement Phase was reviewed and discussed. It was suggested that a public information meeting could occur sometime in August 2015. Trustee Stamford stated she would look into the practical aspects of that.

GM-2015-035

It was **MOVED** and **SECONDED**, that the Gambier Island Local Trust Committee endorse the Draft Communications Plan as amended.

CARRIED

12. REPORTS

12.1. Work Program Reports

12.1.1. Top Priorities Report Dated June 9, 2015

The Top Priorities list was reviewed and discussed.

GM-2015-036

It was **MOVED** and **SECONDED**,
that the Gambier Island Local Trust Committee move Priority #1
“Foreshore Protection/Stewardship...” to Priority #3, Priority #2 “OCP
Advocacy Policies” to Priority #4, Priority #3 “Riparian Area Regulation...”
to Priority #1, and Priority #4 “Gambier OCP...” to Priority #2.

CARRIED

12.1.2. Projects List Report Dated June 9, 2015

Reviewed.

12.2. Applications Report Dated June 9, 2015

Reviewed.

12.3. Trustee and Local Expense Report Dated May, 2015

Reviewed.

12.4. Adopted Policies and Standing Resolutions

Reviewed.

12.5. Local Trust Committee Webpage

The following was suggested to add to the webpage:

- Madrone report for RAR mapping
- OCP staff report and timeline
- Local correspondence

Discussion ensued.

12.6. Chair's Report

Chair Morrison reported on Executive Committee stating that it is busy getting ready for Trust Council. She noted that she submitted a question to BC Ferries CEO Michael Corrigan, guest presenter at the upcoming Trust Council meeting, regarding the Lasqueti Island ferry and it has already been resolved.

12.7. Trustee Reports

Trustee Rodgers stated that his report has already been sent out to the public. He added that on June 28, 2015 at 3:00pm he would be attending the ribbon cutting ceremony in Gibsons to open the Sea to Sky Marine Trail and that it is open to the public.

Trustee Stamford stated that her report has also been sent out. She highlighted that on Monday she visited the Sea Ranch property to look at the trails.

12.8. Electoral Area Director's Report

None.

12.9. Trust Fund Board Report - May 2015

Reviewed and discussed.

13. NEW BUSINESS

13.1. Heritage Designation for Merry Island Lighthouse

13.1.1. Memorandum dated June 8, 2015

Reviewed and discussed. Congratulations were given to the staff that made this happen.

14. UPCOMING MEETINGS

14.1. Next Regular Meeting Scheduled for Thursday, August 6, 2015 at 10:30 am at Gambier Island Community Centre, Andy's Bay Road, Gambier Island, BC

15. TOWN HALL

Kim Benson stated if any trustees wanted to give her a call about SCRD ports or BC Ferries, that she would be happy to give background on that.

16. CLOSED MEETING

None.

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:15 pm.

Susan Morrison, Chair

Certified Correct:

Jessie Sherk, Recorder



Islands Trust

Print Date: Jul-28-2015

Follow Up Action Report w/ Target Date

Gambier Island Nov-29-2013

No.	Activity	Responsibility	Target Date	Status
1	Staff to provide Trustees with possible provisions and/or strategies to protect shoreline ecosystems along DL 696.	Aleksandra Brzozowski	Mar-20-2014	On Going

Mar-26-2015

No.	Activity	Responsibility	Target Date	Status
1	Staff to investigate the possibility of joining Bowen Island Municipality's Board of Variance.	Aleksandra Brzozowski Lisa Webster-Gibson	May-07-2015	On Going

Jun-18-2015

No.	Activity	Responsibility	Target Date	Status
1	Staff to send Trustees a copy of the completed C2C application.	Aleksandra Brzozowski	Jun-25-2015	Done
1	Staff to follow up with Peter Buckland (Sea Ranch) and Sam Adams (SCRD Parks) with GMLTC resolution re: pedestrian trail standards.	Aleksandra Brzozowski	Jun-25-2015	Done
1	RSVP to Lisa Wilcox about June 28 event.	Aleksandra Brzozowski	Jun-25-2015	Done
1	Staff to amend RAR project charter and Gambier OCP project charter as per the comments made at the June 18 LTC meeting.	Aleksandra Brzozowski	Jul-03-2015	Done
1	Staff to update RAR project webpage. Post Madrone RAR report and staff reports on the RAR project webpage. Staff to indicate or break out by island for easier access to island-specific info.	Aleksandra Brzozowski	Jul-03-2015	Done
1	Staff to create Project webpage for the Gambier OCP review and post relevant documents.	Aleksandra Brzozowski	Aug-06-2015	On Going



Memorandum

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Date July 3, 2015 File Number: Islands Trust Strategic Plan

To Gambier Island Local Trust Committee

From Aleksandra Brzozowski, Acting Regional Planning Manager

Re **PHASE 2 LOCAL TRUST COMMITTEE INPUT INTO DEVELOPMENT OF THE ISLANDS TRUST STRATEGIC PLAN FOR 2014 - 2018**

At its June meeting, Trust Council decided to have another round of consultation with Local Trust Committees (LTCs) regarding the Strategic Plan. At this stage in the process, the Executive Committee is seeking new input, or a confirmation of previous input, from LTCs with a focus on the objectives and strategies that LTCs believe to be priorities. Feedback is requested by August 7, 2015. Please find attached the Request for Decision from Linda Adams, Chief Administrative Officer.

At its regular business meeting on May 7, 2015, the Gambier Island Local Trust Committee passed the following resolution with regard to providing input into the Islands Trust Strategic Plan:

GM-2015-024

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee recommend to Trust Council that the potential objectives and strategies in the Discussion Draft of the Strategic Plan for 2014-2018 be amended as follows:

- Add strategy: 2.4 To support the enhancement of biodiversity in Howe Sound.
- Add strategy under all objectives, except 6 & 10: To participate in the Howe Sound Forum.
- Add strategy: 2.5 To advocate for controls on marine pollutants.

CARRIED

Attachments: Request for Decision for LTCs re: Strategic Plan Input

pc: Linda Adams, Chief Administrative Officer



REQUEST FOR DECISION

To: Local Trust Committees

For the Meeting of: Various dates (see list attached at end)

From: Linda Adams
Chief Administrative Officer

Date Prepared: June 29, 2015

File No.: Strategic Plan

SUBJECT: PHASE 2 LOCAL TRUST COMMITTEE INPUT INTO DEVELOPMENT OF THE ISLANDS TRUST STRATEGIC PLAN FOR 2014-2018

RECOMMENDATION:

That the ** Local Trust Committee recommend to Trust Council that the *Strategic Plan - Potential Objectives and Examples of Strategies and Activities for the 2014-2018 Term (Attachment 1)*, be amended as follows: *(to be determined by each LTC)*.

That the ** Local Trust Committee request its planner to complete Attachment 3, based on the LTC's work program, and forward it to the Chief Administrative Officer by August 7.

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

The Islands Trust Council is in the process of developing a Strategic Plan, which will guide staff work programs, and budget development for the 2014-2018 term. Following earlier input from trustees and Islands Trust bodies, the Islands Trust Council has approved a Discussion Draft that identifies potential objectives and examples of strategies and activities for the 2014-2018 term. At this stage in the process, the Executive Committee is seeking input from Local Trust Committees (LTCs) with a focus on the objectives and strategies that LTCs believe to be priorities. Public consultation is also planned from July-August. An initial version of the Strategic Plan is scheduled for adoption in September, for the purposes of activities in the remainder of the 2015-2016 fiscal year and budget planning for the 2016-2017 fiscal year.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: The task of developing and providing LTC recommendations about a Strategic Plan can be accommodated with existing resources.

FINANCIAL:

No external financial implications of providing LTC recommendations about a Strategic Plan.

LTC's requests for strategies and actions for the 2015-2016 fiscal year should consider the available resources in the current budget.

Should an LTC propose strategies and actions that would require additional resources in a future fiscal year, such requests would be considered by the Financial Planning Committee and Trust Council during the budget development process.

POLICY: No implications for existing policy. Trust Council's Strategic Plan could include objectives and strategies that result in amendments to existing policies.

IMPLEMENTATION/COMMUNICATIONS:

LTCs may wish to consider the following questions, in developing their input into *Strategic Plan - Potential Objectives and Examples of Strategies and Activities for the 2014-2018 Term*:

- Is the list of potential priority objectives complete? Should any be removed or amended?
- Should additional potential objectives be added? Should any be removed or amended?
- What is the relative importance of each potential objective identified?
- Are there additional or different strategies that should be identified at this stage? (Note: only broad strategies need to be identified at this stage; later in the process, more specific activities will be identified to carry out each strategy)

Local Trust Committee resolutions regarding potential additions, deletions or changes to the Discussion Draft of the Strategic Plan should be conveyed to the Chief Administrative Officer by **August 7**, for assembly and inclusion in the Executive Committee's August 19 meeting agenda package. Where this timing is not possible, resolutions should be submitted as soon as practical, for inclusion in Trust Council's September 2015 meeting agenda package.

OTHER: As other Islands Trust bodies will be asked for input about the Strategic Plan and Trust Council will have further opportunities to discuss successive drafts of the Strategic Plan, LTCs may wish to focus on matters that are most relevant to LTC work.

As the *Strategic Plan - Potential Objectives and Examples of Strategies and Activities for the 2014-2018 Term* indicates a number of strategies and activities for the Local Planning Committee and Local Trust Committees, completion of Attachment 3 will assist Trust Council in understanding LTCs' interests in addressing the topics identified.¹

BACKGROUND

- The Islands Trust Council adopts a strategic plan each term to focus its work on the priority areas identified by trustees, as well as the many separate bodies that make up the Islands Trust. Trust Council has assigned the Executive Committee the responsibility for facilitating development of the Strategic Plan.
- The Executive Committee has been following a process for Strategic Plan as provided to Trust Council at its June [Strategic Planning Session](#).
- In June 2015 Trust Council had a facilitated session and confirmed the list of *Potential Objectives and Examples of Strategies and Activities for the 2014-2018 Term* shown in Attachment 1, for the purposes of further consultation.
- A diagram and glossary of strategic planning terms is included in Attachment 2 for reference.

REPORT/DOCUMENT:

Attachment 1 -- *Strategic Plan - Potential Objectives and Examples of Strategies and Activities for the 2014-2018 Term*

Attachment 2 – Diagram and Glossary of Strategic Planning Terms

Attachment 3 – Local Trust Committees and Draft Strategic Plan 2014-2018

KEY ISSUE(S)/CONCEPT(S):

¹ Thanks to Trustee Tony Law for development of Attachment 3.

RELEVANT POLICY:

- The Strategic Plan is intended to carry out the Islands Trust Policy Statement, by identifying priorities for each term.
- [Trust Council's Policy 2.4.i](#) gives the Executive Committee the responsibility to facilitate development of the Strategic Plan.

DESIRED OUTCOME:

Phase 2 of LTC input into the Islands Trust's Strategic Plan for 2014-2018.

RESPONSE OPTIONS

Recommended:

That the ** Local Trust Committee recommend to Trust Council that the *Strategic Plan - Potential Objectives and Examples of Strategies and Activities for the 2014-2018 Term*, be amended as follows: *(to be determined by each LTC)*

That the ** Local Trust Committee request its planner to complete Attachment 3, based on the LTC's work program, and forward it to the Chief Administrative Officer by August 7.

Alternative:

That the ** Local Trust Committee not provide comments regarding the *Strategic Plan - Potential Objectives and Examples of Strategies and Activities for the 2014-2018 Term* at this time.

Prepared By: Linda Adams, Chief Administrative Officer

Reviewed By/Date: N/A



Linda Adams, Chief Administrative Officer

NOTE: This RFD has been prepared for receipt at the following meetings of LTCs:

Ballenas/Winchelsea: (Special meeting before Aug 7 if desired by LTC)

Denman LTC: July 21

Gabriola LTC: July 23

Galiano LTC: July 6

Gambier LTC: Aug 6

Hornby LTC: July 17

Lasqueti LTC: July 30

Mayne LTC: July 28

North Pender LTC: July 30

Salt Spring LTC: July 9 or Aug 6

Saturna LTC: (Special meeting before Aug 7 if desired by LTC)

South Pender LTC: (Special meeting before Aug 7 if desired by LTC)

Thetis LTC: Aug 11

Input from LTCs will be forwarded to the Executive Committee, Council's Advisory Committees (where feasible) and the September meeting of Trust Council.



Islands Trust Strategic Plan

Potential Objectives and Examples of Strategies and Activities for the 2014-2018 Term

Discussion Draft for Public Consultation
June 25, 2015

Policy Statement Goal A: Ecosystem Preservation and Protection...

