



Gabriola Island Local Trust Committee

Regular Meeting Addendum

Date: February 11, 2016
Time: 10:15 am
Location: Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC

	Pages
7. APPLICATIONS AND REFERRALS 10:35 AM - 11:00 AM	
7.2 GB-DVP-2015.1 (Da Fonseca - Mudge Island)	
7.2.2 <i>Additional Correspondence from Mr. Da Fonseca</i>	2 - 3
15. NEW BUSINESS 1:20 PM - 2:00 PM	
15.4 <i>Briefing from Clare Frater, Islands Trust Policy Advisor, regarding BC Hydro Woodpole Test and Treat Program 2016</i>	4 - 6

From: joaquim da fonseca [REDACTED]
Sent: Sunday, February 07, 2016 7:04 PM
To: Teresa Rittemann
Cc: Warren Dingman; Heather O'Sullivan; Melanie Mamoser
Subject: re: File No.: GB-DVP-2015.1 (Da Fonseca)

re: File No.: GB-DVP-2015.1 (Da Fonseca)

This email is in regards to the 3rd meeting coming up on February 11, 2016. Unfortunately, I am not able to attend this meeting in-person due to unexpected medical reasons. I have reviewed the staff reports and all the current by-laws in detail. There appears to be some misinterpretations which I have addressed below.

#1A - Buildings: House and all accessory buildings were constructed 2001-2006, prior to the 228-2007 ByLaw being implemented for Mudge Island.

#1B - Land covered by all buildings is 10.56% calculated by the RMS Company (see attached page 31).

#2 - Waterfront structures: ramp and erosion protection walls were built in 2003 and then improved in 2009. This was constructed and permitted by the B.C. Ministry of Sustainable Resource Management, with the approval by Coast Guard under the Navigable Waters Protection Act.

#3 - Fence: Installed according to the sitting and setback regulations 3.2.2 & 5.3.5. Fences can be installed at "0" meters without any other requirements up to 2 meters high (as per land use By-Law).

#4 - Stairs & Walkways: The floor and bottom of stairs (including steps) are below 0.3 Meters (average maximum elevated floor height) as per exceptions 3.3.4. The top of the stairs are attached to a walkway at 2.13 meters high from the waterside. As per the by-laws, Structures can be as high as 9 meters according to 3.4.1a but footings can be "0" meters from the water boundary. In my case the structure is 0.3 - 1 M which is inside the range. The regulations state that the width of the walkway is up to 3 meters (5.3.3 in water general). On the water side of the water boundary it is 3 meters high from top of the hand rail to the waterside footing. The opposite side is flush with the natural land. The land under the walkway was never disturbed for ecological reasons - which is always a big concern of mine. In the front, there are some concrete parts that support the end of the structure.

#5 - The lot coverage of the work done at the waterfront is less than the previous calculation (it is smaller). The vertical height was calculated instead of the width x length and the reverse applies for the stairs (length x width was calculated instead of vertical height).

Please note, RDN does not require permits or inspections of any properties on Mudge Island. Because of this, I would estimate that [REDACTED] properties on Mudge Island also wouldn't comply with the present by-laws.

Also, the above was built because there is no ferry, no public warfs, poor access for small boats and the false narrows are affected by high erosion.

Please email with any additional questions you may have. I am looking forward to resolving this matter as soon as possible. Please forward me a copy of the minutes and outcomes from the February 11, 2016 meeting as soon as it becomes available.

Thanks,
Joaquim Da Fonseca

To: Gabriola Island Local Trust Committee **For the Meeting of:** February 11, 2016
From: Clare Frater, Policy Advisor **Date prepared:** February 4, 2016
File No.: 0420-30

SUBJECT: BC HYDRO WOODPOLE TEST AND TREAT PROGRAM 2016

DESCRIPTION OF ISSUE:

BC Hydro is planning to apply boron rods and copper boron bandages to 173 poles in eight local trust areas in March 2016, including 53 poles on Gabriola Island and two poles on Mudge Island. This briefing is to inform the Gabriola Island Local Trust Committee about the project.

Members of the public with concerns or questions about the wood pole test and treat program should call Raymond Irving, BC Hydro Field Manager at 250-755-4798.