POTENTIAL OBJECTIVE	EXAMPLES OF POTENTIAL STRATEGIES	EXAMPLES OF ACTIVITIES THAT COULD IMPLEMENT POTENTIAL STRATEGIES	WHO WOULD WORK ON IT?
1 PROTECT the natural environment of islands	1.1 Encourage voluntary stewardship of natural environment	Promote community participation in conservation through information sharing and education about private land stewardship options.	TFB
		Share information about best practices for covenants and NAPTEP with all planning staff.	TFB
		Improve and update mapping of natural and modified environments, including terrestrial ecosystem mapping, protected area networks, nearshore mapping and areas under sustainable forestry or sustainable agricultural use.	TFB
		Research and develop a pilot landowner contact program in collaboration with a local conservancy.	TFB
		Support island-based land trusts with partnerships, funding and capacity building opportunities.	TFB
	1.2 Expand Natural Areas Protection Tax Exemption Program (NAPTEP) program to entire Islands Trust Area	Present NAPTEP program to BIM Council for consideration Finalize Letter of Understanding with BIM.	EC
		Launch NAPTEP on Bowen Island (subject to BIM approval).	TFB

POTENTIAL OBJECTIVE	EXAMPLES OF POTENTIAL STRATEGIES	EXAMPLES OF ACTIVITIES THAT COULD IMPLEMENT POTENTIAL STRATEGIES	WHO WOULD WORK ON IT?
	1.3 Protect fish habitat by implementing Riparian Areas Regulation	Identify RAR watersheds. Improve mapping of riparian areas. Adopt new bylaws to implement RAR.	LTCs**
	1.4 Establish reliable, adequate and sustainable funding for the Islands Trust Fund	Seek legislative change regarding TFB name.	EC
		Develop and implement strategy re changes to name. Review and launch long-term funding strategy.	TFB
	1.5 Establish core conservation areas to protect biodiversity priorities identified in the Regional Conservation Plan	Map and prioritize high biodiversity areas and develop a strategy for protection. Protect land with high biodiversity, through acquisition, donation, or conservation covenant.	TFB
	1.6 Reduce greenhouse gas emissions & Encourage renewable sustainable and environmentally friendly energy systems	Use new planning tools to reduce greenhouse gas emissions (e.g. as illustrated in Council toolkit <i>Reducing Greenhouse Gases in the Islands Trust Area</i>).	LTCs**/BIM***
		Develop a Renewable Energy Tool Kit.	LPC
	1.7 Use land use planning tools and decisions to protect coastal Douglas fir and associated ecosystems	Develop a planning toolkit to illustrate how to protect coastal Douglas fir and associated ecosystems.	LPC
	1.8 Advocacy re protection of ecosystems	Advocate for a fallow deer management plan.	EC
2. PRESERVE and PROTECT coastal shorelines and marine areas	2.1 Use land use planning tools for shoreline protection	Specific activities and phases to be determined by LTCs and BIM.	LTCs**/BIM***
	2.2 Participate in planning for National Marine Conservation Area Reserve	Respond to NMCA implementation steps with complementary activities, as required.	TPC
	2.3 Advocate for protection of the Salish Sea and Howe Sound re shipping safety, derelict vessels and industrial activities	Advocacy letters from the Islands Trust Chair. 'Letter of Comment' to hearings related to Kinder Morgan tanker traffic. Continue to advocate for senior government solutions to derelict vessels .	EC

POTENTIAL OBJECTIVE	EXAMPLES OF POTENTIAL STRATEGIES	EXAMPLES OF ACTIVITIES THAT COULD IMPLEMENT POTENTIAL STRATEGIES	WHO WOULD WORK ON IT?
		Howe Sound advocacy – specific activities and phases to be defined by TPC with input from Gambier LTC and BIM.	TPC
		Participate in the Howe Sound Forum.	EC
		(EC to identify/confirm advocacy priorities in consultation with Trust Council). (e.g. light pollution, freighter anchorage activities , bridge connections, etc).	EC
		Advocate to reduce negative impacts of shellfish aquaculture practices. Develop working relationships with government and private agencies having interests in shellfish aquaculture. Participate in working groups and activities pertaining to shellfish aquaculture.	EC
	2.4 Encourage voluntary stewardship of nearshore ecosystems	TBD	TPC
	2.5 Work with San Juan County to have a coordinated oil spill response strategy	TBD	TPC

Policy Statement Goal B: Stewardship of Island Resources...

POTENTIAL OBJECTIVE	EXAMPLES OF POTENTIAL STRATEGIES	EXAMPLES OF ACTIVITIES THAT COULD IMPLEMENT POTENTIAL STRATEGIES	WHO WOULD WORK ON IT?
3. REDUCE our ecological footprint	3.1 Use land use planning tools to maximize resource efficiency	Amend OCPs to include new policies about resource efficiency. Amend LUBs to address resource efficiency (i.e. to make best use of existing buildings).	LTCs
	3.2 Advocate for efficient and sustainable transportation systems	TBD	EC
4. PROTECT quality and quantity of water resources	4.1 Coordinate with other agencies to protect water quality	Facilitate structured decision-making process to identify strategies for St. Mary Lake watershed management through SSIWPA (SSI). Further activities and phases to be identify by LTCs with this as a priority.	LTC
	4.2 Use land use planning tools to ensure levels of development are consistent with a sustainable water supply	TBD	LTCs

Policy Statement Goal C: Sustain Island Character and Healthy Communities...

POTENTIAL OBJECTIVE	EXAMPLES OF POTENTIAL STRATEGIES	EXAMPLES OF ACTIVITIES THAT COULD IMPLEMENT POTENTIAL STRATEGIES	WHO WOULD WORK ON IT?	
5. ENHANCE protect/restore community socio-economic diversity and economic sustainability	5.1 Advocate for sustainable, affordable and appropriate ferry service	To be defined by decisions of EC and recommendations of TPC.	EC	TPC
	5.2 Use land use planning tools and decisions to improve the availability of affordable, accessible, appropriate housing (as described in Trust Council's Community Housing Toolkit)	Amend OCPs to include affordable housing policies.	LTCs**/ BIM***	
		Amend LUBs to improve availability of affordable housing.	LTCs**/ BIM***	
		Develop an inventory of approaches and communications materials related to secondary suites and affordable housing initiatives on each island.	LPC	
		Develop an inventory of incentives for landowners.	LPC	
	5.3 Use land use planning tools to promote economic sustainability	Amend LUB to ensure an appropriate supply of land zoned for emerging industrial and commercial needs in one LTA. Improve planning for island villages (SSI and Gabriola). Amend LUB in one or more LTAs to address the diversity of economic and employment opportunities (e.g. Galiano project re contractor yards).	LTCs**	
		Develop an inventory of approaches to short-term vacation rentals on each island.	LPC	
	5.4 Use land use planning tools to address challenges of an aging population	Develop an inventory of land use planning tools that address aging population.	LPC	
	5.5 Use land use planning tools to assist communities in adapting to future climate change and rising sea levels	Develop a toolbox of planning tools that address climate change. Amend OCPs to address future climate change and rising sea levels. Amend LUBs to address future climate change and rising sea levels.	LTCs**	
	5.6 Work with other agencies to advocate for and promote economic sustainability	Recommend an advocacy position to TC for sustainable and appropriate agricultural policies - for presentation to the Agricultural Land Commission (ALC).	TPC	
		Advocate to the ALC re sustainable and appropriate agricultural policy, based on positions approved by TC.	EC	

POTENTIAL OBJECTIVE	EXAMPLES OF POTENTIAL STRATEGIES	EXAMPLES OF ACTIVITIES THAT COULD IMPLEMENT POTENTIAL STRATEGIES	WHO WOULD WORK ON IT?	
		Specific activities to be determined (e.g. foster reputation/attraction of the Islands Trust Area as a model of sustainability, work related to waste management).	TPC	LTCs
	5.7 Reduce or eliminate tax revenue exported out of the Islands Trust Area	Initiate study into options for Islands Trust office and/or job locations.	EC	
	5.8 Facilitate exploration of intra and inter-island transportation options	Develop a project charter.	TPC	

Goal D: Effective, efficient and collaborative governance

POTENTIAL OBJECTIVE	EXAMPLES OF POTENTIAL STRATEGIES	EXAMPLES OF ACTIVITIES THAT COULD IMPLEMENT POTENTIAL STRATEGIES	WHO WOULD WORK ON IT?
6. STRENGTHEN relations with First Nations	6.1 Improve engagement with First Nations	Develop strategy to use funding allocated to improve FN relations.	EC
		Improve First Nations liaison at an informal political level.	LTCs
		Seek common ground with local First Nations and build on it by identifying areas of shared advocacy and by proactively proposing shared partnerships.	LTCs
	6.2. Improve protection of archaeological and First Nations cultural resources	Educational session at TC re concerns with archaeological site protection.	EC
		Advocacy with archaeology branch.	EC
		Develop toolkit for protection of archaeological sites.	LPC
7. IMPROVE organizational cost effectiveness and resilience	7.1 Improve cost effectiveness and quality of Trust Council operations	Amend TC Meeting Procedures Bylaw to enable electronic meetings.	EC
		Develop and adopt a program for review and update of Trust Council policies and procedures.	EC
		Develop and adopt an on-going performance measurement program for Trust Council operations (i.e. based on Key Performance Indicators or process analysis).	FPC
		Begin preliminary investigations into the possibility of forming a Gulf Island Regional District.	EC
		Increase opportunities for Trust Council to engage in in-depth discussion about its vision, goals, mandate and activities.	EC
		Provide for more collaboration with San Juan County representatives.	EC
	7.2 Improve cost-effectiveness and quality of local planning services	Develop an inventory of approaches and communications materials related to priority planning projects.	LPC
		Identify Key Performance Indicators for LTC operations. Develop an on-going performance measurement program for LTC operations.	LPC
		Investigate the use of Alternative Dispute Resolution and/or mediation in bylaw enforcement.	LPC

POTENTIAL OBJECTIVE	EXAMPLES OF POTENTIAL STRATEGIES	EXAMPLES OF ACTIVITIES THAT COULD IMPLEMENT POTENTIAL STRATEGIES	WHO WOULD WORK ON IT?	
	7.3 Prepare Island Trust organization to adapt to the potential incorporation of Salt Spring Island	'Value for money' audit and benchmarking of LPS services Process review of LPS services	LPC	
		Identify Adaptation Strategy principles and objectives.	EC	
		Review existing IT-MCSCD protocol agreement regarding incorporation of municipalities in the Islands Trust Area.	EC	
		Develop detailed Islands Trust Adaptation Strategy to implement in the event of municipal incorporation of Salt Spring Island.	EC	FPC
		Finalize and adopt detailed Adaptation Strategy.	EC	
8. Improve cooperation and integration with other levels of government	8.1 Negotiate new protocol agreement and letter of understanding with the Ministry of Forests, Lands and Natural Resource Operations in regards to Crown land tenures	Revise and consolidate six agreements with the Province relating to Crown Land in the Islands Trust Area.	TPC	
	8.2 Strategies to be determined (e.g. Integrated Community Sustainability Planning)	To be determined by LTCs, or potentially by LPC and EC (e.g. improve process for development of RD/LTC protocol agreements).	LTCs LPC	
	8.3 Explore opportunities and benefits of working with UNESCO and the TFB and others in seeking nomination of the Trust Area as a UN Biosphere	Develop project charter to explore UN Biosphere designation.	TPC	
9. Improve community and agency understanding and support of the Islands Trust	9.1 Engage communities and agencies in review/update of the Islands Trust Policy Statement	Develop project charter to explore review/update of the Islands Trust Policy Statement.	TPC	
	9.2 Improve communications about the Islands Trust object and history	New communications tools, such as: website photos social media strategy video	EC	
	9.3 Engage communities and agencies in development of updated land use bylaws	To be determined by LTCs	LTCs	

POTENTIAL OBJECTIVE	EXAMPLES OF POTENTIAL STRATEGIES	EXAMPLES OF ACTIVITIES THAT COULD IMPLEMENT POTENTIAL STRATEGIES	WHO WOULD WORK ON IT?
10. IMPROVE community engagement and participation in Islands Trust work	10.1 Improve communications and availability of information about Islands Trust activities	Electronic broadcast of meetings of Islands Trust bodies.	EC
	10.2 Improve Trust Council and Executive Committee engagement of stakeholders	Develop project charter	EC
	10.3 Improve LTC engagement of stakeholders	Develop project charter	LPC
11. HAVE a vision for the Islands Trust Area	TBD	TBD	TPC

* subject to decisions of Trust Fund Board **subject to decisions of local trust committees ***subject to decisions of Bowen Island Municipality

Colour Key for Last Column:

Colour	Potential committee/unit/body taking lead for a potential strategy
	Local Planning (through Local Planning Committee, Local Planning Services staff, Local Trust Committees and/or Bowen Island Municipality)
	Trust Programs Committee and/or Trust Area Services staff
	Executive Committee
	Trust Fund Board and/or Islands Trust Fund staff
	Financial Planning Committee

Abbreviations:

AVICC – Assoc. of Vancouver Island Coastal Communities
 BIM – Bowen Island Municipality
 cDf – coastal Douglas fir
 EC – Executive Committee
 FN – First Nations
 FPC – Financial Planning Committee
 FY – Fiscal Year
 IT – Islands Trust
 ITF – Islands Trust Fund
 ITPS – Islands Trust Policy Statement
 LGA – Local Government Act
 LPC – Local Planning Committee
 LPS – Local Planning Services

LTA – Local Trust Area
 LTC – Local Trust Committee
 LUB – Land Use Bylaw
 MCSCD – Ministry of Community, Sport and Development
 MVRD – Metro Vancouver Regional District
 NA – Not Applicable
 NEB – National Energy Board
 NAPTEP – Natural Area Protection Tax Exemption Program
 NMCA – National Marine Conservation Area
 OCP – Official Community Plan

ProD – Professional Development
 RAR – Riparian Areas Regulation
 RD – Regional District
 RFD – Request for Decision
 SSI – Salt Spring Island
 TAS – Trust Area Services
 TBD – To Be Determined
 TC – Trust Council
 TFB – Trust Fund Board
 TPC – Trust Programs Committee
 UBCM – Union of BC Municipalities

NOTES

Attachment 6

Strategic Planning - General Framework



Strategic Planning -- Glossary

Strategic Plan

- A high level plan that outlines an organization's mission and key objectives for the medium to long term, and sets out strategies for achieving the goals and objectives.
- Typically, a strategic plan covers a three to ten-year timeframe. In the case of the Trust Council, it has undertaken strategic planning exercises that correspond to a term of office (three years – now changed to four as of 2014), with some on-going strategies and actions that have carried on between terms.

Mission (Object)

- A broad statement of what an organization does, why it does it and who it does it for. In the case of the Islands Trust, its 'mission' is its provincial object:
"To preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the Government of British Columbia."

Goal

- A general statement of desired results to be achieved over an unspecified period of time. A goal should answer the question of 'what' needs to be achieved, rather than 'how' to achieve it.
- For the purposes of Trust Council's current strategic planning exercise, the current plan includes the three goals from the Islands Trust Policy Statement and a fourth that responds to the statement in the object about working in cooperation with others.

Objective

- A more precise statement of specific results to be achieved over a specified time.
- Like goals, objectives should focus on 'what' needs to be achieved, rather than 'how' to achieve it.
- For the purposes of Trust Council's current strategic planning exercise, Council has previously identified some potential objectives that have been grouped according to four goals and are related to objectives identified in the Islands Trust Policy Statement
- Typically, a local government should have between **seven** and **twelve** objectives at any one time.
- While an organization's mission and goals may remain relatively constant, objectives may change more frequently as some objectives are achieved, new ones emerge and priorities change.
- For the purposes of Trust Council's current strategic planning exercise, some potential objectives have been identified without particular time frames. As discussions continue, the number of objectives should be reduced and each objective should be made more specific both in terms of what is to be achieved and when.

Strategy

- The actions that describe how objectives are to be achieved. Strategies are made up of a set or group of activities. As opposed to goals and objectives, strategies focus on 'how' to achieve things.

Activities

- The actions, steps, projects or initiatives undertaken by an organization to carry out a strategy. This is the more detailed 'break-down' of a strategy, indicating if certain activities need to take place first, before others can be undertaken.

Measurement

- A process of assessing progress in achieving objectives.

ATTACHMENT 3

Local Trust Committees and Draft Strategic Plan 2014/2018

Please indicate the Local Trust Committee's interests in addressing the topics identified as possible strategies for LTCs to implement this term:

Local Trust Committee:			Planner/date:	
	Topics included as possible strategies in the draft strategic plan	Topic is on LTC Work Program	Topic is on LTC Future Projects List	Topic may possibly be addressed by LTC this term
1.3	Protect fish habitat by implementing Riparian Areas Regulation			
1.6	Use land use planning tools to reduce greenhouse gas emissions			
1.7	Use land use planning tools and decisions to protect coastal Douglas fir and associated ecosystems			
2.1	Use land use planning tools for shoreline protection			
3.1	Use land use planning tools to maximize resource efficiency			
4.1	Coordinate with other agencies to protect water quality			
4.2	Use land use planning tools to ensure levels of development are consistent with a sustainable water supply			
5.2	Use land use planning tools and decisions to improve the availability of affordable, accessible, appropriate housing			
5.3	Use land use planning tools to promote economic sustainability			
5.4	Use land use planning tools to address challenges of an aging population			
5.5	Use land use planning tools to assist communities in adapting to future climate change and rising sea levels			
5.6	Work with other agencies to advocate for and promote economic sustainability			
6.1	Improve engagement with First Nations			
6.2	Improve protection of archaeological and First Nations cultural resources			
7.2	Improve cost-effectiveness and quality of local planning services			
8.2	Improve cooperation and integration with other levels of government			
9.3	Engage communities and agencies in development of updated land use bylaws			
10.3	Improve LTC engagement of stakeholders			

STAFF REPORT

File No.: GM-DVP-2015.2 - SVERRE

To: Gambier Island Local Trust Committee
For meeting August 6, 2015

From: Teresa Ritemann, Planner 1

CC: Aleksandra Brzozowski, A/Regional Planning Manager

Re: Development Variance Permit –
PID 009-151-940 Block 1, District Lots 1018 and 1019, Plan 11122;

Owner: Buccaneer Bay Holdings Ltd.
Applicant: Berit Sverre and S. Fredrik Sverre
Location: Site 69, Buccaneer Bay Holdings, South Thormanby Island, BC

THE PROPOSAL:

The applicants request the following variances in order to permit the location of one principal dwelling and one accessory building (sleeping cabin) on Site 69 of the property:

1. To vary the Gambier Island Trust Committee **Bylaw No. 6 (Buccaneer Bay Holdings Ltd.'s Land Use Contract)**, to allow:
 - a) A **reduction to the lot line setback** in subsection 3.0(f) for the proposed principal dwelling, **from 20 ft (6.10 m) to 7.5 ft (2.29 m)** along the northwestern district lot line; and
2. To vary the **Gambier Associated Islands Land Use Bylaw No. 120**, to allow:
 - a) An **increase in the accessory building height** of subsection 5.3(9) for the proposed sleeping cabin of one storey, **from 15 ft (4.57 m) to 22.54 ft (6.87 m)**.

BACKGROUND:

The applicants wish to construct a new principal dwelling (under 800 square feet) within 7.5 ft (2.3 m) of the District Lot line due to the rocky terrain of Site 69 and limited building area within the required location as per the Land Use Contract. The applicants also wish to build an accessory building (sleeping cabin) on the same platform as the principal dwelling. Buccaneer Bay Holdings Ltd. has provided its consent of the proposed principal building so near to the adjacent District Lot 1019 line (which Buccaneer Bay Holdings Ltd. also owns) – see Attachment 5.

Reasons for the Variances:

The application included the reasons for the proposed variance and why the current bylaw requirements cannot be met. A summary of excerpts are as follows (**emphasis added**):

With respect to decreasing the lot line setback (See Figure 2 and Attachment 3):

“Because of the **rocky, uneven terrain**, our family requests permission to build our sleeping cabin and the main cabin on the same level (an 800 ft² cabin and a 251.1 ft² sleeping cabin with partial wrap around deck). With **aging grandparents and young children**, it seemed to make the **safest use of the site** given the relatively steep and uneven nature of the terrain with **cliff faces to the west and northwest**. The **pie-shaped lot** makes it a challenge to fit this wider structure without moving it further down towards the sea.

With a wider design, it became difficult to fit the planned structures on the property, **respecting setbacks from the sea**, to be within the 20 ft setback (of the former district line)...

The DL line sits on a shelf of hard rock, ending in the middle of a steep ravine off to the north of the lot. To be able to shift the cabin partly into this 20 ft setback zone, it allows our family to make use of the site in a **safe manner with a fenced deck**, plus **offers our neighbours to the south the privacy they have asked for.**”

With respect to increasing the allowable height of the sleeping cabin (See Figure 3 and Attachment 4):

“Letter in support of the ‘Development Variance Permit Application Form’ to reduce the height of the sleeping cabin while still **retaining a sloped roof** where we may have sufficient drainage to **reduce the amount of debris usually collecting on flatter roofs from entering the water collection/holding tanks**. ... There will be **no second level built within the sleeping cabin**, only slightly **increased inside height to allow the heat to rise** and increase the comfort during summer months. The **extra height will not impede or obstruct the view line of the adjacent neighbour.**”

SITE CONTEXT:

Site 69 of Block 1, District Lots 1018 and 1019, Plan 11122 is a waterfront site on South Thormanby Island that is southwest facing, partially treed, and quite steep-sloped with rocky outcrops. The site is bordered by Site 68 which has an existing dwelling and small sleeping cabin to the southeast, by the sea to the southwest, by the District Lot line and rocky outcrops to the northwest, and by the remainder of the District Lot to the east, as shown in Figure 1 below.

Site 69 currently has a small storage shed with a temporary deck (that is to be removed to make way for a driveway) and attached covered parking used for a golf cart and to collect rain water. The septic for the site is stored near the storage shed and is then pumped uphill (northward) to the septic field on the other side of the District Lot line. A small sleeping cabin for Site 68 also currently exists, which encroaches slightly onto Site 69.

Photos of the site are shown in Photos 1 to 8 (taken during the June 25, 2015 Site Visit by Islands Trust Staff Warren Dingman and Teresa Rittemann).