BACKGROUND:

The BC Hydro woodpole test and treat program occurs on different islands in the Trust Area every year, typically returning to each area on an eight-year cycle. In a September 23, 2003 Letter of Understanding, Islands Trust Council, Bowen Island Municipality and BC Hydro agreed to an ongoing consultative process to communicate regarding pesticide use during BC Hydro's Woodpole Test and Treatment (<http://islandstrust.bc.ca/tc/pdf/orgagrsep232003oth.pdf>)

The process is generally as follows:

- 1) Two months prior to beginning its Woodpole Test and Treat Program on any island, BC Hydro notifies Islands Trust of its plans, of the areas where wood poles will be tested and treated, and of the Pest Management Plan conditions that will cover sensitive areas within the operational areas.
- 2) Trust Area Services staff forward this information to the relevant local trust committee or island municipality, relevant planning staff and staff at the Islands Trust Fund, with a draft response for consideration by the relevant local trust committee or island municipality.
- 3) After the relevant local trust committee or island municipality consider a briefing on the planned test and treat program, Trust Area Services staff send a reply to BC Hydro staff, incorporating any comments or suggestions from the local trust committee or island municipality.
- 4) BC Hydro considers the advice or suggestions offered by the local trust committee or island municipality and supplies information provided by the Islands Trust or island municipality to the professionally-trained woodpole test and treat contractors who will be completing the current program. Where possible, the information is placed onto BC Hydro's pole maps so that those conducting the Woodpole Test and Treat program are aware of any areas where caution should be taken or where further contact may be required with selected landowners.

When possible, BC Hydro places information from the Islands Trust or Bowen Island Municipality onto its mapping data base for future reference.

2016 program in the Gabriola Island Local Trust Committee Area

In March 2016 BC Hydro will be treating poles missed during past Test and Treat work. These poles were missed for a variety of reasons such as: crew could not find the pole, aggressive dog onsite, locked gate, seasonal ponding, newer pole than expected due to replacement. BC Hydro is requesting that the Island Trust expedite a response to their February 2016 referral to meet their compressed timeline for this non-routine work.

BC Hydro will be using only boron rods and copper boron bandages so the environmental risks are reduced from previous years. Both of these products are Integrated Pest Management Regulation Schedule 2 excluded products due to their low toxicity. Information on these wood preservatives is available at: <http://www.bchydro.com/content/dam/BCHydro/customer-portal/documents/corporate/safety/test-and-treat-msds-labels.pdf>

Public notification

BC Hydro will run notification advertisements in the Gabriola Sounder and the Island Tides to let residents know when the test and treat work will be completed.

Protection of sensitive areas

Prior to treating any wood pole, BC Hydro's certified applicators will check their Geographic Information System (GIS) and complete a site specific assessment of each pole location (in the field and on the map). They will then treat according to the Pest Management Plan and the Integrated Pest Management Act and Regulations, respecting all documented no-treatment zones. Prior to beginning the program, BC Hydro staff will complete a broad review of species-at-risk mapping (CDC) and discuss findings with the contractor at the pre-job meeting. Wells and waterbodies will be protected by adherence to regulated set-back distances (i.e., no-treatment zone distances).

Public participation in flagging areas of concern

Due to the lower risk products to be used in March 2016, staff are not requesting that BC Hydro provide supplies for residents to mark sensitive areas, as has been done in previous years.

ATTACHMENT(S):

- 1) BC Hydro map showing hydro pole locations (yellow highlight)
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AVAILABLE OPTIONS:

- 1) Receive for information
- 2) Request that Islands Trust staff convey a comment and/or request to BC Hydro staff about the 2016 Woodpole Test and Treat program.

FOLLOW-UP:

Trust Area Services staff will provide BC Hydro staff with the Gabriola Island Local Trust Committee Area Freshwater, Marine Shoreline and Wet Forest Ecosystems Map and will convey any comments or requests of the Gabriola Island Local Trust Committee.

Prepared By: Clare Frater, February 4, 2016
Reviewed By/Date: Lisa Gordon, February 4, 2016

Gabriola Island, 53 poles and Mudge Island, 2 poles (two maps)