Figure 1: Subject Property Map

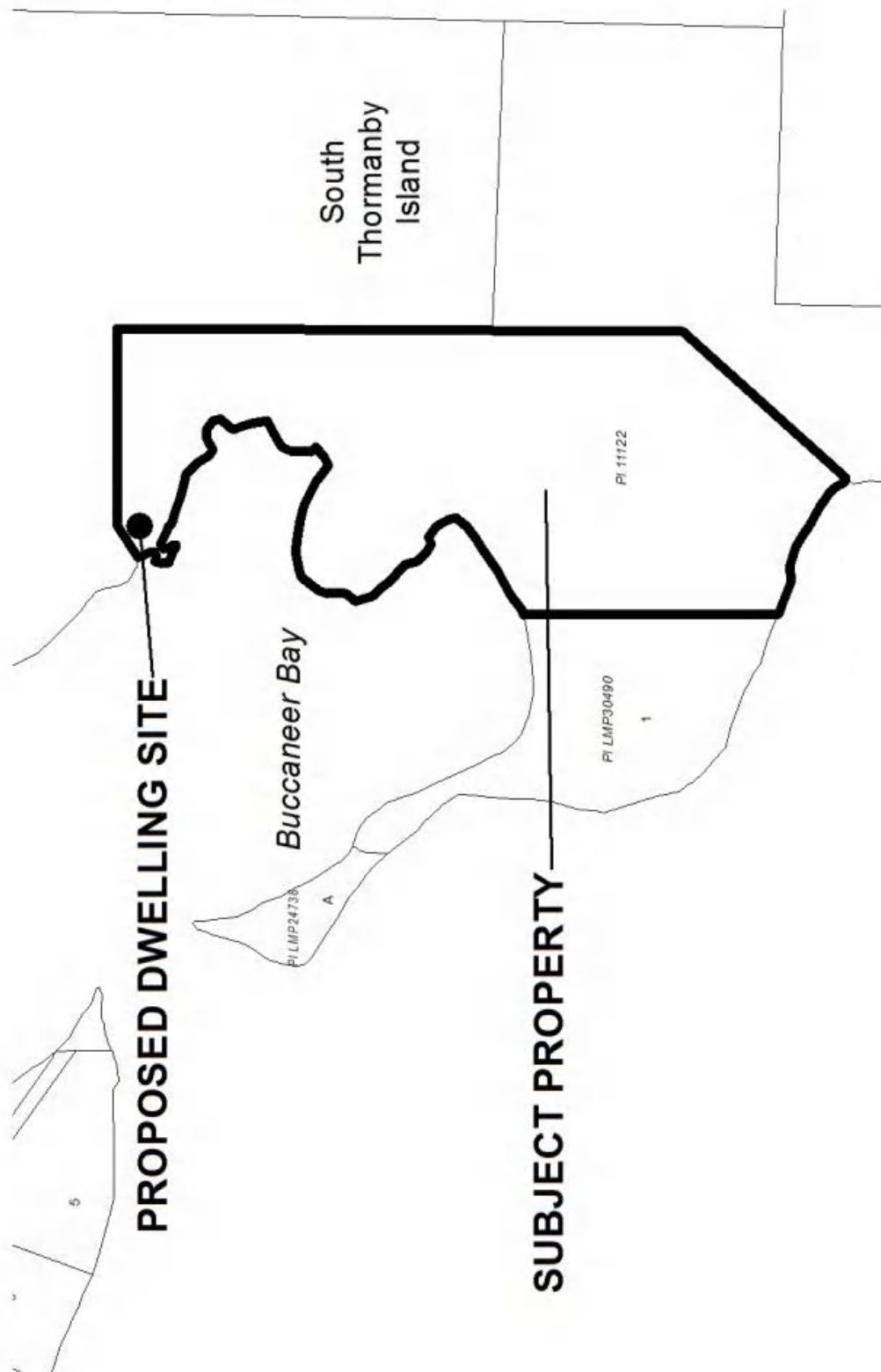


Figure 2: Site Plan – as in proposed permit

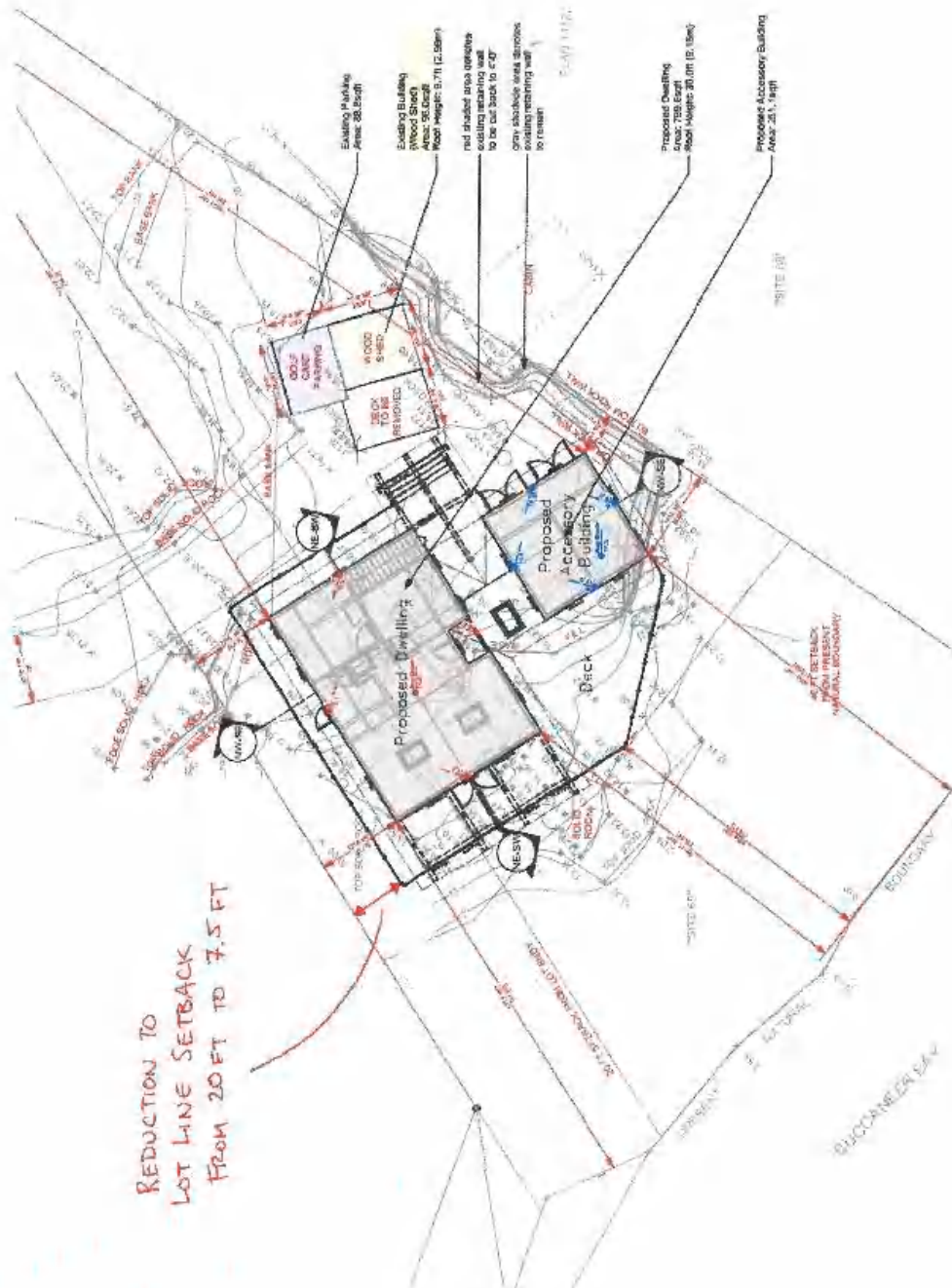


Figure 3: Elevation Plan – as in proposed permit

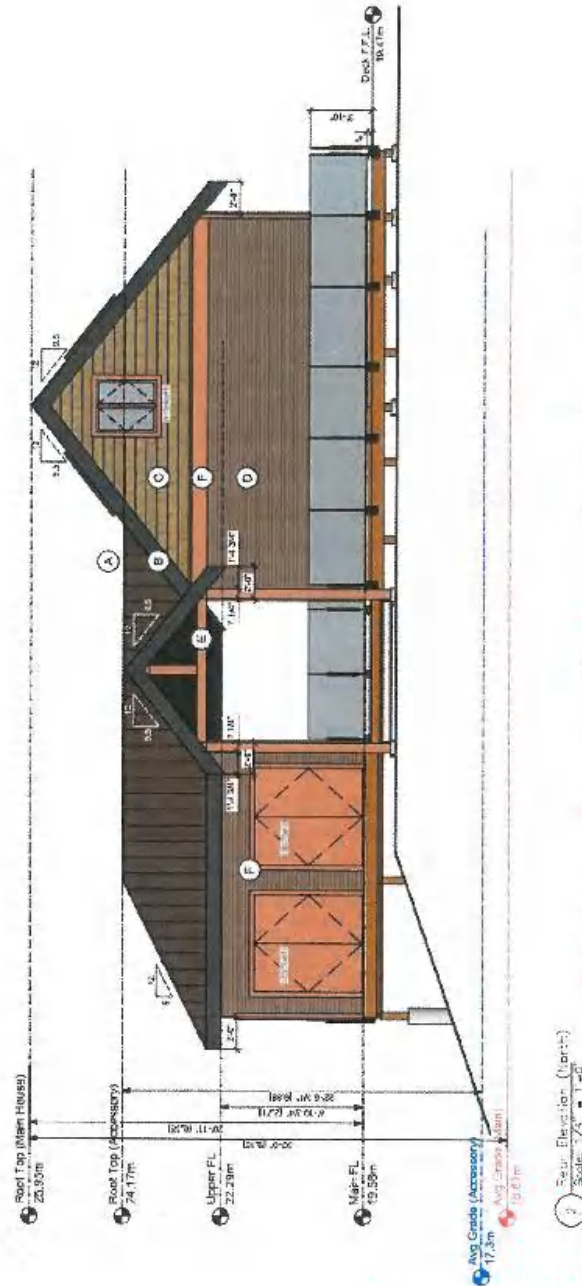


Photo 1: Facing southeast



Photo 2: Facing northeast



Photo 3: Panorama view of proposed building site (facing southwest)



Photo 4: View of Sites 68 & 69 from the water

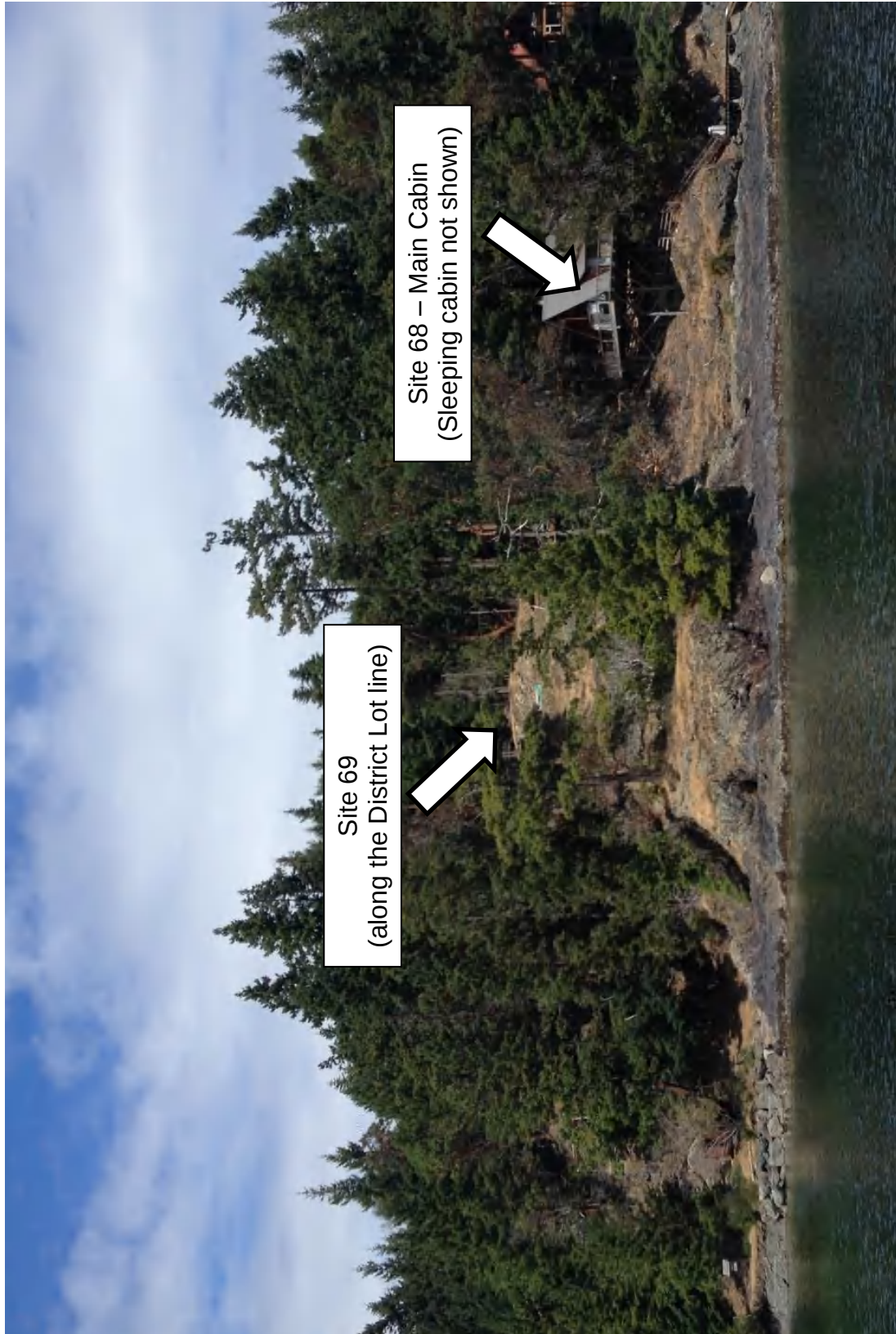


Photo 5:
View from “Gravel Driveway” on District Lot 1018 (PID 015-963-225) (facing east)



Photo 6: Existing Septic Field (on District Lot 1018 (PID 015-963-225) (facing northwest)



Photo 7



Photo 8



CURRENT PLANNING STATUS OF SUBJECT LANDS:

Islands Trust Policy Statement

This application is in conformity with the Islands Trust Policy Statement.

Official Community Plan

This site is part of a larger District Lot property on South Thormanby Island, and is covered by the **Gambier Associated Islands Official Community Plan No. 109**. There are currently no Development Permit Areas for the Associated Islands, nor do Heritage Conservation requirements apply.

Land Use Bylaw

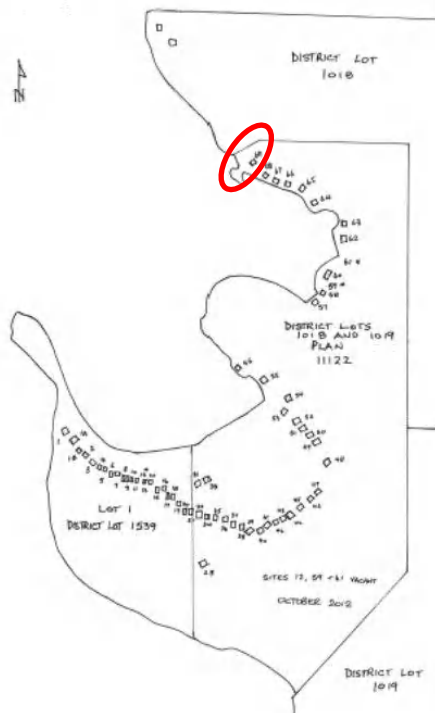
This site and its associated District Lot are currently zoned as RR2 – Rural Residential 2, as shown in Schedule B - Zoning Map B of the **Gambier Associated Islands Land Use Bylaw No. 120**.

The RR2 zone allows for residential and accessory uses, and the maximum number of dwellings for this District Lot is sixty-three (63), which must be sited according to Schedule A-1 of the Land Use Bylaw (see Figure 4 below, Site 69 circled).

Figure 4

Schedule A-1

Site Plan for District Lot 1539, Lot 1 of District Lot 1018 and 1019, South Thormanby Island



Land Use Contract

Site 69 is within a larger property (PID 009-151-940), that has had Land Use Contract F88086 registered on title since 1978. That same year, the Gambier Island Trust Committee adopted Bylaw No. 6, authorizing Land Use Contract F88086, related to Buccaneer Bay Holdings Ltd. for District Lot 1539, Lot 1 of District Lots 1018 and 1019, South Thormanby Island. This development variance application aims in part to vary subsection 3.0(f) of Bylaw No. 6 (the Land Use Contract):

“No principal dwelling shall be located closer than twenty (20) feet from the lot line of the Land unless a greater setback is required from the natural boundary by virtue of section 2.4.1 of By-Law 96 of the Sunshine Coast Regional District.”

The setback from the natural boundary in previous Bylaw 96 mentioned above has been incorporated into the current Gambier Associated Islands Land Use Bylaw No. 120 (2013), whereby no buildings or structures may be located within 24.6 ft (7.5 m) of the natural boundary of the sea. However, for clarification, this application is for a setback from a District Lot line (interior side lot line), and not a setback from the natural boundary of the sea.

Islands Trust Fund

As per the Islands Trust Fund Policy Manual, this application does not directly affect Islands Trust Fund Board (TFB) interests as it does not directly affect TFB owned property or conservation covenants, and does not affect property directly adjacent to TFB owned property or conservation covenants.

Regional Conservation Plan

Map 6 of the Islands Trust Fund Regional Conservation Plan indicates that the estimated importance of habitat composition is low to medium for this site.

Sensitive Ecosystems and Hazard Areas

As shown in Figure 5 below, Islands Trust Sensitive Ecosystem Mapping indicates that the subject property consists of Secondary Woodland sensitive ecosystems. To learn about and protect this sensitive ecosystem, visit:

<http://www.islandstrust.bc.ca/maps/trust-area-mapping/ecosystem-mapping/woodland.aspx>.

Also of note in that particular area is that the SEI (Sensitive Ecosystems Inventory) is showing a Cliff ecosystem and Older Forest ecosystem in the area. More information can be found at:

<http://www.env.gov.bc.ca/sei/sunshine/>.

Islands Trust Fund Ecosystem Protection Specialist (Kate Emmings) has also advised that there may be some Species at Risk on the property, namely slimleaf onion (*Allium amplexans*) and a Coastal Douglas-fir - Dull Oregon-grape ecological community. According to Islands Trust internal mapping, the slimleaf onion was last observed in 1992 where it was located on the dry, rocky banks just above high tide. More information about this plant can be found at: http://www.goert.ca/documents/SAR_manual/Allium_amplexans.pdf.

For conservation purposes, it would be ideal to have a biologist visit the area to find out where the slimleaf onion is and to identify any other sensitive ecosystems, and then advise the landowner to avoid damaging those areas. Additional information on the Coastal Douglas-fir ecosystem can be found at: <http://www.env.gov.bc.ca/wld/documents/douglasfir.pdf>

Hazard or potential hazard areas: (steep slopes, flood areas etc.): As shown in Figure 6 below, steep slope hazards range from low to high for this site. Riparian Area Regulation (RAR) mapping is not yet in place for the Thormanby Islands.

**Figure 5: Sensitive Ecosystems
(Cliffs, Old Forest, and Secondary Woodland) (Site 69 circled)**

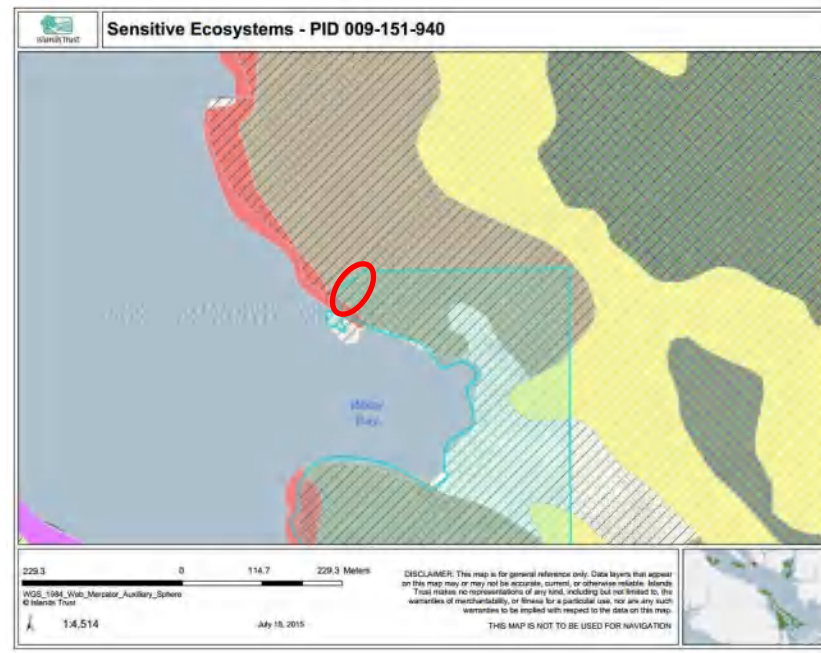
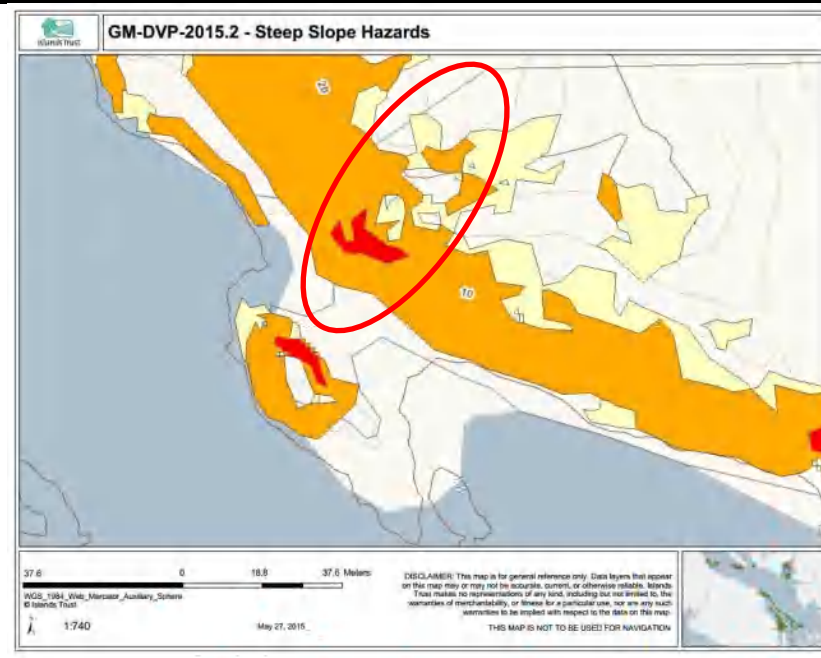


Figure 6: Steep Slope Hazards (range from Low to High for Site 69, circled)



Archaeological Sites

According to Islands Trust internal mapping, there are neither any known archeological sites nor potential archaeological sites mapped on this site.

Covenants

No covenants exist on title, though there is a Land Use Contract (F88086), which was also adopted as Gambier Island Trust Committee Bylaw No. 6 (1978). Details on this Land Use Contract can be found under the appropriate heading above.

Bylaw Enforcement:

There are no current Bylaw Enforcement files associated with Site 69 or PID 009-151-940.

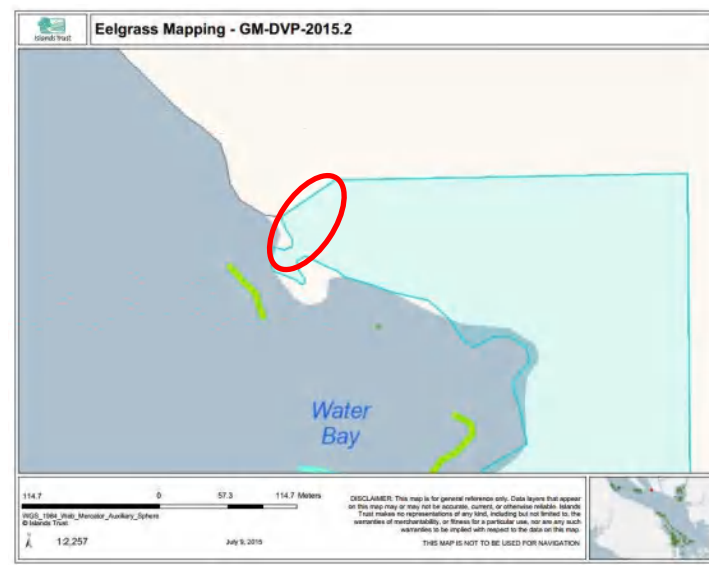
Climate Change Mitigation and Adaption

For waterfront properties in general, sea level rise is important to consider when new development is proposed. In this case, the proposed development is set back more than 131 ft (40 m) from the present natural boundary of the sea, and is more than 42.6 ft (13 m) above sea level. Based on the current sea level rise projection for the area, there is minimal risk of impact to the development due to sea level rise as a result of this variance. There are no anticipated impacts on greenhouse gas emissions that would result from varying this setback as proposed.

Shoreline

Islands Trust shoreline mapping for the Thormanby Islands indicates a shoreline of low rocks/boulders, and Photo 4 from the Site Visit confirms this. As shown in Figure 7 below (Site 69 circled), Islands Trust eelgrass mapping indicates there is an area of flat, continuous eelgrass approximately 65.6 ft (20 m) southwest of the property, and to the east of that, a smaller area of flat, patchy eelgrass some 88.6 ft (27 m) from the property.

Figure 7



COMMUNITY INFORMATION MEETING(S):

No community information meeting is recommended for this application.

RESULTS OF CIRCULATION:

Notification of this development variance permit application will be distributed to neighbouring property owners on July 24, 2015 in accordance with statutory requirements. At the time of writing this report, staff had received no submissions from neighbouring property owners or tenants regarding the application, other than the letter of support from Buccaneer Bay Holdings Ltd (see Attachment 5).

STAFF COMMENTS:

Staff conducted a Site Visit on June 25, 2015. As the above photos indicate, there is an existing storage shed on site with an attached overhang for golf cart parking. The storage shed also has an at-grade deck which is to be removed prior to construction in order to make way for a driveway. The storage shed will remain a storage and wood shed once the buildings are built.

Explanation of the rationale to recommend allowing a decrease to the lot line setback:

- Safest use of the site given the steep and uneven nature of the terrain with cliff faces to the west and northwest
- Between the triangular-shape of this site and the required setback from the natural boundary of the sea, buildable area is restricted
- Offers neighbours of Site 68 to the south the privacy they have asked for (as existing Site 68 sleeping cabin encroaches slightly onto Site 69)
- Buccaneer Bay Holdings Ltd. owns the lot on the other side of the District Lot line (the northwest boundary), and is in support. If Buccaneer Bay Holdings Ltd. ever sold the adjacent lot, then lot line boundaries could always be adjusted slightly if the 7.5 ft (2.29 m) was felt to not be enough space
- Applicant has noted they will install silt erosion fencing during construction and any disturbed sites will be seeded/replanted with local native vegetation

Explanation of the rationale to recommend allowing an increase to the allowable height of the sleeping cabin:

- A sloped roof will offer maximum rainwater catchment (lower impact on watershed and available water table)
- Flat roof would increase the amount of debris collected and entering the water collection/holding tanks.
- Applicant is aware that there is to be no second level built within the sleeping cabin
- Slightly increased inside height will allow the heat to rise and increase the comfort during summer months
- Increased height will not impede or obstruct views from Site 68
- Minimal impact on potentially sensitive ecosystems

For the above reasons, it is staff's opinion that there will be no negative impacts to the adjacent neighbours on Site 68, and since Buccaneer Bay Holdings Ltd is in agreement with the decreased setback from the lot line, staff recommends approval of this variance.

RECOMMENDATION:

THAT the Gambier Island Local Trust Committee APPROVE issuance of Development Variance Permit GM-DVP-2015.2 to Berit and S. Fredrik Sverre for Site 69 of: Block 1, District Lots 1018 and 1019, Plan 11122, PID 009-151-940.

Prepared and Submitted by:



July 20, 2015

Teresa Ritemann
Planner 1

Date

Concurred in by:



July 20, 2015

Aleksandra Brzozowski
A/Regional Planning Manager

Date

Attachments:

1. Public Notice
2. Proposed Permit (incl. Schedule "A1" - Site Plan, and Schedule "A2" – Elevation Plan)
3. Attachments originally included with the application
4. Supplemental letter from applicant regarding the request to increase sleeping cabin height – dated July 8, 2015
5. Letter of Support from Buccaneer Bay Holdings Ltd.



NOTICE
GM-DVP-2015.2
GAMBIER ISLAND LOCAL TRUST COMMITTEE

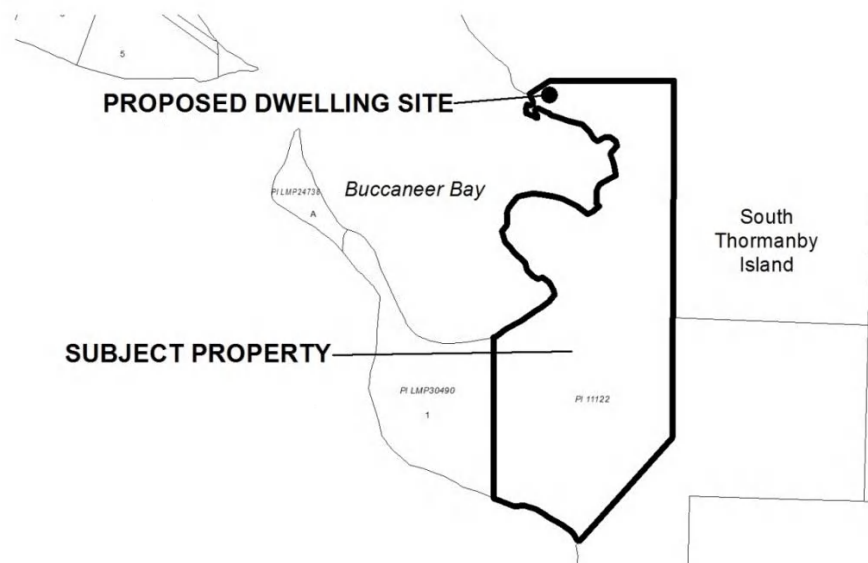
NOTICE is hereby given that the Gambier Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit, pursuant to Section 922 of the *Local Government Act*:

1. To vary the Gambier Island Trust Committee Bylaw No. 6 (Buccaneer Bay Holdings Ltd.'s Land Use Contract) to allow:
 - a) A reduction to the lot line setback in subsection 3.0(f) for the proposed principal dwelling, from 20 feet to 7.5 feet along the northwestern district lot line; and
2. To vary the Gambier Associated Islands Land Use Bylaw No. 120 to allow:
 - a) An increase in the accessory building height of subsection 5.3(9) for the proposed sleeping cabin of one storey, from 4.5 m (15 feet) to 6.87 m (22.54 feet).

The proposed dwelling site (Site 69) is located on the property legally described as:

PID 009-151-940:

Block 1, District Lots 1018 and 1019, Plan 11122 and shown in the following sketch:



A copy of the proposed Permit may be inspected at the Islands Trust Northern Office, 700 North Road, Gabriola Island, BC, V0R 1X3, between the hours of 8:30 am and 4:30 pm, Monday to Friday inclusive, excluding Statutory Holidays, commencing July 24, 2015 and continuing up to and including August 5, 2015. Also, attached for your convenience, is a copy of the proposed Permit.

If you have any questions or comments regarding the proposed Permit, please contact Teresa Rittemann, Planner 1, at 250-247-2200; for Toll Free Access, request a transfer via Enquiry BC: in Vancouver 604-660-2421 and elsewhere in BC at 1-800-663-7867.

Written submissions should be sent to:

Mail: Islands Trust
700 North Road
Gabriola Island, BC V0R 1X3
Fax: (250) 247-7514
Email: trittemann@islandstrust.bc.ca

Following the end of the notice period, the Gambier Island Local Trust Committee may consider issuance of the proposed Permit at its regular business meeting to be held at 10:30 am, Thursday, August 6, 2015, Gambier Island Community Centre, Andy's Bay Road, Gambier Island, BC.

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

Lisa Webster-Gibson
Deputy Secretary

PROPOSED

	GAMBIER ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT GM-DVP-2015.2 (SVERRE)
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TO: Berit and S. Fredrik Sverre

1. This Development Variance Permit applies to Site 69 of the land described below:

PID:009-151-940

Block 1, District Lots 1018 and 1019, Plan 11122

2. Pursuant to Section 922 of the *Local Government Act*,

1. The Gambier Island Trust Committee Bylaw No. 6 (Buccaneer Bay Holdings Ltd.'s Land Use Contract) is varied to allow:

- a) A reduction to the lot line setback in subsection 3.0(f) for the proposed principal dwelling, from 20 feet to 7.5 feet along the northwestern district lot line;

AND

2. The Gambier Associated Islands Land Use Bylaw No. 120 is varied to allow:

- a) An increase in the accessory building height of subsection 5.3(9) for the proposed sleeping cabin of one storey, from 4.5 m (15 feet) to 6.87 m (22.54 feet).

3. All buildings and structures shall be consistent with Schedule "A1" and Schedule "A2" which are attached to and form part of this permit:

Schedule "A1" – Site plan depicting location of principal dwelling setback from lot line

Schedule "A2" – Elevation plan depicting the height of the accessory building

4. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of Gambier Island Trust Committee Bylaw No. 6 (Buccaneer Bay Holdings Ltd.'s Land Use Contract), or the Gambier Associated Islands Land Use Bylaw No. 120, including use and density, and to obtain other appropriate approvals necessary for completion of the proposed development.

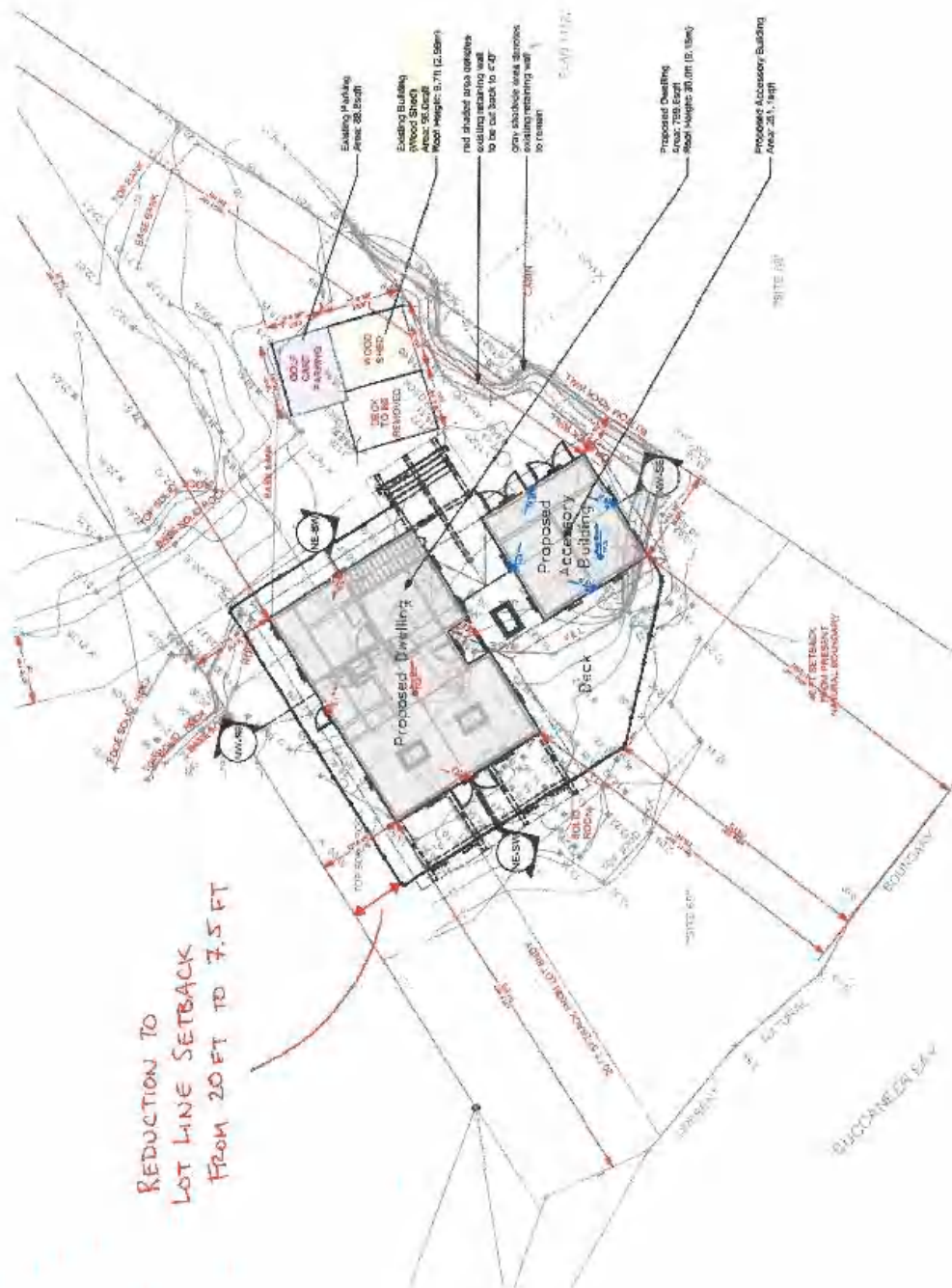
AUTHORIZING RESOLUTION PASSED BY THE GAMBIER ISLAND LOCAL TRUST COMMITTEE
THIS ____ DAY OF ____.

Deputy Secretary, Islands Trust

Date of Issuance

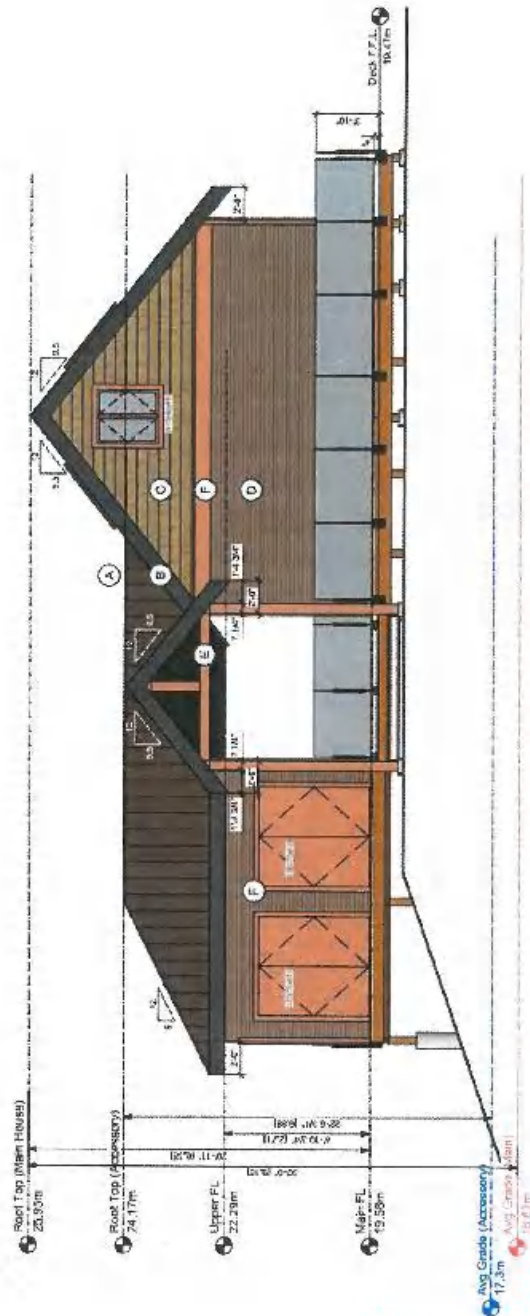
IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ____ DAY OF _____, 2017, THIS PERMIT AUTOMATICALLY LAPSES.

Schedule "A1" – Site Plan



GAMBIER ISLAND LOCAL TRUST COMMITTEE
GM-DVP-2015.2 (SVERRE)

Schedule "A2" – Elevation Plan



ATTACHMENT 3

Development Variance Permit Application Form.

SECTION 1: Description of Property.

In addition to the legal description provided in Section 1, Buccaneer Bay Holdings Ltd. has kindly provided a more detailed legal description describing the Site 69 and the two DL's involved, See attached Schedule A with 2 title search prints.

SECTION 4: Landscape existing.

See landscape pictures attached, Pictures pages 4 to 8.

During construction we will install silt erosion fencing to control soil erosion at the site. All disturbed sites will be replanted/seeded with local native vegetation. A small vegetable garden may also be established.

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

The property in question is a recreation property. It is a vacant site ready to be built upon.

The site has a driveway, a lower buried holding tank 'situated below the future cabin floor' to pump the septic/grey water up to the upper septic tank and septic field that has already been installed.

There is a small storage shed (8x12') with a roof extension over a bare ground covered parking area to accommodate a golf cart and also used for water collection. A temporary deck has been constructed off of the shed, but it will be removed to make way for a driveway.

The shed has been used for storage of camping materials and tools in the last three years, while we are not there. This building will remain a storage and wood shed once the cabin is built.

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

We are proposing to build a cabin with a separate sleeping and both are situated on a common platform. See attached drawings detailing all structures, vertical, horizontal and elevation plan showing side views of all structures.

The extended roof area is needed for water collection to be stored in cisterns below the cabin deck. This water supply can be supplemented with ground water from a well to be developed in a wet draw situated some 120 feet NE of site 69. This draw situated on DL 1019 also provides water to the nearby cabins to the SE. The wet draw has intermittent surface water flow and is not a fish bearing drainage.

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

Presently, there is a 20ft district lot line setback along the north side of our site #69 that separates DL 1018 and DL 1019 to the north. However, Buccaneer Bay Holdings (BBH) owns both DL lots, see attached 'Title Search' document. Therefore the line may no longer be a true district lot line, but a boundary to common property held by BBH. Also, there are separate land use contracts in place for the two DL's. Also, the land situated north of (but part of the 20ft zone) is a steep cliff / ravine, and may be restricting further adjacent development.

We are asking to move the north exterior wall of the building 8' into the 20' setback zone. However, the building does also include a wrap-around deck which would bring the total structure 12.5 ft into the setback zone, and allow 7.5 ft buffer to the north of the site. Please see the enclosed site drawings indicating the location of buildings and the deck.

This also brings the southwest corner of the structure 6.3 ft off of the sight line between site #68 (along the South Border of the lot). Although we may build up to the site line between sites #68 & #69, we would like to move the structures northward at the request of our neighbors' on site #68 as it will increase privacy for both cabins.

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

Because of the rocky, uneven terrain, our family requests permission to build our sleeping cabin and the main cabin on the same level (a 800 ft² cabin and a 251.1ft² sleeping cabin with partial wrap around deck). With aging grandparents, and young children, it seemed to make the safest use of the site given the relatively steep and uneven nature of the terrain with cliff faces to the west and northwest. The pie-shaped lot makes it a challenge to fit this wider structure without moving it further down towards the sea.

With a wider design, it became difficult to fit the planned structures on the property, respecting setbacks from the sea, to be within the 20ft setback (of the former district line). Although, we may be allowed to build up to this site line, we would like to move the structure off of the line to allow a better view of the sea for their sleeping cabin (at the neighbors' request), and to offer more privacy from their main cabin.

Since BBH owns both district lots and the area on both sides of the DL lot line, we began to look at the unused land that was beyond the 20ft line on DL 1018. The DL line sits on a shelf of hard rock, ending in the middle of a steep ravine off to the north of the lot. To be able to shift the cabin partly into this 20 ft setback zone, it

allows our family to make use the site in a safe manner with a fenced deck, plus offers our neighbors to the south the privacy they have asked for.

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

The site with it's exposed bedrock, plus the rock and gravel fill that contains the buried septic holding tank is cleared and is ready for building. The property will not be affected physically by our proposed variance, as there are presently no trees in proposed building area. By moving our structure into the setback zone the buildings would maximize space that can be developed, by keeping our proposed structure higher on the hill, rather than moving the structure closer to the sea where the lot is wider. With the proposed layout elevation and setback from the sea we can pump the grey water from the installed holding tank, an elevation about 29 ft, up to the installed septic tank and field area.

SECTION 10: Describe any consultation you have done with your neighbors.

We have had numerous conversations and consultations with our neighbors (on lot #68). They support our application as it will allow us to build our plan further off the shared site line, and give them added privacy and protect the sightline to the water from their sleeping cabin. They have expressed this verbally numerous times, and are willing to put it in writing, if required. They accepted and signed our drawings prior to our submittal of drawings to BBH and Island Trust.

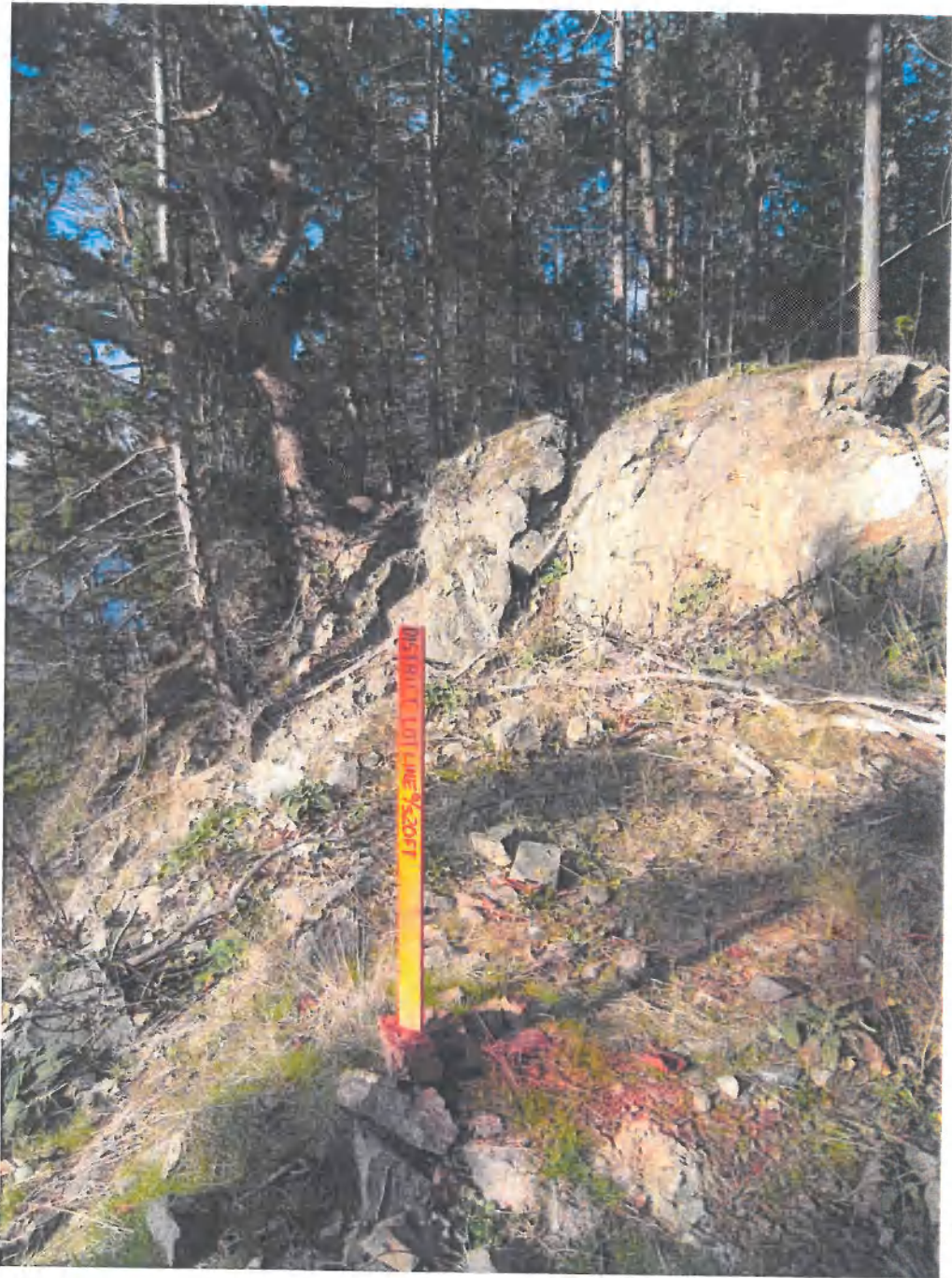
We presently do not have any adjacent neighbors on the northwest of site #69. Future developments on DL 1018 would likely appear at a greater setback from the high tide line and further up the slope.

We have also had conversations with board members of the Buccaneer Bay Holding Co. They are supportive of our application, as they understand that this is no longer a district lot line, and by moving our structure into the setback zone it would optimize the usable space on the subject site. See attached letter (Schedule A) from Buccaneer Bay Holdings Ltd., dated March 10, 2015, detailing the legal description of the property in support of our variance application.

Landscape Pictures with Layout of Survey Stakes:



Site 69, view from South, looking North. Upper and Lower stakes indicate the 20ft setback.



Site 69, Upper Setback lot line marker.



Site 69, Lower 20ft Setback Marker



Site 69, View from above the Upper and Lower Setback markers, showing the zone we are looking to extend

ATTACHMENT 4

Berit and S. Fredrik Sverre



July 8th. 2015

Ms. Teresa Ritemann, Planner 1
Island Trust – Northern Office
700 North Road
Gabriola Island, BC, VOR 1X3

Dear Ms. Ritemann,

Letter in support of the 'Development Variance Permit Application Form' to reduce the height of the sleeping cabin while still retaining a sloped roof where we may have sufficient drainage to reduce the amount of debris usually collecting on flatter roofs from entering the water collection/holding tanks.

Thank you for meeting with Norm Morrison of Ajia, my wife and me on site 69, Water Bay, South Thormanby Island June 25th, 2015. It was an informative and good meeting allowing us to better understand how to deal with the by-laws for south Thormanby Island. Thank you for bringing Mr. Warren Dingham, Bylaw Enforcement Officer, he also provided valuable input in our ongoing planning and discussion for the cabin.

Please see attached the updated drawings where we lowered the roof height of the sleeping cabin to that of the entrance roof ridge, and increased the average grade from 16.8m to 17.3 m thereby reducing the overall height of the sleeping cabin (assessor building) from 27' 2 ¾" to a low of 22' 6 ¾" (see Sheet A-2.01). This height is still higher than the 15' according to the local by-law, if we understood it right, and will allow us to have a roof with drainage to reduce the debris flow into the water tanks. There will be no second level built within the sleeping cabin, only slightly increased inside height to allow the heat to rise and increase the comfort during summer months.

The extra height will not impede or obstruct the view line of the adjacent neighbour.

Thus we are asking for a variance to build the roof ridge line to 22' 6 ¾", the elevation of the sleeping cabin and the entrance way.

Thank you for your time and considerations. Please advice if this may be in line what the reviewing committee may find acceptable?

Please advise if you want us to resubmit the hard copy drawings, or is the attached electronic version sufficient at this time?

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'S. Sverre'.

Fred Sverre

cc. Norman Morrison, Ajia
Leif Sverre

ATTACHMENT 5

BUCCANEER BAY HOLDINGS LTD.
2768 Seaview Road
Victoria B.C., V8N 1K8

March 10, 2015

Re - Buccaneer Bay Holdings Ltd. - District Lot 1018, Group 1, New Westminster Land District, Except Plan 11122 - PID: 015-963-225 and Block 1, Plan VAP11122, District Lot 1018, Group 1, New Westminster Land District & DL 1019- PID: 009-151-940.

Our shareholders, Fredrik and Berit Sverre, wish to build a new cabin and accessory building on Site 69, which is situated on Block 1, Plan VAP11122, District Lot 1018, Group 1, New Westminster Land District & DL 1019. The Sverre's plans indicate that the structures will encroach into the twenty foot setback from the lot line of District Lot 1018, Group 1, New Westminster Land District, Except Plan 11122 - PID: 015-963-225.

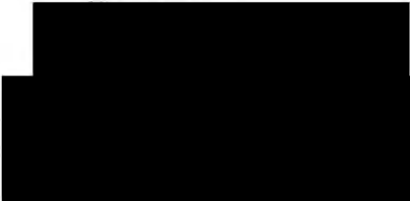
Buccaneer Bay Holdings Ltd also owns the adjacent land, District Lot 1018, Group 1, New Westminster Land District, Except Plan 11122 - PID: 015-963-225 which is the only property that would be affected with the Sverre's building into twenty foot setback of Block 1, Plan VAP11122, District Lot 1018, Group 1, New Westminster Land District & DL 1019.

Buccaneer Bay Holdings Ltd. supports Fredrik and Berit Sverre's application for a variance to the minimum setback requirements of the Gambier Associated Islands Land Use Bylaw N0. 120 and The Gambier Island Local Trust Committee Land Use Contract Authorization Bylaw No. 6, 1978 relating to Buccaneer Bay Holdings Ltd. covering District Lot 1539 and Block 1, Plan VAP11122, District Lot 1018, Group 1, New Westminster Land District & DL 1019.

Please contact the writer should you require any additional information.

Sincerely,
Buccaneer Bay Holdings Ltd.

Alfred Hailey
President



Top Priorities

Gambier Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Riparian Areas Regulation Implementation Project for Gambier Island Local Trust Area.		Oct-26-2011	Aleksandra Brzozowski	Dec-31-2012	On Going
2	Gambier OCP comprehensive review.		Feb-12-2015	Aleksandra Brzozowski	Aug-01-2017	On Going
3	Foreshore protection/stewardship and clarity; implementation of Development Approval Information Bylaw (DAI) or Development Permit Areas (DPA's).	Investigate and recommend options for protection/stewardship within the local trust area through the use of existing land use planning tools.	Jan-31-2012	Aleksandra Brzozowski	Nov-27-2014	On Going
4	OCP advocacy policies - implementation & support	Work related to supporting the advocacy policies stated in the Gambier, Keats, and Associated Islands OCPs and in the IT Strategic Plan. Ex. Woodlots, industrial facilities, cross-jurisdictional management of Howe Sound	Oct-24-2013	Dan Rogers Kate-Louise Stamford	May-31-2015	On Going

Projects

Gambier Island

No.	Description	Activity	Received/Initiated	Status
1	Keats Island OCP Map Amendment - add trail map used during public process developing OCP.		Mar-08-2007	On Going
1	Consider a mechanism to recognize authorizations of additional dwellings as permitted by s. 4.4.10 of Keats LUB		Aug-04-2010	On Going
1	Development Approval Information Bylaw	Develop and adopt a D.A.I bylaw for the Gambier Trust Area.		On Going
1	Consultation with Squamish First Nation	Scope interim strategies pending completion of a possible protocol agreement to address protection of archaeological and heritage resources.	Jan-31-2012	On Going
1	Strategic Planning Review for Howe Sound		Jan-31-2012	On Going
1	Review Gambier OCP/LUB to address:	- definition of breakwater - trams (currently silent) - advocacy policies around pump out stations - review of title Wilderness Conservation - 2013: REVIEW KEATS AND GAMBIER LUBS FOR ACCOMMODATION of OCEAN LOOP GEO-EXCHANGE SYSTEMS - 2010: GHG Emissions (a more proactive approaches to plan for GHG reductions especially in relation to Policies 6.1 and 6.2 in consultation with SCRD.) Initiative arises from recommendation of SCRD in comments about bylaws 111 & 112.	May-22-2014	On Going
1	Staff to research the history of Site-Specific water zones on Gambier.		Sep-26-2013	On Going



Applications w/ Status - Gambier Island Status: Open

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2002.1	Land Plan Group Inc. Planner: Sonja Zupanec	Jan-24-2002	PID: 014-385-694 Keats Island - Keats Camp cottage lots - siting variances DL 696

Planning Status

Status Date: Apr-10-2008

still on hold pending rezoning

Status Date: Aug-13-2007

on hold pending rezoning application

Status Date: May-16-2006

Met with applicant. Outstanding items forwarded for attention. May be add'l fees.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2011.2	Elena and France Corin and Larouche Planner: Marnie Eggen	Mar-22-2011	PID: 024-212-041 1250 Taki-Te-Si Road, Gambier Island vary the setback to the natural boundary of the sea for retaining wall

Planning Status

Status Date: Jun-09-2015

no change

Status Date: Feb-02-2015

no change

Status Date: Aug-26-2014

no change

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2015.2	FREDRIK SVERRE	May-08-2015	Site 69, Buccaneer Bay Holdings. Variance to lot line setback in the Land Use Contract.

Planner: Teresa Ritemann

Planning Status

Status Date: Jul-28-2015

Staff Report complete and will be on the August 6, 2015 LTC Agenda

Status Date: Jun-09-2015

Planner reviewing application and writing Staff Report. Aiming to have on the agenda for August 6 LTC meeting.

Status Date: May-19-2015

File assigned to Planner TR.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2015.3	ROSANN YOUNG	Jun-08-2015	PID: 024-211-591 1508 Taki-Te-Si Road (formerly 1556) Variance of the 15 metre setback to permit the residence to be built within 14 metres of the high water line.

Planner: Teresa Ritemann

Planning Status

Status Date: Jul-28-2015

Planner currently reviewing application likely to be on October LTC agenda.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2015.4	AJIA Canadian Building Systems, Inc.	Jun-09-2015	Current use is seasonal recreational. Proposed variance is to move setback to 7.5 meters to the shoreline. Variance requested is to allow the construction of a family cabin on the flat area as shown on the plans.

Planner: Linda Prowse

Planning Status

Status Date: Jul-28-2015

Staff Report complete and will be on the August 6, 2015 LTC Agenda

Rezoning

File Number	Applicant Name	Date Received	Purpose
GM-RZ-2004.1	LandPlan Group Inc.	Jun-16-2004	PID: 014-385-694 Keats Island - Keats Camp rezoning application DL 696

Planner: Aleksandra Brzozowski

Planning Status

Status Date: Apr-27-2015

Agreed that applicant will work to complete the terms of the Land Use Contract without amendment, ie. not requiring Bylaw 101.

Status Date: Oct-10-2014

Applicant notified SZ not lead planner on file

Status Date: Sep-18-2014

Trust Fund accepted nature reserve at Sandy Beach

Subdivision

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2000.1	LANDPLAN GROUP INC.	May-04-2000	PID: 014-385-694 Keats Island - 111 bare land strata subdivision, 2 camp lots, and remainder(Keats Camp); nature reserve, park dedication, parking lot. DL 696

Planner: Sonja Zupanec

Planning Status

Status Date: Jun-06-2007

On hold pending rezoning application.

Status Date: May-16-2006

Met with applicant - revised plan to come based on LUC. May be add'l fees.

Status Date: Dec-21-2005

MOT issues Prelim Layout NOT APPROVED with conditions.

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2010.1	Venture Management Ltd	May-25-2010	PID: 015-980-324 7 residential lots

Planner: Sonja Zupanec

Planning Status

Status Date: Jan-06-2012

No further action until applicant finalizes final plan of subdivision.

Status Date: Mar-16-2011

Comments sent to MoTI. Depth to width information was received.

Status Date: Feb-23-2011

Waiting for applicant to confirm that lots comply with depth to width ratio. Revised comments to be sent to MoTI.

File Number	Applicant Name	Date Received	Purpose
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GM-SUB-2012.2

Reel 17 Jun-29-2012 4 lot subdivision
Investments Ltd.
Planner: Aleksandra Brzozowski

Planning Status

Status Date: Jun-09-2015

PLA granted by MOTI on May 22, 2015.

Status Date: Apr-27-2015

Revised referral response sent to MOTI.

Status Date: Dec-08-2014

Reaffirmed with MOTI that DVP is required before property is deemed compliant with zoning.

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2013.1	Creus Engineering	Dec-09-2013	PID: 014-385-694 The Convention of Baptist Churches of BC Keats Island 9 Lot Subdivision

Planner: Sonja Zupanec

Planning Status

Status Date: Mar-28-2014

Under review by planner

Islands Trust
LTC EXP SUMMARY REPORT F2016
Invoices posted to Month ending June 2015

630 Gambier	Invoices posted to Month ending June 2015	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	3,000.00	76.40	2,923.60
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	2,500.00	501.79	1,998.21
65210-630	LTC - Local Exp - APC Meeting Expenses	750.00	0.00	750.00
65220-630	LTC - Local Exp - Communications	300.00	0.00	300.00
65230-630	LTC - Local Exp - Special Projects	750.00	214.00	536.00
TOTAL LTC Local Expense		<u>4,300.00</u>	<u>715.79</u>	<u>3,584.21</u>
Projects				
73001-630-2016	Gambier OCP/LUB	7,000.00	0.00	7,000.00
73001-630-3003	Gambier RAR	10,000.00	0.00	10,000.00
73001-630-4052	Gambier Howe Sound Community Forum	1,000.00	0.00	1,000.00
TOTAL Project Expenses		<u>18,000.00</u>	<u>0.00</u>	<u>18,000.00</u>

Gambier Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: March 26, 2015

No	Meeting Date	Resolution No.	Issue	Policy
1.	October 6, 2010	GM-082-2010	Guidelines for the appointment of members to the advisory planning commission	It was MOVED and SECONDED that the Gambier Island Local Trust Committee endorses the following guidelines for the appointment of members to the advisory planning commission and requests that such guidelines be posted on the Islands Trust website and are used in any posting to solicit expressions of interest from candidates for advisory planning commission membership: “The Gambier Island Local Trust Committee shall make all reasonable efforts, in the consideration of appointments to the advisory planning commission that members are: a. representative of a broad cross section of the geographical areas of the Gambier Island Local Trust Committee area; b. representative of a range of backgrounds and expertise that is supportive to each other in the consideration of matters referred to the advisory planning commission c. where feasible and practical of a balanced representation of gender and age groups. Consideration shall be given to the following criteria in any appointment: ▪ Previous experience as a member of a Board of Variance ▪ Experience on a local government council, board, local trust committee, commission or other body ▪ Experience with other volunteer boards, commissions or committees ▪ Experience and credential in a planning, design or related profession ▪ Experience and credentials in a building or design trade ▪ Educational background ▪ Length of residency in the local trust area Availability, and willingness to travel between local trust areas.”
2.	March 26, 2015	GM-2015-018		It was MOVED and SECONDED, that the Gambier Island Local Trust Committee amend the APC appointment guidelines to allow for representation of members to be weighted to a geographic area subject to a current top priority project.



Memorandum

700 North Road Gabriola Island BC V0R 1X3

Telephone **250. 247-2063** FAX: 250. 247-7514

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

northinfo@islandstrust.bc.ca www.islandstrust.bc.ca

Date June 30, 2015 File Number 6500-01

To Denman Island Local Trust Committee
Hornby Island Local Trust Committee
Gabriola Island Local Trust Committee
Gambier Island Local Trust Committee
Lasqueti Island Local Trust Committee
Thetis Island Local Trust Committee
Ballenas – Winchelsea Islands Local Trust Committee (Executive Committee)

From Aleksandra Brzozowski
Acting Regional Planning Manager, Local Planning Services

Re **2016-17 Budget Submissions**

Local trust committees (LTCs) are asked to submit their budget requests for the next fiscal year (2016-17) in advance of the Financial Planning Committee's consideration of LTC budgets in October. Staff requests LTCs to review and revise the attached preliminary LTC budget requests for the 2016-2017 fiscal year.

There are two components to LTC budgets – expense budgets and program budgets.

Local Trust Committee Expense Budgets

Local Trust Committee Expense budgets include the following:

- LTC meeting expenses
- APC meeting expenses
- Communications
- Special Projects
- Miscellaneous

A budget for Local Expenses has been developed based on the historical spending, and is shown in Attachment 2.

LTC meeting expenses: The presented budget requests are the same as those requested for the 2015/2016 fiscal year. No changes are recommended for the LTC meeting expense account budgets as presented in Attachment 2.

Advisory Planning Commission Budgets: The presented budget requests are the same as those requested for the 2015/2016 fiscal year. No changes are recommended for the LTC meeting expense account budgets as presented in Attachment 2.

Communications Budgets: A small amount of funding is included in the Communications line item in the LTC Expense Account. Significant communication projects should be priority projects and are to be included in the requests for program budget. No changes are recommended to the communications budgets as presented in Attachment 2.

Special Projects Budgets: A small amount of funding is included in the Special Projects line item in the LTC Expense Account. This funding is intended to support local planning initiatives at the discretion of the local trust committee (a local trust committee resolution is required to use these funds).

LTC Projects Budgets

Local trust committees should make a funding request to support anticipated 2016-2017 priority project work, including OCP and LUB work that cannot be achieved with the money available in the Expense Account Special Projects line. Recommended projects budgets are presented in Attachment 1.

The preliminary project requests have been drafted based on all Top Priority work program items which are currently anticipated to commence in, or to carry, into the next fiscal year. Items from the Projects List which the planners anticipate commencing in the coming year and requiring dedicated funding are also included. These draft requests are preliminary recommendations and are to be reviewed and revised by the LTCs.

When reviewing the draft program budget requests, LTCs are asked to consider the following:

- Projects planned for the current fiscal (2015/16) which are not completed should be considered as a new project for the 2016/17 fiscal year with resources allocated to support that work.
- For projects that would begin in 2016-2017, LTCs should consider the type of work anticipated for the 2016-2017 year specifically and what the related budget request should realistically entail. For example, a new project may require only in-house staff work for the first year, or it could require a costly technical study at the outset.
- LTCs should review their Projects List for possible 2016-2017 project work.
- LTCs may wish to review their long-term 2014-2018 goals should the LTC not identify any anticipated projects from the Projects List.
- Although the Northern Office will be back to full staffing levels by the 2016-2017 fiscal year, LTCs should still consider cumulative staff workload when identifying projects.

Riparian Areas Regulation Budgets:

Those local trust committees that have bylaws not compliant with the Provincial Riparian Areas Regulation should discuss their requirements for RAR funding in the 2016-2017 fiscal year to assist the regional planning managers and the Director in developing a budget for RAR.

First Nations Relationship Building Budgets:

A number of LTCs have on their Priorities and Projects Lists protocol agreements or similar relationship building with First Nations in their local trust areas. Please note that the \$50,000 budget set by Trust Council for First Nations relationship building is a budget item for the 2015-2016 fiscal only, and is not a budget item expected to roll over into the 2016-2017 fiscal.

Budget Request Timeline:

June 2015 Regional Planning Managers develop budget estimates for consideration by LTCs

July to Sept LTCs review and approve budget requests at LTC meetings

Aug 26, 2015 FPC reviews draft budget principles

Sept 15, 2015 All budget requests forwarded to Director of Local Planning Services

Oct 21, 2015 FPC reviews and discusses first draft of budget

Nov 18, 2015 FPC approves the draft budget

Dec 9, 2015 Trust Council reviews draft budget

Direction from LTC regarding Budget Requests

Attachment 1 is a table with all draft project submissions recommended to Northern LTCs. LTCs should review the attached worksheet and identify any other projects it is currently considering and add them to the budget request (and the work program if necessary) noting the associated anticipated expenses.

Resolution Wording

1. THAT the ____ Island Local Trust Committee approve and forward the draft 2016-17 LTC Project Budget submission to Financial Planning Committee as presented; or
2. THAT the ____ Island Local Trust Committee revise the draft 2016-17 LTC Project Budget submission and forward to Financial Planning Committee as revised.

Attachments:

1. Summary table of Northern LTC project budget requests
2. Table of Local Trust Committee Expense Budgets

pc Island Planners and Planner 2

Attachment 1: Preliminary LTC Project Budget Requests for 2016-2017 Fiscal

LTC	Project Request	Cost (\$)	Description	Notes
Denman	Protocol Agreement with K'omoks First Nation	\$ 1,500.00		
	Engagement on Downtown Village Vision	\$ 6,500.00		Engagement to be conducted by third party facilitator
Hornby	Communications	\$ 2,000.00	Communications and outreach to Hornby community re: completed LUB review and changes	
Lasqueti	RAR (completion)	\$ 2,500.00	Bylaw commenced in 2014-15	1 public hearing (\$2000) stand-alone, communications material (\$500)
	OCP/LUB Review	\$ 2,000.00	Review of possible changes to OCP/LUB.	Scope of work will focus on in-house staff work and communications.
Executive	Relationship building with Snaw-Naw-As (Nanoose) First Nation	\$ 1,500.00		
Gabriola	Protocol Agreement with Snuneymuxw First Nation	\$ 1,500.00		
	Affordable Housing (completion)	\$ 3,500.00	Review of possible changes to OCP/LUB provisions to improve housing affordability.	Communication materials (\$500), CIMs (\$3000)
Gambier	RAR (completion)	\$ 2,500.00	Mapping to be completed in 2015-16, bylaw commenced in 2015-16	1 public hearing (\$2000) stand-alone, communications material (\$500)
	Gambier OCP Review (continuation)	\$ 5,000.00	Major OCP review commenced in 2015-16 fiscal	
Thetis	Memorandum of Understanding with Stz'uminus First Nation	\$ 1,500.00		
TOTAL		\$ 30,000.00		

2016/17 LTC EXPENSE BUDGET

Total 2016/17

	615-Denman	620-Gabriola	625-Galiano	630-Gambier	635-Hornby	640-Lasqueti	645-Mayne	650-N.Pender	655-Salt Spring	660-Saturna	665-S.Pender	670-Thetis	EC as LTC	LPC	
population	1095	4050	1258	313	1074	359	1112	1996	9780	359	236	372			22004
	5%	18%	6%	1%	5%	2%	5%	9%	44%	2%	1%	2%			
LTC EXPENSES **															
LTC Meeting Expenses	2,500	4,250	2,500	2,500	2,500	500	1,500	2,750	8,000	1,000	1,000	1,000			30,000
APC Meeting Expenses	750	750	500	750	750	500	750	750	2,000	500	500	500			9,000
Communications	300	750	300	300	300	300	300	300	1,250	300	300	300			5,000
Special Projects	750	2,250	750	750	750	750	750	750	4,500	750	750	750	750		15,000
SUB-TOTAL EXPENSES	4,300	8,000	4,050	4,300	4,300	2,050	3,300	4,550	15,750	2,550	2,550	2,550	750		59,000
Program	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	4,300	8,000	4,050	4,300	4,300	2,050	3,300	4,550	15,750	2,550	2,550	2,550	750	0	59,000
	7%	14%	7%	7%	7%	3%	6%	8%	27%	4%	4%	4%			